



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, March 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  
Lollie Addleman  
David Herring

**Members Absent:**

**Staff Present:**

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

Approximately three members of the public were in attendance.

**I. Call to Order**

Mr. Iverson called the Regular Meeting to order at 4:00 PM, 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. 02-26-2026 Regular Meeting Minutes**

Ms. Fabiani moved to approve the minutes of the February 26th, 2026, Regular Meeting. Seconded by Mr. Rosario. Approved by a vote of 7-0.

Mr. Bramlage moved to open the Public Hearing. Seconded by Mr. Herring. 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 communications. All members confirmed visiting all sites and stated that they had no ex parte communications.

Mr. Mandeville was sworn into the Public Hearing.

**A. COA-2026-00030 (65 Kelly Rd.)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a pool, replacement of architectural details, and Minor work items not approved by the Village Planner. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff, and the applicant is Scot Brown.*

Mr. Mandeville 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 Mr. Mandeville into evidence.

Mr. Herring referring to the site plan, sought confirmation that the work under review was limited to the proposed pool, shutters and corbels. Mr. Mandeville confirmed that it was and explained that the remaining work shown had been completed previously.

Scot Brown, applicant and general contractor, was sworn into the Public Hearing.

Mr. Brown concurred with Mr. Mandeville's presentation, had no additional comments, and indicated he would answer any questions.

Mr. Herring asked whether shutters would be installed on any other areas of the house and whether their size was documented in the application. Mr. Brown stated they would be limited to the front of the house. Mr. Iverson confirmed a total of six shutters for three windows. Mr. Mandeville confirmed the shutters would be one-half the width and height of the windows and that this is documented. Mr. Rosario asked about the shutter color, Mr. Brown stated they would be natural cedar.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00030) and find that the proposed Major Work at 65 Kelly 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. Roberts. Approved by a vote of 7-0.***

Mr. Bramlage moved to adjourn the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 7-0.

**IV. Review of Normal Maintenance and Minor Work Items**

**A. Minor Work COA's Issued 02-15-2026 - 03-14-2026**

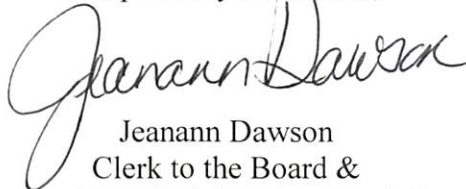
**V. Next Meeting Date**

**04-23-2026 Regular Meeting**

**VI. Motion to Adjourn**

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 7-0 at 4:12 PM.

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](http://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*