



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, December 18th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:
Joe Iverson, Chairman
Lollie Addleman
Justin Bramlage
David Herring

Members Absent:
Paul Roberts
Angelique Fabiani
Joe Rosario

Staff Present:
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Alex Cameron, Planning & Inspections Director

Approximately 10 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, Angelique Fabiani and Paul Roberts' absence, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 11-20-2025 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the November 20th, 2025, Regular Meeting. Seconded by Mr. Bramlage. Approved by a vote 4-0.

Mr. Bramlage moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 4-0.

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, except Mr. Herring who disclosed a brief conversation with the contactor at 15 Page Rd. But noted, nothing specific in nature related to the case was discussed.

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

A. COA-2025-00153 (275 Magnolia 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 construction of a new single-family dwelling at 275 Magnolia Road. The property is identified as

Moore County PID Number 00030596. The property owner is Magnolia Properties Pinehurst, LLC and the applicant is F. Calvin Riddle.

Mr. Cameron presented a brief overview of the proposed new single-family home with a detached garage. He reviewed the applicable standards, building materials, and site features and landscaping in accordance with the Pinehurst Development Ordinance and the Pinehurst Historic District requirements. Mr. Cameron requested to add Exhibit A2.5.1 into evidence. Mr. Cameron submitted the Staff Report, along with attachments and exhibits into the public record.

Mr. Iverson accepted the materials submitted by Mr. Cameron into evidence.

Mr. Herring asked whether any trees on the vacant lot would fall under the Commission's purview. Mr. Cameron responded that he was confident there were none; however, he stated he would review the site plan and allow the applicant to provide clarification.

Calvin Riddle, property owner and applicant, was sworn into the Public Hearing.

Mr. Riddle gave a brief overview of the proposed plan and site, reviewed the design details, and stated that he felt the proposal met the standards of the Historic District. Mr. Riddle stated he would answer questions from the Commission.

Mr. Herring referred to Exhibit A-2.1 and asked Mr. Riddle to clarify which trees would be removed. Mr. Riddle stated that the tree at the corner of the garage would be removed, the tree near the driveway was dead, and the tree at the front right corner, although covered in wisteria, would be preserved if possible. Mr. Herring also asked whether the shutters on the sides of the front door were operational, and Mr. Riddle confirmed that they were. 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. Bramlage moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00153) and find that the proposed Major Work at 275 Magnolia 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. Herring. Approved by a vote of 4-0.

B. COA-2025-00158(120 Medlin Road)

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 and minor work items not approved by the Village Planner at 120 Medlin Road. The property is identified as Moore County PID Number 20030328. The property owner is Shawn and Grace Driesbaugh and the applicant is Latitude Builders, LLC.

Mr. Cameron discussed the proposed addition, reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards. Mr. Cameron submitted the Staff Report, along with attachments and exhibits, as evidence into the record

Mr. Iverson accepted the materials submitted by Mr. Cameron into evidence.

The Commission did not have any questions for Mr. Cameron.

Tyler Cook, applicant and general contractor, was sworn into the Public Hearing.

Mr. Cook made no additional comments.

Mr. Bramlage asked why they chose pavers for the driveway. Mr. Cook explained to meet the impervious soil requirements.

Mr. Herring inquired of the type of window to be installed. Mr. Cook explained that the two existing windows in the master bedroom would be relocated to the addition at the back of the home.

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.

Deliberation was not needed.

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

Ms. Addleman moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00158) and find that the proposed Major Work at 120 Medlin 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. Herring. Approved by a vote of 4-0.**

C. COA-2025-00159(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 addition of a patio that will be located in the rear yard, new construction or addition that is not considered minor work, and the installation of an in-ground swimming pool 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.

Ms. Klein discussed the proposed inground pool/spa installation, patio addition and extension of the roofline overhang to cover the existing patio. Ms. Klein reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards. Ms. Klein submitted the Staff Report, along with attachments and exhibits, as evidence into the record

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Alisa Sorenson, Soaring Sun, LLC representative, was sworn into the Public Hearing.

Ms. Sorenson clarified the dimensions are 7 feet by 8 feet and explained that it is a hot tub.

Mr. Herring inquired about a fence. Ms. Sorenson confirmed there is an existing fence on the property.

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. Herring moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00159) 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. Bramlage. Approved by a vote of 4-0.**

D. COA-2025-00163 (170 Everette 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 three (3) trees, twelve (12) inches or above in diameter at breast height at 170 Everette Road. The property is identified as Moore County ID Number 00019490. The property owner is Lee and Rebecca Pittman and the applicant is Lee Pittman.

Ms. Klein discussed the request to remove three trees greater than 12" in diameter at breast height in the front yard. Ms. Klein reviewed the applicable standards and

site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards.

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Lee Pittman, property owner, was sworn into the Public Hearing.

Mr. Pittman requested to enter two handouts into the record: one consisting of a photograph showing a fallen limb in the driveway, and the other a site plan illustrating the additional landscaping completed since they moved in.

Mr. Iverson entered the exhibits as Exhibit A-3 into the Public Hearing.

Mr. Pittman stated when he built the house in 2018, efforts were made to preserve as many trees as possible and that additional landscaping had since been added. He explained that one photograph was taken approximately six weeks ago and that a previous fallen limb caused damage to his vehicle, which is the reason for requesting the removal.

Mr. Bramlage inquired about the health of the trees. Mr. Pittman stated one has damage at the bottom. The other two are healthy but have become problematic due to falling limbs in the driveway.

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.

During deliberation, Mr. Bramlage noted that he felt the three trees compromise the front yard canopy and discussed that the standards address canopy reduction. Mr. Herring expressed concern about potential future limb trimming due to the nearby power line and was conflicted regarding adherence to the standards.

Mr. Cameron reminded the Commission that a Certificate of Appropriateness may be issued with conditions. Ms. Klein also noted that they may approve a Certificate of Appropriateness that is inconsistent as long as it's congruous with the historic district.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00163) and find that the proposed Major Work at 170 Everette Road is not consistent with the Historic District Standards but deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Condition: A fourth dogwood needs to be added. Seconded by Ms. Addleman. In

favor: Mr. Herring, Mr. Iverson and Ms. Addleman Opposed: Mr. Bramlage. Motion did not carry.

Mr. Herring asked Mr. Bramlage if he would like to discuss the vote.

Mr. Bramlage stated he did not believe the dogwoods provide the same canopy as the Longleaf Pines. Mr. Herring stated he did not feel that three trees had that much of an impact on the front yard canopy.

Mr. Bramlage moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00163) and find that the proposed Major Work at 170 Everette Road is **not consistent** with the Historic District Standards but 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 4-0.

E. COA-2025-00155 (4 Carolina Vista)

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 approved elevations for approved COA-2025-00105 at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

Ms. Klein discussed the proposed modifications to COA-2025-00105, which include adding a set of windows on the north elevation, gable windows on the north and east elevations and a half round window on the west elevation. Ms. Klein reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards.

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Calvin Burkley, Project Manager for Pinehurst Resorts, was sworn into the Public Hearing.

Mr. Burkley stated that after the last public hearing they took the comments into consideration and made some modifications.

Mr. Herring expressed his opinion, that the two proposed trapezoid windows appeared out of place and suggested using a large half-rounded window to match the building's existing window design.

Jeff Moore, Stagner Architecture was sworn into the Public Hearing.

Mr. Moore stated he would consider the suggestion but did not commit to making the change.

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.

Ms. Addleman moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00155) and find that the proposed Major Work at 4 Carolina Vista **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 4-0.

Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 11-15-2025-12-14-2025

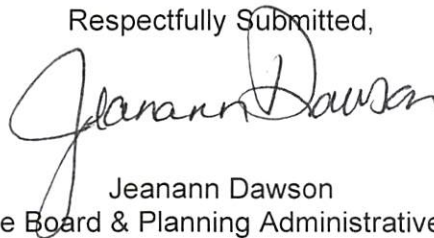
Next Meeting Date

A. 01-22-2026 Regular Meeting

V. Motion to Adjourn

Mr. Herring moved to adjourn the meeting at 5:08 PM. Seconded by Mr. Bramlage. Approved by a vote of 4-0.

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.

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.