



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, February 26, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:
Joe Iverson, Chairman
Justin Bramlage
Paul Roberts
Joe Rosario
Angelique Fabiani

Members Absent:
Lollie Addleman
David Herring

Staff Present:
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Michael Mandeville, Senior Planner

Approximately 11 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 the absence of Lollie Addleman and David Herring, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 01-22-2026 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of January 22, 2026. Seconded by Mr. Rosario. Approved by a vote of 5-0.

III. Public Hearing

Ms. Fabiani moved to enter the Public Hearing. Seconded by Mr. Rosario. Approved by a vote of 5-0.

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-2026-00007 (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 modifications to approved COA-2025-00090 at 10 McCaskill Rd E. The property is identified as Moore County PID Number 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.

The Commission had no questions for Ms. Klein.

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

The Commission had no questions for Ms. Valdes.

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.

Deliberation was not needed.

Mr. Bramlage moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00007) 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. Seconded by Mr. Roberts. Approved by a vote of 5-0.

B. COA-2026-00015 (55 Palmetto Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a front door replacement at 55 Palmetto Rd. The property is identified as Moore County PID Number 00017735. The property owners and applicants are Randy Acres and Soek Yie Phan.

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.

Carson Crooms, attorney representing the property owner, was sworn into the Public Hearing.

Ms. Fabiani inquired whether this was the only work to be completed. Mr. Crooms confirmed that it was.

Mr. Iverson asked for confirmation that the door was going to be stained. Mr. Crooms confirmed that it would be.

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.

Deliberation was not needed.

Mr. Roberts moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2026-00015) and find that the proposed Major Work at 55 Palmetto 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 Ms. Fabiani. Approved by a vote of 5-0.

Mr. Rosario moved to adjourn the Public Hearing. Seconded by Mr. Bramlage. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 01-15-2026 - 02-14-2026

Next Meeting Date

A. 03-26-2026 Regular Meeting

V. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting at 4:18 PM. Seconded by Mr. Rosario. Approved by a vote of 5-0.

Respectfully Submitted,



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

A recording 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.