



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, May 28th, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Paul Roberts

Staff Present:

Maria Klein, Senior Planner
Michael Mandeville, Senior Planner

Approximately eleven 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. Roberts, confirmed a quorum was present, introduced staff in attendance, and presented a proposed agenda change.

Mr. Herring moved to amend the agenda to hear COA-2026-00070 (20 Shaw Rd. SW) as the first case. Seconded by Mr. Rosario. Approved by a vote of 5-0.

II. Approval of Minutes

A. 04-23-2026 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the April 23rd, 2026, Regular Meeting. Seconded by Ms. Addleman. Approved by a vote of 5-0.

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

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-2026-00070 (20 Shaw Rd. SW)

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, inground pool, and pergola at 20 Shaw Rd. SW. The property is identified as Moore County PID Number 00022224. The property owners are Joshua and Shannon Ammons and the applicant is Huntley Design 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 had no questions for Ms. Klein.

Will Huntley, President of Huntley Design Build, and Mark Parson, representative to discuss pool and landscaping, were sworn into the Public Hearing.

Mr. Huntley stated that the adjacent lot was combined with the property to prevent future development and preserve the existing trees and buffer along Highway 5. He noted that the proposal was redesigned as an addition to the existing home rather than a separate structure.

Mr. Iverson inquired about tree preservation and landscape buffering. Mr. Huntley stated that most existing trees, including the pine buffer along the roadway, would remain. Only a magnolia and possibly a cedar tree would be removed. Mr. Parson added that the landscaping around the pool area would provide additional screening of the proposed pool and fence, helping to minimize visibility from surrounding properties and the roadway.

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 necessary.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00070) and find that the proposed Major Work at 20 Shaw Rd. SW is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Rosario. Approved by a vote of 5-0.

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

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.

This was a continued case. During the previous hearing, the Commission requested a landscape rendering. Ms. Klein reviewed the submitted rendering as part of her presentation and provided a brief overview of the proposed work. She submitted the Staff Report with attachments and exhibits, the staff presentation, the application and the applicant's materials and exhibits. Mr. Iverson accepted the submitted materials into evidence.

Mr. Juliano Belo, general contractor, Eagle Home Renovations and Delette Straus, outdoor living designer, were sworn into the Public Hearing. They had no additional information to add to Ms. Klein's presentation, and the Commission had no 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. The Commission then entered into deliberation.

During deliberation, Mr. Herring expressed concern that the proposed landscaping plans would not adequately replace the existing tree canopy. Mr. Rosario agreed with those concerns. Ms. Straus requested to address the Commission, and Mr. Iverson requested a motion to reopen the evidentiary portion of the Public Hearing.

Mr. Herring moved to reopen the evidentiary portion of the Public Hearing. Seconded by Ms. Addleman. The motion carried unanimously.

After the evidentiary hearing was reopened, Ms. Straus explained that the requested removal of two pine trees was necessary to improve driveway functionality and safety. She stated that one tree created a pinch point along the driveway and had been struck by vehicles on multiple occasions, while the second tree prevented the driveway from being widened and reconfigured to improve vehicle circulation.

During questioning by the Commission, Ms. Straus acknowledged concerns regarding the loss of tree canopy and agreed to revise the landscape plan to include a pine tree in place of a proposed dogwood tree to help offset the removal of the two pines.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2026-00047) and find that the proposed Major Work at 75 McCaskill Rd. W. is not consistent with the Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact subject to the condition that two longleaf pine trees be added behind the proposed forest pansy redbud tree. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

C. COA-2026-00065 (105 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 changing a door to a window on a detached garage at 105 Magnolia Rd. The property is identified as Moore County PID Number 00023821. The property owner is Richard Moore and the applicant is Mark Wesley Parson Design.

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.

Amanda Jacoby, designer and representative of the property owner, was sworn into the Public Hearing.

Ms. Jacoby explained that the project involves the renovation of a former carriage house located at the rear of the property and accessed by an alley. The owner proposes to convert the space into a home office with a sitting area and an accessible bathroom. She stated that the proposed exterior modifications are limited to the alley-facing façade, while the building footprint and the remaining three façades will remain unchanged except for routine refurbishment. Ms. Jacoby noted that the replacement window will match the existing mullion pattern, and all proposed materials and colors will match the existing structure.

The Commission had no questions. Mr. Iverson asked whether any member of the public wished to speak in support of or in opposition to the application. No one came forward. Following the close of the evidentiary portion of the Public Hearing, no deliberation was necessary.

Mr. Rosario moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00065) and find that the proposed Major Work at 105 Magnolia Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.

D. COA-2026-00073 (204 Dundee 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 bathroom at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pamela Markiewicz, and the applicant is Mark Markiewicz.

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 inquired if gutters would be installed. Mr. Mandeville confirmed that no gutters were proposed.

Mr. Mark Markiewicz, property owner, and Mr. Scott Haulsee, general contractor, were sworn into the Public Hearing.

Mr. Markiewicz stated the proposed addition was designed to be consistent with the addition constructed in 2023.

Mr. Herring inquired whether the foundation of the proposed addition would match the existing foundation. Mr. Haulsee confirmed it would match the existing foundation.

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.

Deliberation was not necessary.

Ms. Addleman moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00073) and find that the proposed Major Work at 204 Dundee Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.

E. COA-2026-00078 (10 McLeod Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The property is identified as Moore County PID Number 00023674. The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.

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.

Dan Vickery, representative of Erie Home, was sworn into the Public Hearing.

Mr. Vickery stated that although the proposed roof design differs from the existing ranch-style home, similar architectural variations and metal roofing materials can be found throughout the area. He noted that ranch homes evolved through several stylistic interpretations, including Mediterranean influences, and argued that the proposed roof would be compatible with the surrounding neighborhood and consistent with other nearby homes featuring metal roofs.

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.

The Commission entered deliberation.

During deliberation, the Commission discussed the proposed red metal roof and its compatibility with the Historic District Standards. Several Commissioners expressed concern that the Spanish red color was not consistent with the approved color palette for metal roofs and would be visually prominent within the surrounding neighborhood. Other Commissioners commented that the roof appeared to be a high-quality material and added architectural character to the home. The Commission discussed whether the proposal, while not fully consistent with the Historic District Standards, could nevertheless be considered congruous with the Pinehurst Historic District.

Mr. Vickery requested to address the Commission, and Mr. Iverson requested a motion to reopen the evidentiary portion of the Public Hearing.

Mr. Herring moved to reopen the evidentiary portion of the Public Hearing. Seconded by Mr. Rosario. The motion carried unanimously.

Mr. Rosario asked whether the examples cited by the applicant were ranch homes with Spanish-style roofs located within the Pinehurst Historic District, noting that examples outside the district would have limited relevance. Mr. Vickery responded that ranch-style homes with Spanish-style roofs are common throughout the United States and argued that the proposed roof was compatible with the area based on previously approved roof materials and colors. He also offered to present alternative roof color options for the Commission's consideration.

During deliberation, several Commissioners expressed concerns regarding both the color and style of the proposed roof, stating that they did not believe it was congruous with the character of the Pinehurst Historic District. Commissioners noted that a change in color alone would not fully address their concerns. In response, the Commission suggested that the applicant consider a continuance to allow time to discuss alternative design options with the property owners.

Mr. Herring moved that the Historic Preservation Commission continue the hearing for COA-2026-00078 to the next meeting, June 25th, 2026, at 4:00 PM. Seconded by Mr. Rosario. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 04-15-2026 - 05-14-2026

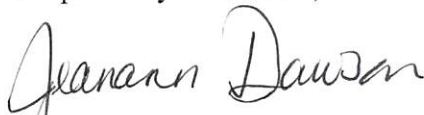
Ms. Klein announced that tonight was Mr. Herring's final meeting. She thanked him for his time, dedication, and service to the community and expressed appreciation for his contributions during his tenure.

Next Meeting Date
06-25-2026 Regular Meeting

V. Motion to Adjourn

Mr. Herring moved to adjourn the meeting at 5:01 PM. Seconded by Ms. Fabiani. 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

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