



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, April 23rd, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Joe Iverson, Chairman
Paul Roberts
Joe Rosario
Angelique Fabiani
Lollie Addleman
David Herring

Members Absent:

Justin Bramlage

Staff Present:

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

Approximately eight 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 noted the absence of Mr. Bramlage, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 03-26-2026 Regular Meeting Minutes

Ms. Addleman moved to approve the minutes of the March 26th, 2026, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Herring moved to open the Public Hearing. Seconded by Mr. Rosario. 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.

Mr. Mandeville and Ms. Klein were sworn into the Public Hearing.

A. COA-2026-00041 (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 construction of a new patio and roof overhang 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 Casey Burton of Bedrock Construction.

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.

Casey Burton, applicant and representative of Bedrock Construction, was sworn into the Public Hearing. Ms. Burton concurred with Ms. Klein's presentation and noted there will be no change in impervious surface, they will only be adding a roof overhang.

Mr. Herring inquired about the roof drainage, the type of shingles to be used, and the color of gutters. Ms. Burton advised the structure would have a hip roof, though she was unsure of the exact pitch. She stated that the shingles would be architectural shingles to match the existing roof and that the gutters would be white.

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-2026-00041) 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. Roberts. Approved by a vote of 6-0.

COA-2026-00047 (75 McCaskill Rd. W)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.

Ms. Klein suggested moving the case to the end of the agenda due to the applicant's absence. The Commission agreed.

B. COA-2026-00048 (14 Village Ln.)

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-2025-00025 at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.

Ms. Klein discussed the proposed modifications of the approved COA-2025-0025 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.

Mr. Roberts asked for confirmation that the work had already been completed prior to seeking approval from the Commission, whether it was performed by a licensed contractor, and whether any penalties would be imposed. Ms. Klein confirmed the work had been completed by a licensed contractor and stated that the Commission is not a punitive body.

Dean King, applicant and Pinnacle Development Design/Build representative, was sworn into the Public Hearing.

Mr. King explained that they were unable to obtain the approved windows. He added that the homeowners decided to screen in the porch after getting a cat and, due to grading concerns, chose to omit the side garage door.

Mr. Herring asked why approval had not been sought prior to making the change. Mr. King advised that the homeowners had been considering other possible revisions but ultimately decided against them and then became busy and forgot to request approval.

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.

Ms. Fabiani wanted to note that even though the modifications are in alignment with the standards, the failure to seek approval prior to making the changes is problematic.

Ms. Addleman moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00048) and find that the proposed Major Work at 14 Village Ln. 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 6-0.

C. COA-2026-00051 (120 Medlin 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 elimination or addition of windows and/or doors at 120 Medlin Rd. The property is identified as Moore County PID Number 20030328. The property owner is Shawn and Grace Driesbaugh, and the applicant is Latitude Builders.

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 referred to the lower elevation drawing, noting that the window on the right differed from the corresponding window in the other elevation drawing. Mr. Mandeville advised he would let the applicant provide clarification.

The Commission had no further questions for Mr. Mandeville.

Tyler Cook, applicant and Latitude Builders, LLC representative, was sworn into the Public Hearing.

Mr. Cook explained that the window proposed for removal is currently located within the shower and that its removal would improve functionality. He also clarified Mr. Herring's questions regarding the differences in the drawings, noting that the discrepancy was an error and that the other window exists and matches.

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-2026-00051) and find that the proposed Major Work at 120 Medlin 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. Herring. Approved by a vote of 6-0.

D. COA-2026-00055 (300 Magnolia 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 replacement of

roofing with a different material or style and replacement of architectural details at 300 Magnolia Rd. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc. and the applicant is Pinehurst, LLC.

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.

The Commission had no questions for Mr. Mandeville.

Calvin Burkley, Pinehurst, LLC representative, was sworn into the Public Hearing.

Mr. Burkley concurred with Mr. Mandeville's presentation. Mr. Burkley explained the knee wall will be raised approximately eighteen inches and will match the existing siding.

Julia Blaze, Cline Design, was sworn into the Public Hearing.

Ms. Blaze provided an overview of the proposed work, explaining that the screening will fit within the existing space and will be retractable. She also noted that replacing the skylight will make the area more efficient and allow it to be used year-round.

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-2026-00055) and find that the proposed Major Work at 300 Magnolia 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. Addleman. Approved by a vote of 6-0.

E. COA-2026-00047 (75 McCaskill Rd. W)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.

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.

Mr. Herring asked about the health of the trees to be removed. Ms. Klein responded that, as far as she knew, they are healthy.

Juliano Belo, applicant and Eagle Home Renovations representative, was sworn into the Public Hearing.

Mr. Belo concurred with Ms. Klein's presentation, had no additional comments, and indicated he would answer any questions.

Mr. Herring questioned Mr. Belo if any changes were going to be made to the driveway and the reason for removal. Mr. Belo advised there are no changes being made to the driveway and explained that the trees are too close to the driveway, making parking and access to the garage difficult.

Commissioners expressed concern about losing a significant portion of the property's tree canopy and emphasized the need for a replacement plan. The applicant said they intend to redesign the front landscaping, including planting grass and adding a few new trees, but could not specify the types or commit to a detailed plan at the time.

The Commissioners offered a continuance to the applicant and explained the process. Initially, the applicant declined but, after further discussion, agreed to a continuance and stated he would provide a landscaping plan at the next hearing.

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. Rosario moved that the Historic Preservation Commission continue the hearing for COA-2026-00047 to the next meeting, May 28th, 2026, at 4:00 PM. Seconded by Mr. Herring. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 03-15-2026 - 04-14-2026

V. **Next Meeting Date**
05-28-2026 Regular Meeting

VI. **Motion to Adjourn**

Mr. Herring moved to adjourn the meeting at 4:54 PM. Seconded by Mr. Roberts
Approved by a vote of 6-0.

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

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