



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, November 20th, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

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

**Members Absent:**

David Herring  
Lollie Addleman

**Staff Present:**

Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist

Approximately 7 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 and Lollie Addleman's absence, confirmed a quorum and introduced the staff in attendance.

**II. Approval of Minutes**

**A. 10-23-2025 Regular Meeting Minutes**

Mr. Bramlage moved to approve the minutes of the October 23rd<sup>th</sup>, 2025, Regular Meeting. Seconded by Mr. Roberts. 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 both sites and reported no ex parte communications.

Ms. Klein was sworn into the Public Hearing.

**A. COA-2025-00136 (30 Caddell 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 construction of an addition in the rear yard at 30 Caddell Rd. The property is identified as Moore County PID Number 00023675. The property owner is Tufts Cottage, LLC and the applicant is Jeremy Sparrow.*

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.

Jeremy Sparrow, applicant, was sworn into the Public Hearing.

Mr. Sparrow stated that he had no further information to offer but would answer any questions the Commission may have.

The Commission had no questions for Mr. Sparrow.

Deliberation was not needed.

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.

Mr. Roberts moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00136) and find that the proposed Major Work at 30 Caddell 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. Bramlage. Approved by a vote of 6-0.**

**B. COA-2025-00141 (100 Midland Rd)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of an addition to the detached garage at 100 Midland Rd. The property is identified as Moore County PID Number 00016765. The property owners are Patrick and Roberta Dewar and applicant Huntley Build.*

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 Ms. Klein.

Will Huntley, general contractor and Mark Parsons, designer, were sworn into the Public Hearing.

Mr. Huntley and Mr. Parsons did not have additional comments but offered to answer questions from the Commission.

Mr. Rosario inquired about the scale of the addition compared to the primary house. Mr. Parsons stated the primary structure is larger than the proposed addition.

The Commission had no further questions.

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.

No deliberation was needed.

Mr. Fabiani moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00136)** and find that the proposed Major Work at 30 Caddell Rd 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. Roberts. 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 10-15-2025-11-14-2025**

**V. Regular Business**  
**A. Review and Approval of the 2026 HPC Meeting Schedule**

Mr. Roberts moved to approve the 2026 HPC Regular Meeting Schedule. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

**VI. Next Meeting Date**  
**A. 12-18-2025 Regular Meeting**

**VII. Motion to Adjourn**  
Mr. Bramlage moved to adjourn the meeting at 4:20 PM. Seconded by Mr. Roberts. Approved by a vote of 6-0.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jeanann Dawson". The signature is written in a cursive style with a large, looped initial "J".

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](http://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.