



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, October 23rd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Joe Iverson, Chairman
David Herring, Vice Chairman
Paul Roberts
Angelique Fabiani
Lollie Addleman
Justin Bramlage

Members Absent:

Joe Rosario

Staff Present:

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

Approximately 18 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 Joe Rosario's absence, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 09-25-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the September 25th, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote 6-0.

Ms. Fabiani moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. 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 reported no ex parte communications. Mr. Herring and Mr. Iverson both noted they spoke with the property manager at 200 Beulah Hill Road to confirm the location of the barn.

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

A. COA-2025-00113 (170 Saville Row)

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 a new single-family dwelling at 170 Saville Row. The property is identified as Moore County PID Number 20170034. The property owners are Chris and Sharon Buschur and the applicant is Bartlett Construction, 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.

Mr. Herring asked if staff had confirmed whether the proposed paint colors aligned with the approved color palette. Mr. Mandeville confirmed that he had.

Kevin Bartlett, Bartlett Construction was sworn into the Public Hearing.

Mr. Herring inquired about the type of muntins to be used. Mr. Bartlett confirmed that SDL muntins would be used. Mr. Herring asked if a drafting error had been made on the garage door window, noting that the end window on each door was missing a vertical line. Mr. Bartlett confirmed it was a drafting mistake. Mr. Herring also asked if front railings would be required, how they would be designed. Mr. Bartlett stated if required, they would match the rear railings, featuring a vertical design in black aluminum. Mr. Herring further inquired about the color of the gutters and downspouts, Mr. Bartlett advised they would be black.

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.

The Commission entered deliberation. Mr. Herring noted that future guideline updates should clarify language regarding downspout and gutter colors. This comment did not affect the Board's consideration of the current case.

Mr. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00113) and find that the proposed Major Work at 170 Saville Row 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.

B. COA-2025-00120 (15 Page Road)

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 five (5)

trees (12) inches or larger in diameter at breast height on the street side of the property and the replacement of roofing with a different material style at 15 Page Road. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Alisa Sorenson.

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 did not have any questions for staff.

Michael Sorenson, general contractor was sworn into the Public Hearing.

Mr. Sorenson emphasized that the property owners were intentional in preserving as many trees as possible when determining which trees to remove.

Mr. Herring inquired about the color of the gutters and downspouts. Mr. Sorenson replied that they would be black.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00120) and find that the proposed Major Work at 15 Page 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.

C. COA-2025-00120 (110 McCaskill Road E)

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 one (1) street-facing tree at 110 McCaskill Rd. E. The property is identified as Moore County PID Number 00019473. The property owners and applicants are Samuel and Sara Cornwall.

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 staff.

Samuel Cornwall, property owner was sworn into the Public Hearing.

Mr. Cornwall stated he did not have anything to add to presentation but would answer any questions the Commission may have.

The Commission had no questions for Mr. Cornwall.

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. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00124) and find that the proposed Major Work at 110 McCaskill Rd. E 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-2025-00127 (260 Everett 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 siding and painting at 260 Everett Rd. The property is identified as Moore County PID Number 00020398. The property owners are Anton Michael and Martha Moore Wicker and the applicant is Cribbs Construction Company, 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.

Mr. Herring wanted to make sure he was viewing the correct house, noting that it appeared to be in pristine condition. Ms. Klein advised that the current siding is vinyl, and the applicant is replacing it with Hardie Plank.

Russ Cribbs, Cribbs Construction and Jeremy Collins, project manager, were sworn into the Public Hearing.

Mr. Cribbs confirmed the current siding is vinyl, He stated that the soffit and fascia will remain, and that the gutters and downspouts will be removed during installation but reinstalled afterward.

Mr. Roberts ask for verification that the entire front of the home would feature shaker siding and the sides would be lap siding Mr. Cribbs confirmed.

Mr. Herring noted the existing shutters on the front of the home are too narrow and do not meet the standards. Mr. Cribbs advised the shutters would be removed. Mr. Herring asked if there was any intention of milling the edge of the siding to match the existing bead. Mr. Cribbs stated that they would not.

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.

Mr. Herring expressed that he was conflicted. While he was pleased to see the removal of the vinyl siding, he was concerned about losing the historic character of the beaded detailing, especially given the home's pristine conditions.

Ms. Fabiani inquired about the reason for the proposed change.

Mr. Iverson reopened the public hearing.

Martha and Anton Wicker, property owners, were sworn in.

Mr. and Ms. Wicker both spoke regarding the reason for the proposed change. Mr. Wicker stated that the existing vinyl had become old and brittle. Ms. Wicker added the shaker siding would help achieve the cottage-style appearance they desired.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

Mr. Bramlage moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00127) and find that the proposed Major Work at 260 Everette 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. Fabiani. Approved by a vote of 6-0.

E. COA-2025-00130 (150 Saville Row)

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 a new single-family dwelling at 150 Saville Row. The property is identified as Moore County PID Number 20240020. The property owner is Formyduval Homes, LLC and the applicant is Formyduval Homes, 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 did not have any questions for staff.

Jonathan and Brandon Formyduval, owners of Formyduval Homes were sworn into the Public Hearing.

Mr. Herring asked the applicant to describe the muntins that would be used. Mr. Jonathan Formyduval stated that they would be using muntins located between the glass. Mr. Herring asked if he would consider changing to simulated light. Mr. Jonathan Formyduval agreed.

Mr. Iverson asked for clarification regarding the shape of the front door. Mr. Jonathan Formyduval stated the door will be curved, not square as indicated in drawing.

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. Bramlage moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00130) and find that the proposed Major Work at 150 Saville Row 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. Listed Conditions: The muntins will be simulated, divided light. Seconded by Mr. Herring. Approved by a vote of 6-0.

F. COA-2025-00131 (140 Saville Row)

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 an approved Major COA-20254-00078 at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds and the applicant is Fernando Silva.

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 did not have any questions for staff.

Fernando Silva, general contractor, was sworn into the Public Hearing.

Mr. Herring asked for an explanation as to why the modifications were made without seeking approval from the Commission. Mr. Silva explained that the homeowners live out of town and many of the modifications were made at the last

minute. He also stated that he was not aware he needed to notify the Commission of the changes since they aligned with the standards. The Commission emphasized the importance of seeking approval for any required modifications and requested that Mr. Silva relay this information to other builders.

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. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00131) and find that the proposed Major Work at 140 Saville Row 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.

G. COA-2025-00133 (55 Community Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for adding windows and doors, replace siding and other exterior changes at 55 Community Rd. The property is identified as Moore County PID Number 00029673. The property owner is Village Chapel Inc., and the applicant is Bogle Firm Architecture.

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 staff.

Pete Bogle, architect, was sworn into the Public Hearing.

Mr. Bogle advised that the gutters and downspouts will not be painted at install per Ms. Kleins presentation. He clarified that although the rendering shows the brick as painted, it will remain unpainted. He further noted the railings will be either black or white; a final decision has not yet been made.

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. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00133) and find that the proposed Major Work at 55 Community 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.

H. COA-2025-00134 (85 Woods 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 a new single-family dwelling and detached garage at 85 Woods Rd. The property is identified as Moore County PID Number 00026535. The property owner and applicant is Druther Home Investments.

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. Bramlage inquired about the functionality of the shutters. Ms. Klein deferred the question to the applicant.

The Commission had no further questions for staff.

Joseph Druther and Nicole McCaw, Druther Homes were sworn in for the Public Hearing.

Mr. Bramlage acknowledged that the shutters did not meet the guideline requirement of being the same width as the window and asked if the size would be changed. Ms. McCaw stated that they would remove the shutters.

Mr. Herring inquired about the type of muntins to be used. Mr. Druther stated that they would be using grills between the glass.

Mr. Roberts began discussing the design of the driveway, noting that it appeared limited to backing out. Mr. Herring suggested rotating the garage. Ms. Klein reminded the Commission to focus on the submitted application and whether it met the applicable standards, rather than redesigning the project.

Mr. Iverson closed the evidentiary portion of the public hearing, and the Commission entered deliberation.

During deliberation, Mr. Bramlage initiated discussion regarding the muntins, and members shared their opinions on their appearance. Ms. Klein reminded the Commission that the standards state windows should have true or simulated divided lights, but it is not a requirement.

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. Bramlage moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00134) and find that the proposed Major Work at 85 Woods 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. Listed Conditions: Removal of shutters. Seconded by Mr. Roberts Approved by a vote of 4-2, Mr. Herring and Ms. Fabiani opposed.

I. COA-2025-00139 (200 Beulah Hill 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 rebuilding the office on Barn 2 at 200 Beulah Hill Rd. The property is identified as Moore County PID Number 00029515. The property owner and applicant is the Village of Pinehurst.

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.

Ms. Klein noted due to some circumstances the office had been completed.

Kevin Brewer, Village of Pinehurst Building and Grounds Superintendent and Angie Whisnant, Village of Pinehurst Parks and Recreation Director were sworn into the Public Hearing.

Mr. Brewer explained that, after consulting with the building inspector, it was determined that due to the condition of the foundation, rebuilding rather than repairing was the better option.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00139) and find that the proposed Major Work at 200 Beulah Hill 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.

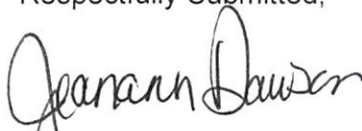
Ms. Fabiani moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 9-15-2025-10-14-2025

V. Next Meeting
A. 11-20-2025 HPC Regular Meeting

VI. Motion to Adjourn
Mr. Bramlage moved to adjourn the meeting at 5:27 PM. Seconded by Mr. Herring. Approved by a vote of 6-0.

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.

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.