



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, February 27, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

Cara Mathis, Vice Chair  
Justin Bramlage  
Joe Iverson  
David Herring  
Paul Roberts  
Angelique Fabiani

**Members Absent:**

Richard Vincent, Chair

**Staff Present:**

Maria Klein, Senior Planner  
Michael Mandeville, Senior Planner  
Jeanann Dawson, Administrative Specialist  
Alex Cameron, Planning & Inspections  
Director

Approximately 2 members(s) of the public were in attendance.

**I. Call to Order**

Ms. Mathis called the Regular Meeting to order at 4:00 PM. Ms. Mathis explained the purpose of the meeting, each Commission Member introduced themselves. Ms. Mathis noted Richard Vincent and Angelique Fabiani were absent. Ms. Mathis confirmed a quorum and introduced Staff.

**Approval of Minutes**

**A. 01-23-2025 Regular Meeting Minutes**

Mr. Bramlage moved to approve the minutes of the January 23, 2025, Regular Meeting, Seconded by Mr. Iverson. Approved by a vote of 5-0.

Mr. Herring moved to recess the Regular Meeting and enter the Public Hearing, Seconded by Mr. Roberts. Approved by a vote of 5-0.

Ms. Mathis announced Ms. Fabiani joined the meeting.

**II. Public Hearing**

Ms. Mathis explained the procedures of a quasi-judicial public hearing.

All Commission members stated they had visited both sites and did not have any ex parte communication. Mr. Herring stated he introduced himself to the homeowner of 280 Linden Rd.

Ms. Klein was sworn into the public hearing.

**A. COA-2024-00164 (45 Campbell 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 modifications to the facade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owner is Lori McGough and the applicant is Pinehurst Homes.*

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Ms. Mathis accepted the materials submitted by Ms. Klein into evidence and asked if the Commissioners had questions for Ms. Klein.

Mr. Herring noted the elevation between the photograph and drawing appears the same and request clarification.

Ms. Klein advised she would let Mr. Herring address questions with the applicant.

Mr. Brandon Haddock, Pinehurst Homes Contractor, was sworn into the hearing.

Mr. Haddock began by clarifying that the door is not an addition but will be replacing the door unit with four panels instead of five panels, the size will not change. The existing transom window will be removed, and the door level will be elevated to match the door on the right.

Mr. Herring noted the drawing and photograph differed. Mr. Haddock explained the photograph is existing and the drawing represents the proposal with the door unit being changed to four panels.

The Commission went into deliberations. No one had any comments to make.

Ms. Mathis asked if any member of the public would like to offer evidence in support or opposing the request to come forward. No members of the public came forward.

***Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00164) and find the proposed Major Work at 45 Campbell 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. Iverson. Approved by a vote 6-0.***

**B.COA-2024-00167 (280 Linden Rd.)**

*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 the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owner is Lisa Purrington and the applicant is Ronald Davidson.*

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Ms. Klein amended the property owner to Lisa Purrington from Kate McWherter. Ms. Mathis accepted the materials submitted by Ms. Klein into evidence and asked if the Commissioners had questions for Staff.

Ms. Mathis asked for clarification regarding the minor work not being approved by the Village Planner. Ms. Klein explained that the color of paint is an approved color.

Mr. Ron Davidson, contractor was sworn into the hearing.

Mr. Davidson explained the reasons for wanting to remove the marked trees were due to damage, undergrowth and location of those trees.

Ms. Mathis asked if the Commissioners had any questions for Mr. Davidson.

Mr. Herring asked if the shutters were going to be replaced and if they would remain the same size. Mr. Davidson confirmed the shutters would be replaced and remain the same size.

Ms. Mathis asked if the Commission had an influence over the color of shutters. Ms. Klein advised the color in the application is an approved color according to the Historic Standards.

Mr. Roberts asked for the total number of trees and the location of the trees to be removed. Mr. Davidson advised the approximate total of trees on the property is fifty-three trees, ten of those trees being in the right of way. Mr. Davidson stated he is requesting nine trees in the front and two in the back to be removed. Mr. Roberts asked how many trees were deemed damaged or considered a risk by the arborist. Mr. Davidson advised out of the 9 requested to be removed, four are damaged.

Ms. Mathis asked if any members of the public would like to present evidence in support or opposing the request to come forward. No members of the public came forward.

The Commission began deliberations. Each member gave their views and discussed the importance of maintaining a canopy, yet agreeing some trees needed

to be removed due to damage. The Commission began discussing the language and interpretation of painted brick according to the Historic Standards. The Commission deliberated whether the style and color of brick provide character, and if by painting, whether or not the brick would be damaged.

***Mr. Herring moved that the Historic Preservation approve with conditions a Certificate of Appropriateness (COA-2024-00167) and find the proposed Major Work at 280 Linden Rd is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the finding of fact.***

***Conditions: The brick cannot be painted and all trees marked except the ones labeled 4,5, and 6 on the site plan can be removed. Seconded by Ms. Fabiani. The vote resulted in a tie. Mr. Herring, Mr. Bramlage, and Ms. Fabiani vote Yes. Mr. Iverson, Ms. Mathis and Mr. Roberts vote No.***

The Commission went back into deliberation. The members that voted no stated their reason. The Commission continued to discuss the interpretation of the Historic Standards.

***Ms. Mathis moved that the Historic Preservation approve with conditions a Certificate of Appropriateness (COA-2024-00167). And find the proposed Major Work at 280 Linden Rd is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact.***

***Conditions: The trees labeled 4,5, and 6 on the site plan must remain, all other marked trees are approved to be removed.***

***Seconded by Mr. Iverson. The vote resulted in a tie. Ms. Mathis, Mr. Iverson, and Mr. Roberts vote Yes. Mr. Herring, Ms. Fabiani and Mr. Bramlage vote No.***

Discussions began about continuing the case, but have it heard prior to next month's meeting. Ms. Klein advised for the case to be continued a date must be set.

**Mr. Herring moved to continue the public hearing to March 27, 2025. Seconded by Mr. Bramlage. Approved by a vote of 6-0.**

Mr. Herring asked if only the discussion of the paint would be continued. Ms. Klein advised the entire application will be presented. Ms. Purrington, homeowner asked if she could proceed with the tree removal and wait for decision regarding the painting of brick.

Discussion was brought up about withdrawing Mr. Herring's motion. Mr. Cameron advised that it would not be allowed since a vote was taken.

Ms. Mathis made motion for a 10-minute recess.

Mr. Cameron confirmed a motion, and votes were made to continue the case.

Mr. Roberts moved to close the public hearing and re enter the Regular meeting.  
Seconded by Mr. Herring. Approved by a vote 6-0.

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

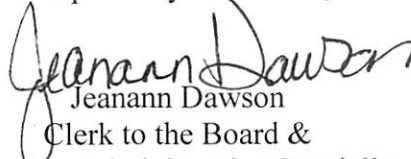
**A. Minor COA's Approved 01/15/2025 to 2/14/2025**

**III. Next Meeting Date  
3-27-2025 Regular Meeting**

**IV. Motion to Adjourn**

Ms. Fabiani moved to adjourn the Regular Meeting. Seconded by Mr. Herring.  
Approved by a vote of 6-0 at 5:13 p.m.

Respectfully Submitted,



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.