



HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, August 28th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:

Joe Iverson, Chairman
David Herring, Vice Chairman
Paul Roberts
Angelique Fabiani
Joe Rosario
Lollie Addleman
Justin Bramlage

Members Absent:

Staff Present:

Michael Mandeville, Senior Planner
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist

Approximately 6 members of the public were in attendance.

I. Call to Order

Mr. Iverson called the Regular Meeting to order at 04:00PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 07-24-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the July 24th, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 7-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Fabiani. Approved by a vote of 7-0.

III. Public Hearing

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communication. Mr. Herring stated he had a brief conversation with the owner of 90 Linden Road but noted that it would not influence his decision. Ms. Addleman stated she did not visit either site. All other members reported visiting both sites and confirmed they had no ex parte communication.

Ms. Klein was sworn into the Public Hearing.

A. COA-2025-00090 (10 McCaskill Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition at 10

McCaskill Rd E. The property is identified as Moore County PID #00015336. The property owner and applicant is Joanne Valdes

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Iverson accepted the materials submitted by Ms. Klein into evidence.

There were no questions for Staff.

Joanne Valdes, property owner, was sworn into the Public Hearing.

Gave a brief history of the home and explained the reason for the proposed addition.

Mr. Herring referenced Exhibit 2.5 and noted the shutters proposed on the exterior of the laundry room addition were not in compliance with the Historic District Standards. Ms. Valdes agreed to remove the shutters from the proposal.

Mr. Herring asked if the new windows would replicate the existing window. Ms. Valdes confirmed that they would, stating she will be using Pella Architectural Reserve windows.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work. None came forward.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

There was no deliberation.

Motion:

Mr. Bramlage moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00090) and find that the proposed Major Work at 10 McCaskill Rd. E. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. *Conditions: Removal of shutters on the laundry room window.* Seconded by Mr. Herring. Approved by a vote of 7-0.

B. COA-2025-00101 (90 Linden Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees and driveway resurfacing at 90 Linden Rd. The property is identified as Moore County PID #00014733. The property owner is Katharine Pate, and the applicant is Southern Landscape Group.

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's

materials / exhibits. Mr. Iverson accepted the materials submitted by Ms. Klein into evidence.

The Commission did not have any questions for staff.

Katherine Pate, property owner, was sworn into the Public Hearing.

Mr. Roberts asked if the trees being proposed to be removed were interfering with the current asphalt. Ms. Pate confirmed that the roots are pushing the asphalt and making the driveway hazardous.

Mr. Iverson asked whether any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. No one came forward.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

No deliberation was needed.

Motion:

Mr. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00101) and find that the proposed Major Work at 90 Linden Rd is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring Approved by a vote of 7-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Bramlage. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 7-15-2025-8-14-2025

V. General Business

Ms. Klein introduced the new Commission members, Lollie Addleman and Joe Rosario. Each provided a brief background of themselves.

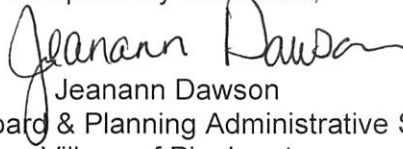
VI. Next Meeting

A. 09-25-2025 HPC Regular Meeting

VII. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting at 4:27 PM. Seconded by Ms. Herring. Approved by a vote of 7-0.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jeanann Dawson". The signature is fluid and cursive, with the first name being more prominent.

Jeanann Dawson
Clerk to the Board & Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.