



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, January 22, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

David Herring

Staff Present:

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

Approximately 2 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 noted David Herring's absence, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 12-18-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the December 18th, 2025, Regular Meeting. Seconded by Ms. Fabiani. Approved by a vote 6-0.

Ms. Fabiani moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

III. Public Hearing

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communications. All members confirmed visiting all sites and stated that they had no ex parte communications.

Ms. Klein was sworn into the Public Hearing.

A. COA-2025-00175 (175 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 replacement of roofing, siding, gutters, and windows at 175 Linden Rd. The property is identified as Moore County PID Number 00025727. The property owners are Nathan and Jacqueline Spearing and the applicant is Matthew Booty.

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 had no questions for Ms. Klein.

Matthew Booty, applicant and general contractor, was sworn into the Public Hearing.

Mr. Booty explained that the only architectural detail of note is the integrated K-style copper gutter, which is built into the molding and currently painted white. Replacing the gutter with raw copper would result in a noticeable change in appearance. The property owners requested clarification on whether replacement gutters would be required to remain painted white or could be left as raw copper, noting the significant cost associated with copper. The owners indicated preference to leave copper unpainted if used, or alternatively, to substitute a more cost-effective material such as single-piece aluminum if painting is required.

Mr. Iverson asked whether any member of the audience wished 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.

The Commission entered deliberation.

Mr. Booty provided more clarification on the gutter design. Explaining that crown molding along the gables integrates directly into the copper gutter beneath the roofline. The molding miters at the corners and is designed so the gutter appears as a continuation of the trim. If the copper gutter is left unpainted, there would be a visible transition between adjacent elements of the same profile- one painted white(molding) and one raw copper (gutter). The applicant emphasized that the gutter is not a separate U-style or box-style system but is intended to read visually as part of the home's molding.

The Commission discussed gutter materials, and finishes, noting that both unpainted copper and painted aluminum are acceptable and meet applicable standards.

Mr. Roberts moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00175)** and find that the proposed Major Work at 175 Linden Road 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. Rosario. Approved by a vote of 6-0.

Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 6-0.

- IV. **Review of Normal Maintenance and Minor Work Items**
A. **Minor Work COA's Issued 12-15-2025-1-14-2025**

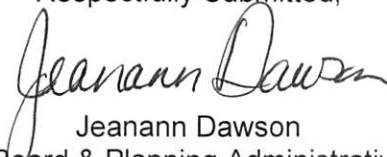
Next Meeting Date

- A. **02-26-2026 Regular Meeting**

- V. **Motion to Adjourn**

Ms. Fabiani moved to adjourn the meeting at 5:21 PM. Seconded by Ms. Addleman.
Approved by a vote of 6-0.

Respectfully Submitted,



Jeanann Dawson
Clerk to the Board & Planning Administrative Specialist

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

Vision: 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