



**Historic Preservation Commission
Agenda for Regular of November 20, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of the 10-23-2025 Regular Meeting Minutes
3. Public Hearing
 - A. COA-2025-00136 (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 an addition in the rear yard 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 Jeremy Sparrow.

- B. COA-2025-00141 (100 Midland 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 an addition to the detached garage at 100 Midland Rd. The property is identified as Moore County PID Number 00016765. The property owners are Patrick and Roberta Dewar and the applicant Huntley Design Build.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 10/15/25 - 11/14/25
 5. Regular Business
 - A. Review and Approval of the 2026 HPC Meeting Schedule
 6. Next Meeting Date
 - A. 12-18-2025 Regular Meeting
 7. Motion to Adjourn

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.



**Approval of the 10-23-2025 Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 11/12/2025

MEMO DETAILS

ATTACHMENTS

1. 10-23-2025 HPC Draft Minutes



**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 Everette 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 Everette 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 Everett 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.



COA-2025-00136 (30 Caddell Rd)

ADDITIONAL AGENDA DETAILS:

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 in the rear yard 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 Jeremy Sparrow.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 11/12/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: November 13, 2025
Subject: **Major COA Request 30 Caddell Rd.**

Applicant:	Jeremy Sparrow
Owners:	Tufts Cottage, LLC
Property Location:	30 Caddell Rd.
Land Use:	Single Family Residential
PID#	00023675
COA#:	2025-00136

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of an addition in the rear yard at 30 Caddell Rd. The property is further identified as Moore County PID Number 00023675. The primary structure was built in 1921 and the property is +/- 0.406 acres in size.

The applicant is proposing to construct a garage connected to the main dwelling with a breezeway. All materials including the siding, roofing, windows, and colors will match what is on the existing structure.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. SECTION III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the addition is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

November 5, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, November 20th, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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 in the rear yard 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 Jeremy Sparrow.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.4



Legend

- Subject Property
- Adjacent Properties Notified

Official Zoning

- H - Hotel
- R10 - Residential
- VC - Village Commercial
- VMU - Village Mixed Use

None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

9/29/2025

November 20, 2025
Historic Preservation Commission
30 Caddell Rd. Major COA Request



MARCUM, BETTYE MCCASKILL &
126 CENTER ST APT B6
JUPITER,FL,33458-4373

SPEGGEN, ELIZABETH A
165 BARRETT RD E
PINEHURST,NC,28374

NICHOLAS, AMY
270 CRUSAW DR
CLARKSVILLE,TN,37043

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

SNEAD, DAWN MICHELLE
245 MAGNOLIA RD
PINEHURST,NC,28374

AZTEC RESURGENCE, LLC
685 DIAMONDHEAD DR S
PINEHURST,NC,28374

WETZEL, SCOTT L
20 CADDELL RD
PINEHURST,NC,28374

YARBOROUGH, JONATHAN A
265 MAGNOLIA RD
PINEHURST,NC,28374

COA-2025-00136 - 30 Caddell Road - Accessory Structure

[Menu](#) [Help](#)

File Date: [09/24/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Construction of a garage addition](#)

Application Name: [30 Caddell Road - Accessory Structure](#)

Address: [30 Caddell Rd, Pinehurst, NC 28374](#)

Owner Name: [Michael Gabrail](#)

Owner Address: [30 Caddell Road, Pinehurst, NC 28374](#)

Parcel No: [00023675](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jeremy Sparrow	Longitude Plann...	Applicant		Active
	Jeremy Sparrow	Longitude Plann...	Contact		Active
	Michael Gabrail		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Proposed construction of a detached accessory structure / garage, New for an existing residence		Single Family Low Density
Proposed Use Single Family Low Density	Includes Demolition? No	Includes Tree Removal? No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

REAR ELEVATION

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

RIGHT ELEVATION

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

LEFT ELEVATION

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

TRIM

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

WINDOWS

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

CHIMNEY

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

FOUNDATION

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

FRONT DOOR

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

SHUTTERS

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

GARAGE DOOR

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

ROOF

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

ROOF EXHAUST VENTS

[Existing Material](#) [Existing Color](#) [Proposed Material](#) [Proposed Color](#)

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	09/24/2025	Maria Klein
	Review for Completeness		Application ...	10/20/2025	Maria Klein
	Review Distribution		In Review	10/20/2025	Maria Klein
	Historic Review		Approved	10/20/2025	Maria Klein
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Document Status
	deed	PLN_HIST			application/pdf	Uploaded
	narrative	PLN_HIST			application/pdf	Uploaded
	site plan	PLN_HIST			application/pdf	Uploaded
	elevations	PLN_HIST			application/pdf	Uploaded
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



October 23, 2025

Village of Pinehurst – Historic District
Architectural Narrative

RE: Gabrail Residence – Proposed Garage / Accessory Structure

Mr. & Mrs. Gabrial
30 Caddell Road
Pinehurst, NC 28374

Mr. & Mrs. Gabrial have purchased existing home at 30 Caddell Road (ParID 00023675) in the Village of Pinehurst Historic District. Longitude Planning Group has been working with the Gabrial family to design an attached garage / accessory structure that is harmonious with the existing residence, utilizing various design elements of the current home with a covered breezeway. Below is a summary of the various design elements of the existing home, along with images and comparable design features as it relates to the proposed detached garage at 30 Caddell Road.

The proposed design of the attached garage / accessory structure is compatible with the character and scale of the primary residence and is congruous with the character of the Pinehurst Historic District. LPG worked with the existing features of the current residence, contributing to the overall character / design of the proposed structure. All windows and doors will match the primary structure on the property, along with the exterior siding / roofing materials and color palette. The accessory structure will not be taller than the existing structure. It will also be sitting lower than the primary residence due to the sloping topography of the lot (sloping downhill; front to back). The foundation of the proposed accessory building will be of brick, matching the existing residence.

The proposed garage / accessory structure will be located behind the primary residence, with the garage doors oriented to the side of the property, extending the existing driveway (located downhill from the primary residence). This will not be immediately visible from the road.

We feel that the overall design of the plans for proposed garage / accessory structure is compatible and harmonious with the existing residence, as well as this section of the Village of Pinehurst. We hope that the HPC will consider the design of the attached garage / accessory structure at 30 Caddell Road for approval.

Best Regards,

A handwritten signature in black ink, appearing to read "JS", with a horizontal line extending to the right.

Jeremy Sparrow, PLA, LEED AP®
Partner



Longitude Planning Group, PLLC
PO Box 1466
Southern Pines, NC 28388

Below are images of the existing home in this section along Caddle Road with the various design elements associated with each.



**Front Elevation
(Existing Residence)**

Hip and gable roof structure; side front porch w/ wood columns; decorative gable vents; accent shed at front porch; shed dormer with small windows; side bump-out at right-side (w/ hip roof); horizontal lap siding and asphalt shingles.



**Front / Left-Side Elevation
(Existing Residence)**

Hip and gable roof structure; side front porch w/ wood columns; decorative gable vents; accent shed at front porch; shed dormer with small windows; side bump-out at left-side (w/ hip roof); horizontal lap siding and asphalt shingles.



**Rear Elevation
(Existing Residence)**

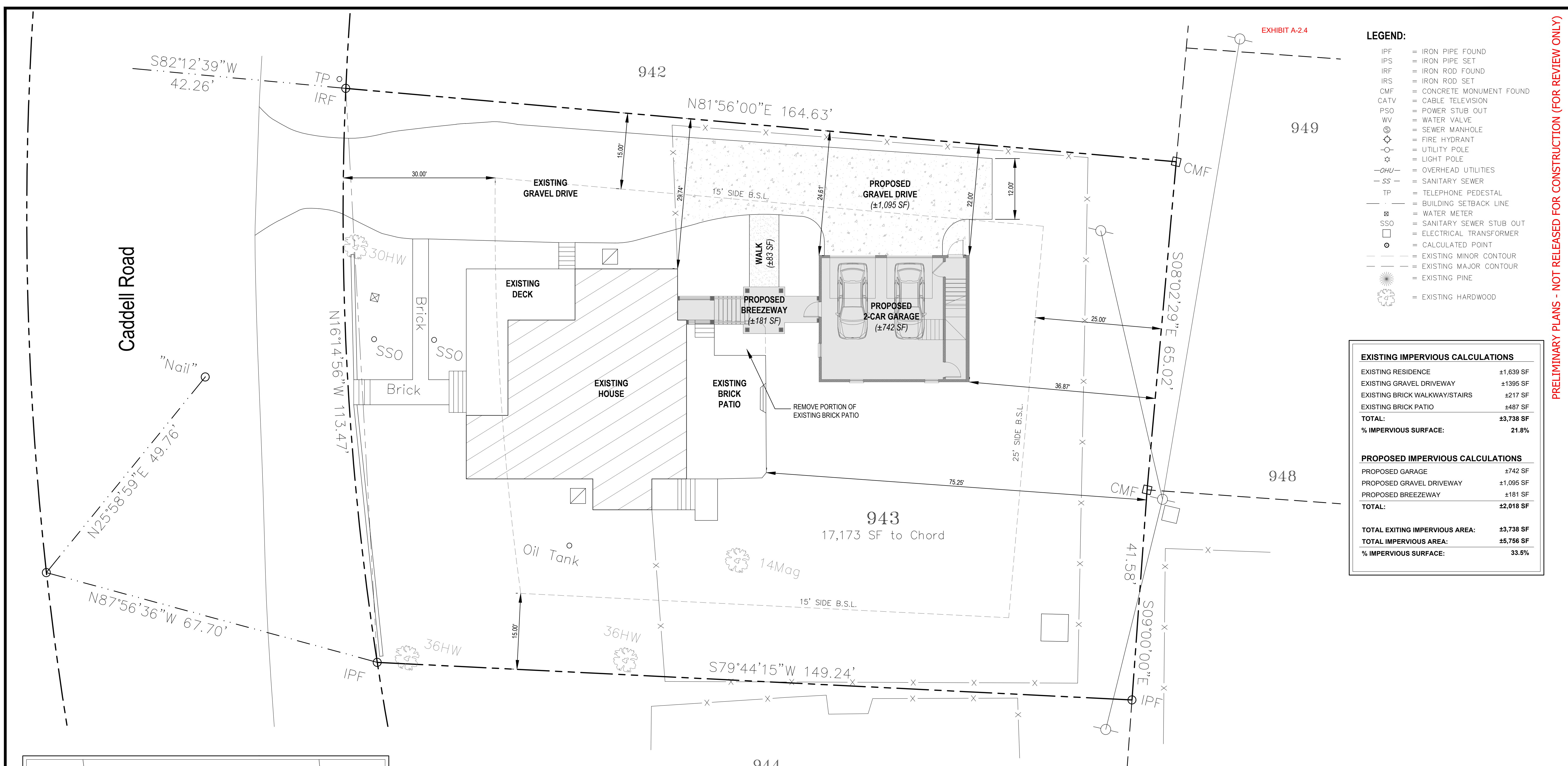
Hip and gable roof structure; shed dormer with small windows; side bump-out at left and right-side (w/ hip roof); horizontal lap siding and asphalt shingles.



Custom wood garage doors.



Double hung windows; with 4" trim on three (3) sides and sill board at the bottom



LEGEND:

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- CMF = CONCRETE MONUMENT FOUND
- CATV = CABLE TELEVISION
- PSO = POWER STUB OUT
- WV = WATER VALVE
- SM = SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- ☆ = LIGHT POLE
- OHU- = OVERHEAD UTILITIES
- SS- = SANITARY SEWER
- TP = TELEPHONE PEDESTAL
- - - = BUILDING SETBACK LINE
- ⊗ = WATER METER
- ⊙ = SANITARY SEWER STUB OUT
- ⊕ = ELECTRICAL TRANSFORMER
- = CALCULATED POINT
- - - = EXISTING MINOR CONTOUR
- - - = EXISTING MAJOR CONTOUR
- ⊙ = EXISTING PINE
- ⊙ = EXISTING HARDWOOD

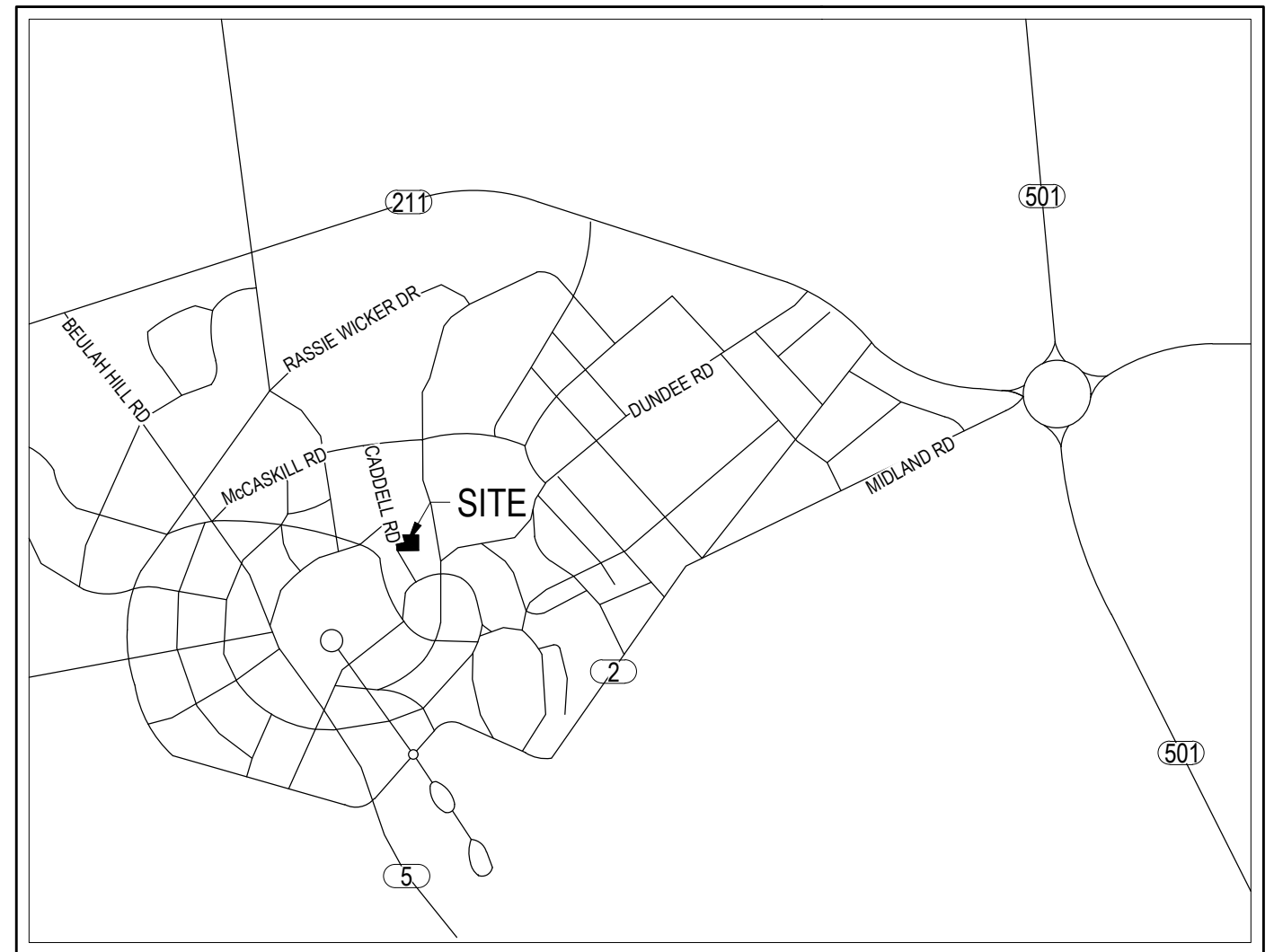
EXISTING IMPERVIOUS CALCULATIONS

EXISTING RESIDENCE	±1,639 SF
EXISTING GRAVEL DRIVEWAY	±1,395 SF
EXISTING BRICK WALKWAY/STAIRS	±217 SF
EXISTING BRICK PATIO	±487 SF
TOTAL:	±3,738 SF
% IMPERVIOUS SURFACE:	21.8%

PROPOSED IMPERVIOUS CALCULATIONS

PROPOSED GARAGE	±742 SF
PROPOSED GRAVEL DRIVEWAY	±1,095 SF
PROPOSED BREEZEWAY	±181 SF
TOTAL:	±2,018 SF

TOTAL EXISTING IMPERVIOUS AREA: ±3,738 SF
TOTAL IMPERVIOUS AREA: ±5,756 SF
% IMPERVIOUS SURFACE: 33.5%



VICINITY MAP
(NOT TO SCALE)

1.0 GENERAL NOTES:

1.1 PROVIDE 36" HT. SILT FENCE ALONG ALL PROPERTY LINES. FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED. FENCE POSTS TO BE SPACED 7'-8" APART AND REINFORCED WITH HEAVY NYLON CHORD AND FENCE TO BE 36" BLACK FILTER FABRIC AND EXTEND 6" INTO EXISTING SOIL.

1.2 CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.

1.3 IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.

1.4 CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION, AND REFERENCE POINTS, AS INDICATED ON THE DRAWINGS.

1.5 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS, AND TOWARDS DRAINAGE INLETS, SWALES, OR ROADS.

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

Notes: This map is not in accordance with GS 47-30. Area by coordinate method. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon.

Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
 Verify Minimum Building Setbacks Before Construction

Parcel ID #00023675, PIN #855212972275

2.0 TREE PROTECTION:

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

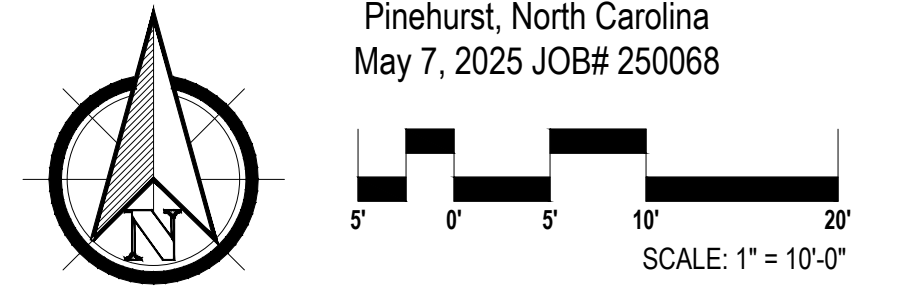
2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.

2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.

2.4 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.

2.5 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

Survey For:
 Amy Nicholas
 Lot 943
 Village of Pinehurst
 Boundary/Improvement/As-Built Survey
 Mineral Springs Township, Moore County
 Pinehurst, North Carolina
 May 7, 2025 JOB# 250068



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 planning group

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 W: www.longitudeplanning.com
 P: 910.420.1146

GABRAIL RESIDENCE
30 CADDELL ROAD
 PINEHURST, NORTH CAROLINA

DETACHED GARAGE

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REVISIONS:

SHEET TITLE:
PROPOSED SITE PLAN

DATE: 2025-10-23
 DESIGNED BY: JWS
 DRAWN BY: AMM

SCALE: 1" = 10'
 PROJECT #: LPG2025-0020

SHEET #:

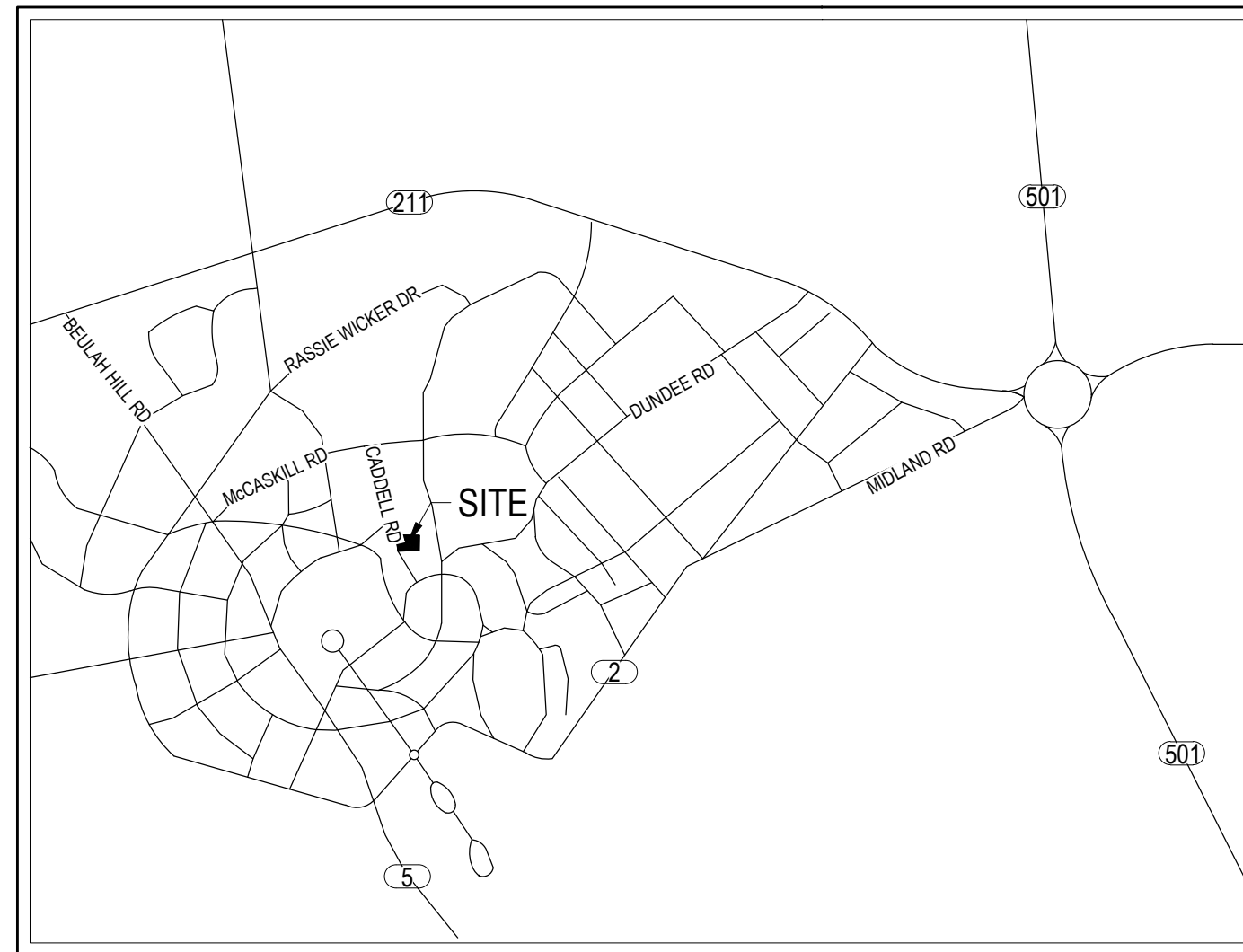
S1.0



GABRAIL RESIDENCE

ATTACHED GARAGE WITH BREEZEWAY

30 CADDELL ROAD
 PINEHURST, NORTH CAROLINA
 OCTOBER 17, 2025



VICINITY MAP
 (NOT TO SCALE)

GENERAL NOTES:

- THESE PLANS ARE PROVIDED FOR GENERAL DESIGN & CONSTRUCTION PURPOSES ONLY. THE DESIGNER DOES NOT WARRANT ANY MATERIAL, DESIGN DETAILS, COSTS, CONSTRUCTION METHOD, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY NOTED ON THE DRAWINGS.
- THE INFORMATION CONTAINED IN THIS PLAN IS INTENDED TO SHOW DESIGN INTENT ONLY, AND BASIC FRAMING. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO USE STANDARD INDUSTRY APPROVED CONSTRUCTION PRACTICES THAT WILL INSURE A SAFE, STRUCTURALLY SOUND AND WATERPROOF HOME.
- THIS STRUCTURE WILL BE BUILT TO COMPLY WITH OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR THE LOCALLY APPROVED BUILDING CODE. ALL CODES SHALL HAVE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED ON THIS PLAN WHERE SAME ARE AT VARIANCE.
- OWNERS RESPONSIBILITY: PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNERS NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE DESIGNER FOR CLARIFICATION OR CORRECTION.
- DIMENSIONS & ERRORS: THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT REPORTED. DO NOT SCALE DRAWINGS.
- MODIFICATIONS: ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR RESIDENTIAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THIS PLAN.
- CHANGE ORDERS: ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS SIGNED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO ADJUST CHANGES MADE TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.
- FLOOR ELEVATIONS: PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR WILL STAKE OUT ON THE LOT - THE STRUCTURE, DRIVEWAY, AND FIRST FLOOR ELEVATIONS FOR THE OWNERS APPROVAL. THIS WILL BE ACCOMPANIED WITH THE SITE PLAN APPROVED IN WRITING BY THE OWNER.
- OWNERS APPROVAL: ALL MATERIAL, FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. ROOFING, EXTERIOR FINISHES (BRICK, SIDING, STUCCO, STONE, ETC.) AND WINDOW SAMPLES WILL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FIREPLACE SIZE(S) AND SPECIAL ITEMS SUCH AS SPA TUBS, ETC. BEFORE CONSTRUCTION.
- SQUARE FOOTAGE CALCULATIONS: THE ACTUAL SQUARE FOOTAGE IS CALCULATED AS THE HEATED, FINISHED INTERIOR SPACE (FROM THE OUTSIDE OF THE EXTERIOR WALL). THIS DOES NOT INCLUDE PORCHES, UNFINISHED BASEMENTS, OR UNFINISHED BONUS ROOMS, VAULTED OR TWO-STORY SPACES SUCH AS GREAT ROOMS, FOYERS, AND STAIRS ARE CALCULATED ONCE - ON THE FIRST FLOOR ONLY.

GROSS BUILDING AREA:

MAIN LEVEL:		
UNHEATED (GARAGE)	±	742 SF
UPPER LEVEL:		
HEATED & COOLED (BONUS ROOM)	±	413 SF
TOTAL HEATED AND COOLED AREA	±	413 SF
TOTAL UNHEATED AREA	±	742 SF

SHEET INDEX:

- CVR COVER SHEET
- A1.0 FLOOR PLANS & FOUNDATION PLAN
- A2.0 ELEVATIONS & ROOF PLAN
- A2.1 SIDE ELEVATIONS
- A3.0 CROSS SECTION @ BREEZEWAY

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

GABRAIL RESIDENCE
 30 CADDELL ROAD
 PINEHURST, NORTH CAROLINA
DETACHED GARAGE

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REVISIONS:

SHEET TITLE:

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 DESIGNED BY:
 DRAWN BY: AMM
 SCALE: AS SHOWN
 PROJECT #: LPG2025-0020
 SHEET #:

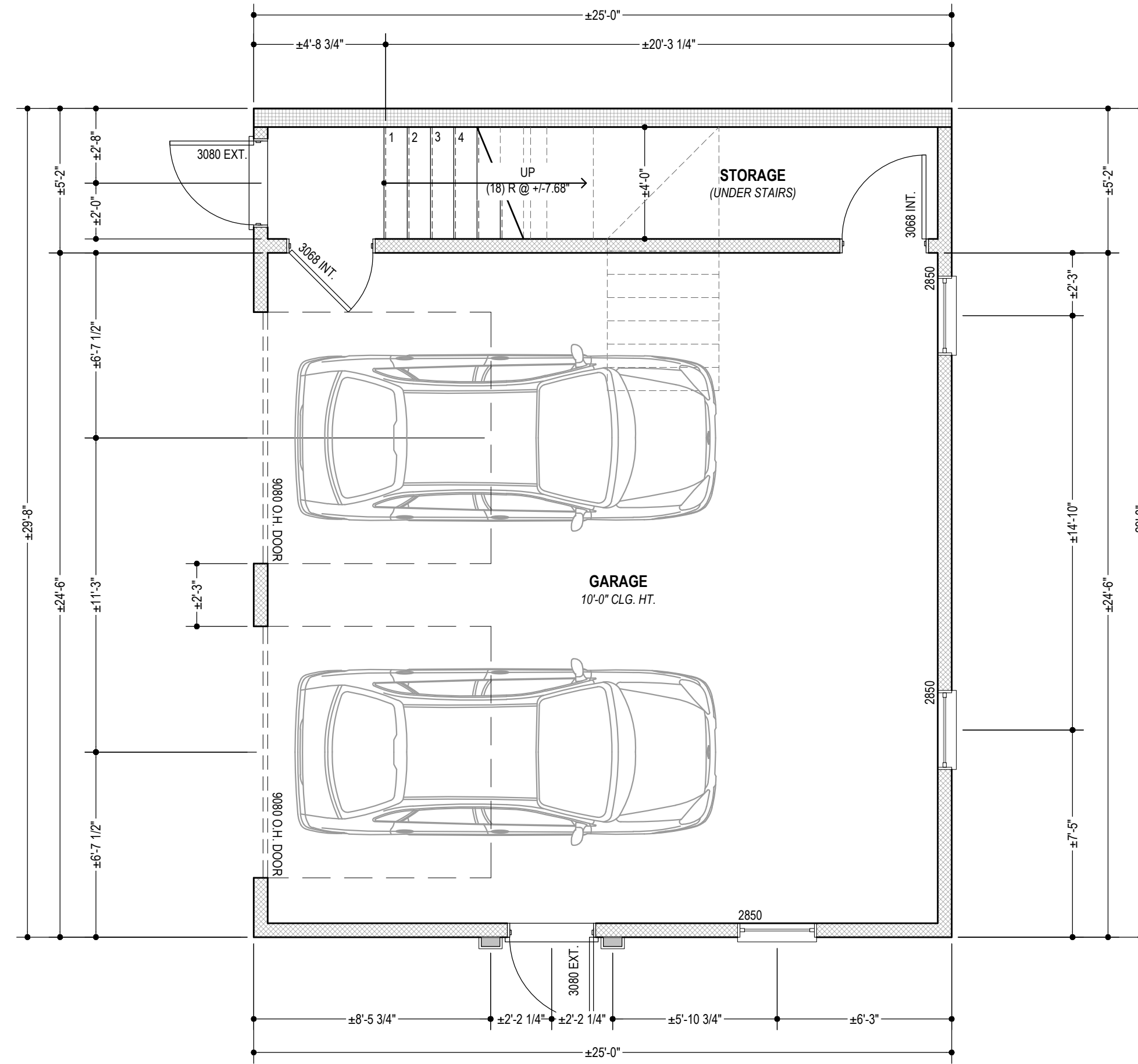
CVR

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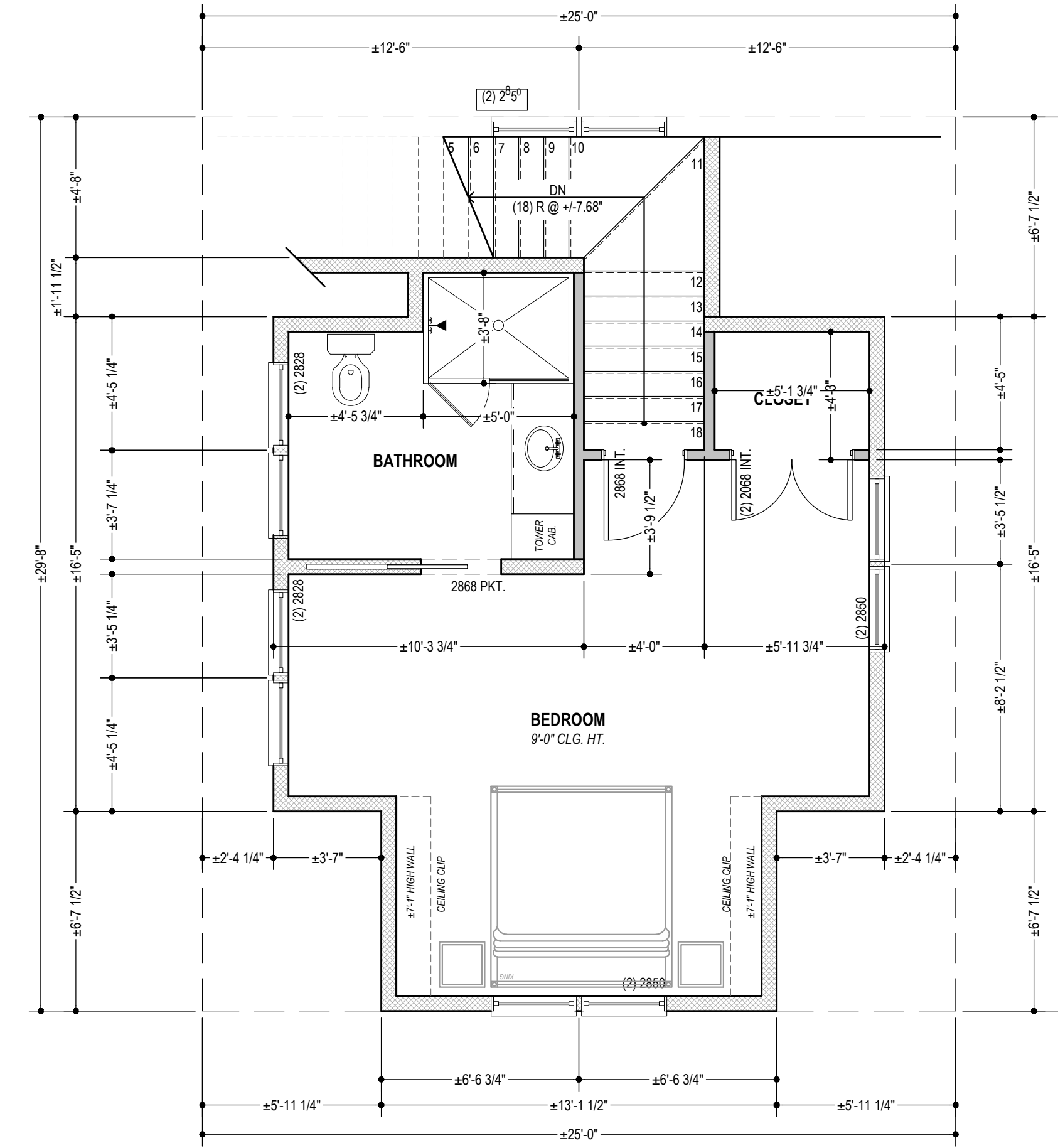
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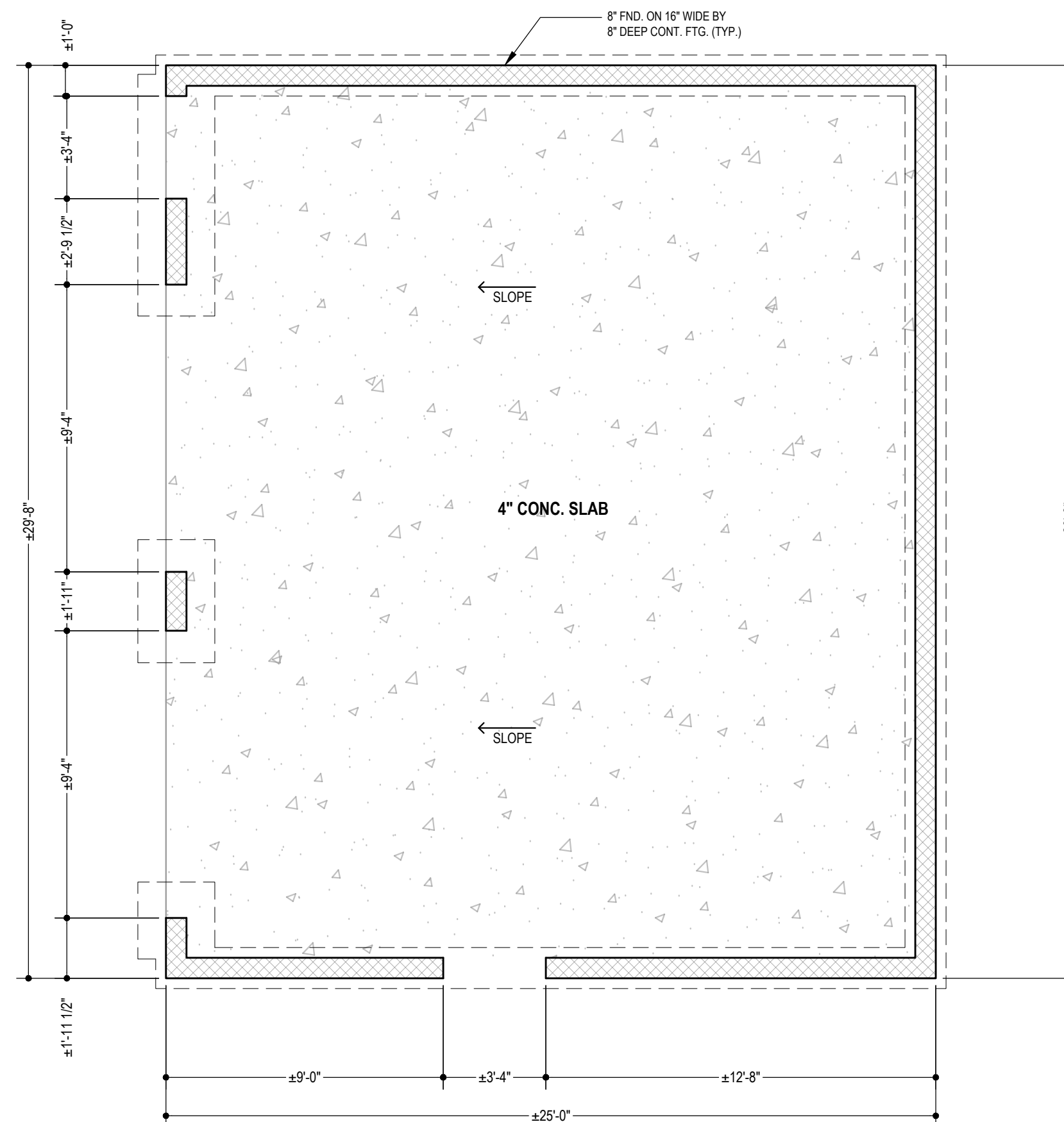




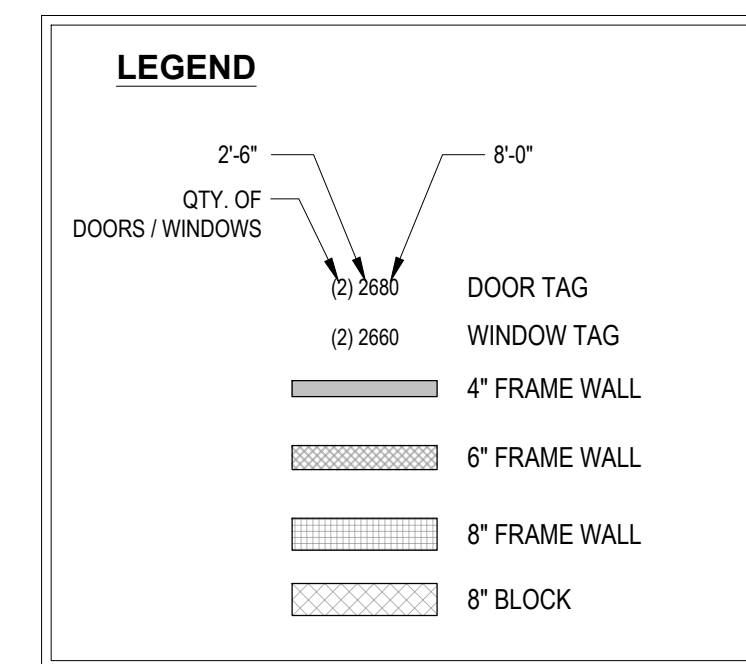
1
A-1.0 FLOOR PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"



2
A-1.0 FLOOR PLAN - SECOND LEVEL
SCALE: 1/4" = 1'-0"



3
A-1.0 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. ALL PLANS AND CROSS SECTIONS TO BE REVIEWED AND DESIGNED BY A STRUCTURAL ENGINEER, INCLUDING FINAL FOUNDATION PLAN.
2. ROOF PITCHES MAY VARY; VERIFY WITH ELEVATIONS.
3. OVERHANG IS TO BE MEASURED TO THE BACK OF THE SUB-FASCIA. SEE WALL SECTIONS.
4. TRUSS HEELS MAY VARY. VERIFY WITH PLANS.
5. BUILDER AND DESIGNER ARE TO BE NOTIFIED IF DESIGN NEEDS TO BE MODIFIED.
6. SEE BUILDING SECTIONS AND STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
7. WINDOW MANUFACTURER TO CONFIRM TEMPERING AND ALL EGRESS REQUIREMENTS.

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

GABRAIL RESIDENCE
30 CADDELL ROAD
PINEHURST, NORTH CAROLINA
DETACHED GARAGE

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REVISIONS:

SHEET TITLE:
FLOOR PLANS & FOUNDATION PLAN

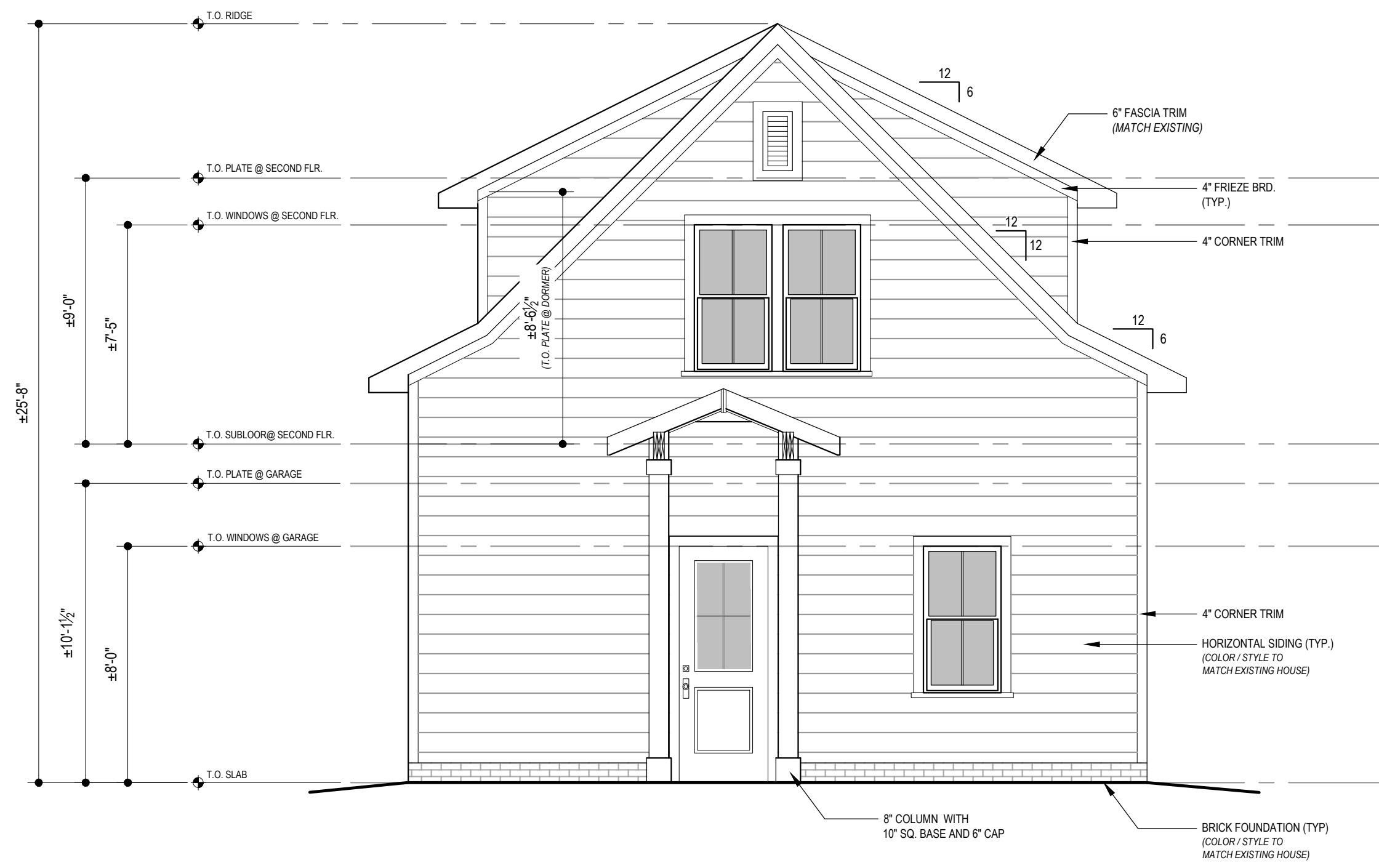
DATE: 2025-10-23
DESIGNED BY: AMM
DRAWN BY: AMM
SCALE: AS SHOWN
PROJECT #: LPG2025-0020
SHEET #:

A1.0

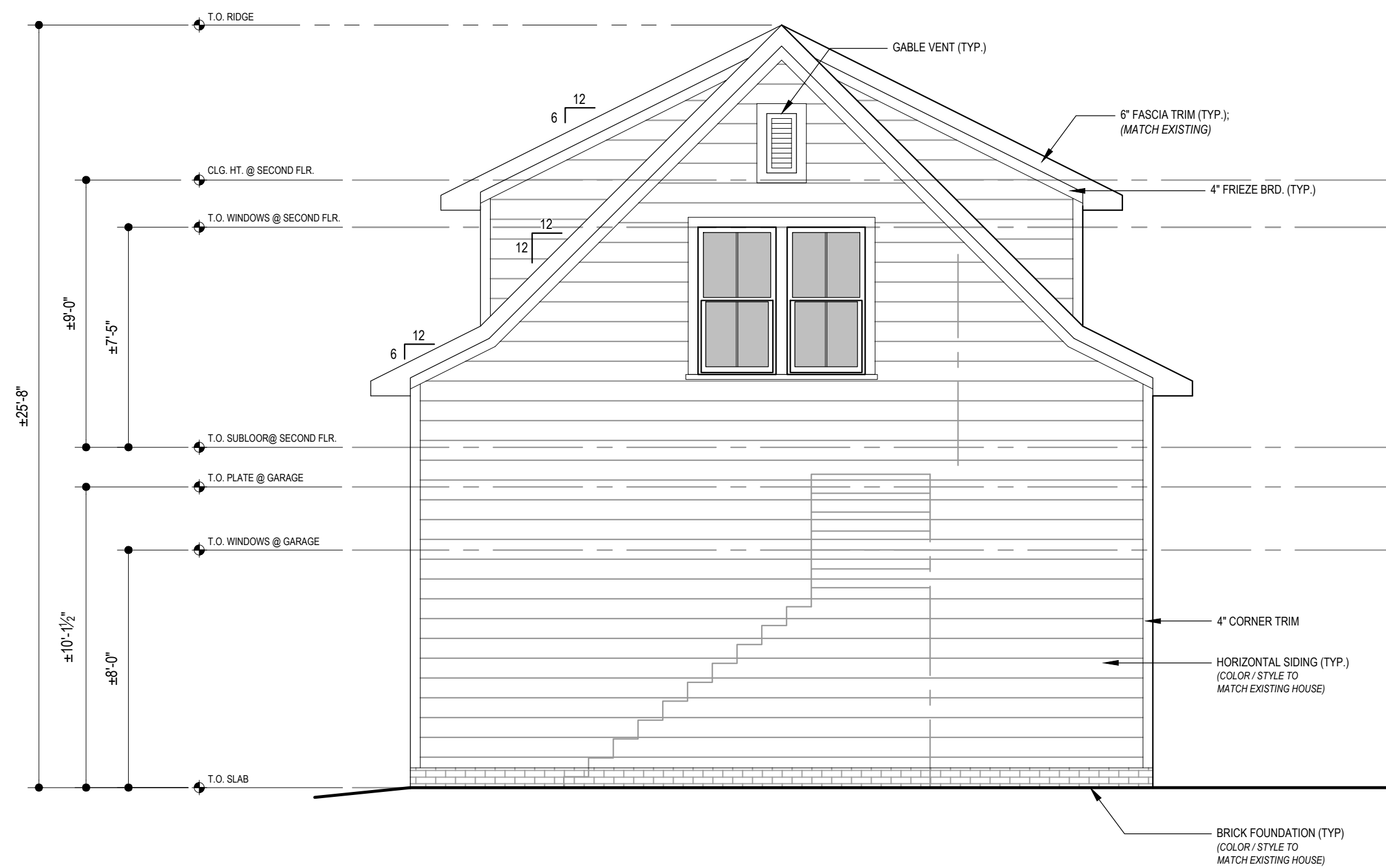
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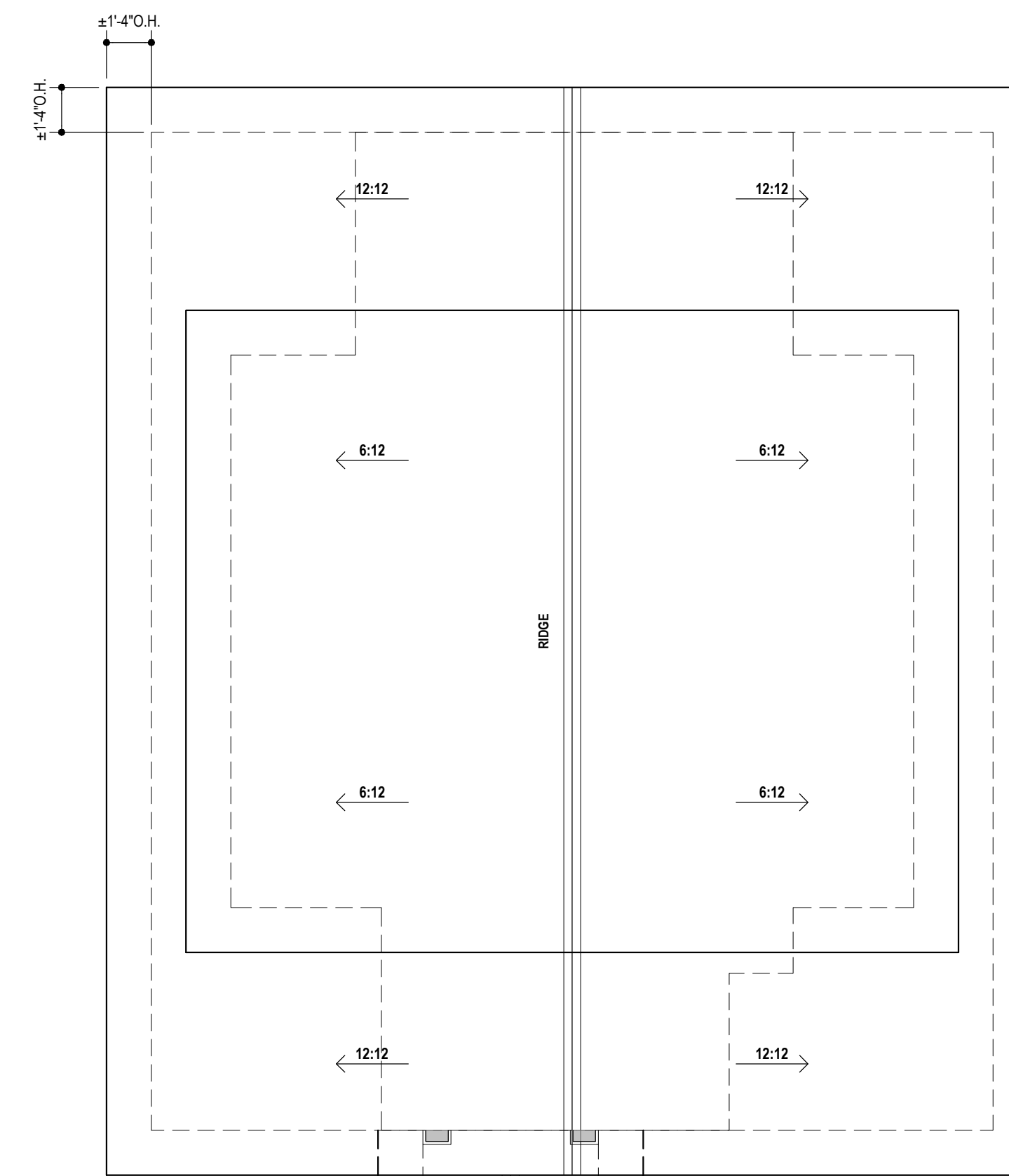
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PINEHURST, NORTH CAROLINA 28374
W: www.longitudiplanning.com
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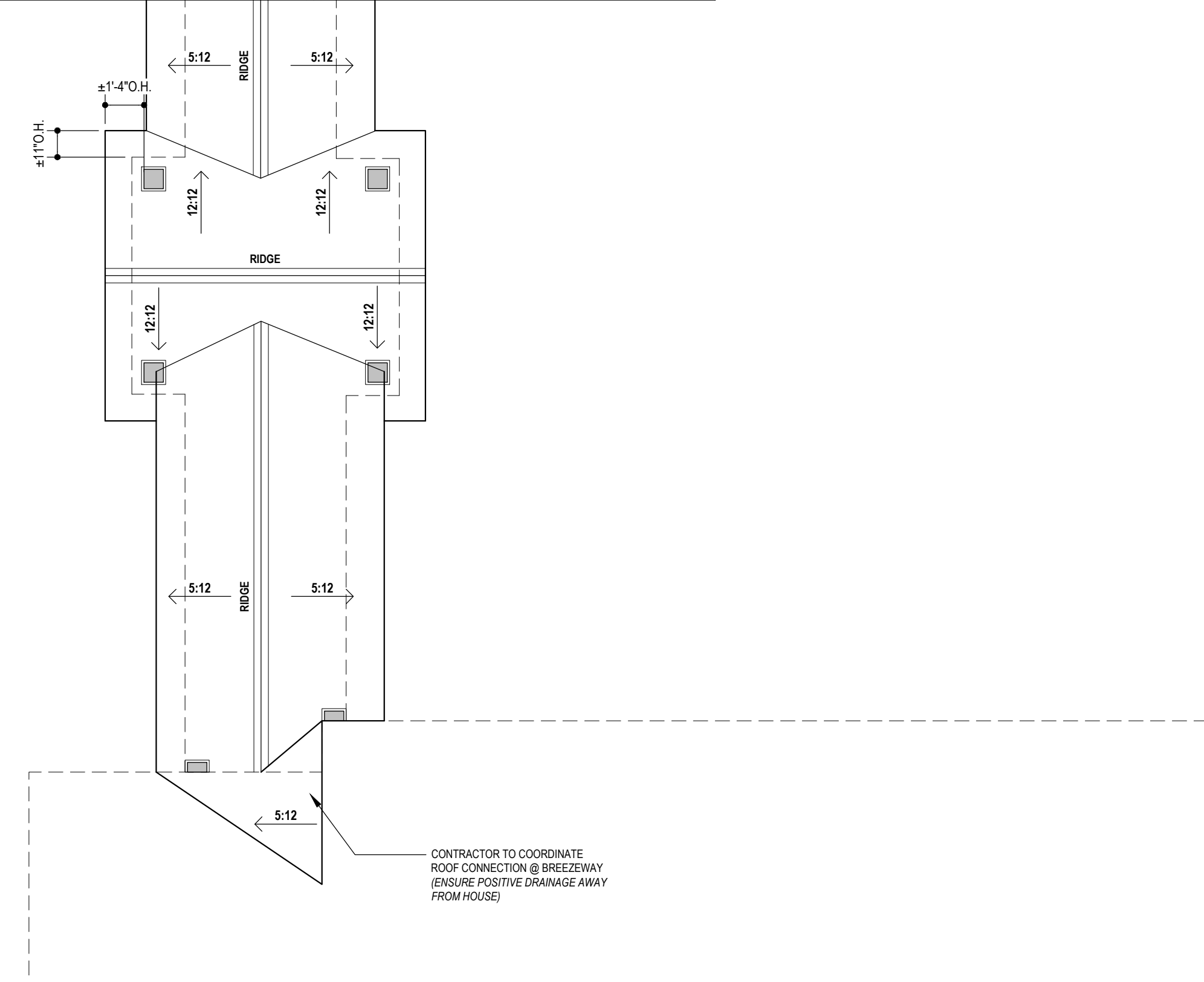
1 FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A-2.0 SCALE: 1/4" = 1'-0"



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GABRAIL RESIDENCE
30 CADDELL ROAD
PINEHURST, NORTH CAROLINA
DETACHED GARAGE

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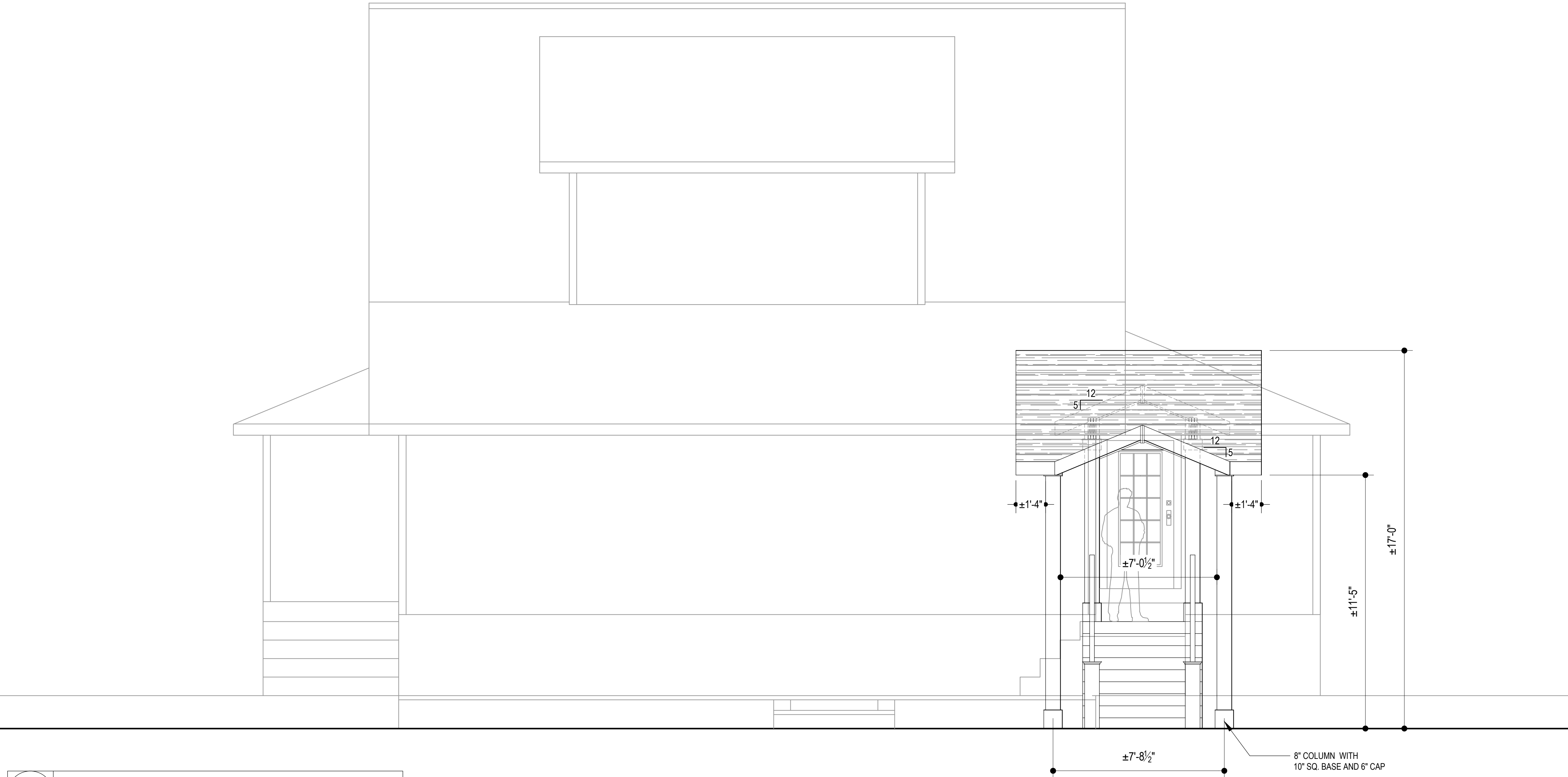
REVISIONS:

SHEET TITLE:
ELEVATIONS & ROOF PLAN

DATE: 2025-10-23
DESIGNED BY: AMM
DRAWN BY: AMM
SCALE: AS SHOWN
PROJECT #: LPG2025-0020
SHEET #:

A2.0

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



1 A-3.0	REAR ELEVATION - CROSS SECTION SCALE: 1/4" = 1'-0"
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PINEHURST, NORTH CAROLINA 28374
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GABRAIL RESIDENCE
30 CADDELL ROAD
PINEHURST, NORTH CAROLINA
DETACHED GARAGE

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REVISIONS:

SHEET TITLE:
CROSS SECTIONS
AT BREEZEWAY

DATE: 2025-10-23
DESIGNED BY:
DRAWN BY: AMM
SCALE: AS SHOWN
PROJECT #: LPG2025-0020
SHEET #:

A3.0



**COA-2025-00141 (100 Midland Rd)
ADDITIONAL AGENDA DETAILS:**

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 to the detached garage at 100 Midland Rd. The property is identified as Moore County PID Number 00016765. The property owners are Patrick and Roberta Dewar and the applicant Huntley Design Build.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 11/12/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: November 13, 2025
Subject: **Major COA Request 100 Midland Rd.**

Applicant:	Huntley Design Build
Owners:	Patrick & Roberta Dewar
Property Location:	100 Midland Rd.
Land Use:	Single Family Residential
PID#	00016765
COA#:	2025-00141

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition to the detached garage at 100 Midland Rd. The property is further identified as Moore County PID Number 00016765. The primary structure was built in 1930 and the property is +/- 0.491 acres in size.

The applicant is proposing to construct a second story over the existing detached garage. All materials including the siding, roofing, windows, and colors will match what is on the existing structure.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved. Removal or relocation of an accessory building **must** comply with the standards in Section VIII.
3. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
4. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the addition of the second story is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

November 5, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, November 20th, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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 to the detached garage at 100 Midland Rd. The property is identified as Moore County PID Number 00016765. The property owners are Patrick and Roberta Dewar and the applicant Huntley Design Build.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

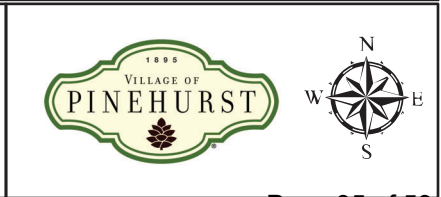
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

10/27/2025

November 20, 2025

Historic Preservation Commission

100 Midland Rd. Major COA Request



PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

DEWAR, PATRICK M
100 MIDLAND ROAD
PINEHURST,NC,28374

CURRAN, STEPHEN HARRY
25 PAGE ROAD
PINEHURST,NC,28374

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374-4000

BROWN, LISA P
C/O FR MILLIGAN
WOOSTER,OH,44691

COLEY, WILLIAM A & JANE H
5010 SHARON RD
CHARLOTTE,NC,28210

SLEDGE, ANDREA WHITMAN
7 WOODBINE DR
MOHNTON,PA,19540-8336

COA-2025-00141 - Dewar Garage

[Menu](#) [Help](#)

File Date: [10/07/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Garage Addition](#)

Application Name: [Dewar Garage](#)

Address: [100 MIDLAND Rd, PINEHURST, NC 28374](#)

Owner Name: [DEWAR, PATRICK M](#)

Owner Address: [100 MIDLAND ROAD, PINEHURST, NC 28374](#)

Parcel No: [00016765](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	-	-	Applicant		Active
	-	-	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: **GENERAL INFORMATION**

Description of Changes to the Structure	Type of Work	Existing Use
Build second story to existing garage	Addition	Single Family Medium Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Medium Density	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie / Stucco	Light Gray	Hardie	Light Gray

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie / Stucco	Light Gray	Hardie	Light Gray

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie / Stucco	Light Gray	Hardie	Light Gray

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie / Stucco	Light Gray	Hardie	Light Gray

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie Trim	White	Hardie Trim	White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Clad Wood	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
Louvered Red Cedar	Dark Gray	Louvered Red Cedar	Dark Gray

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt Shingles	Pewter Gray	Asphalt Shingles	Pewter Gray
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance Review for Completeness		Accepted	10/08/2025	Kimberly Stepnoski
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Document Status
	IMG_0257.jpeg	PLN_HIST	Photo	House Colors	image/jpeg	Uploaded 10/07/2025
	IMG_0258.jpeg	PLN_HIST	Photo	Shutter Colors	image/jpeg	Uploaded 10/07/2025
	IMG_0259.jpeg	PLN_HIST	Photo	Overall House	image/jpeg	Uploaded 10/07/2025
	IMG_0260.jpeg	PLN_HIST	Photo	Garage Overall	image/jpeg	Uploaded 10/07/2025
	IMG_0261.jpeg	PLN_HIST	Photo	Stucco Siding	image/jpeg	Uploaded 10/07/2025
	IMG_0262.jpeg	PLN_HIST	Photo	Windows	image/jpeg	Uploaded 10/07/2025
	IMG_0263.jpeg	PLN_HIST	Photo	Roof Shingles	image/jpeg	Uploaded 10/07/2025
	IMG_0264.jpeg	PLN_HIST	Photo	Roof, Siding & Stucco	image/jpeg	Uploaded 10/07/2025
	MP VOP Historic Set - ...	PLN_HIST	Plan	Includes Site Plan	application/pdf	Uploaded 10/07/2025

[Show all](#)

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

NOTES

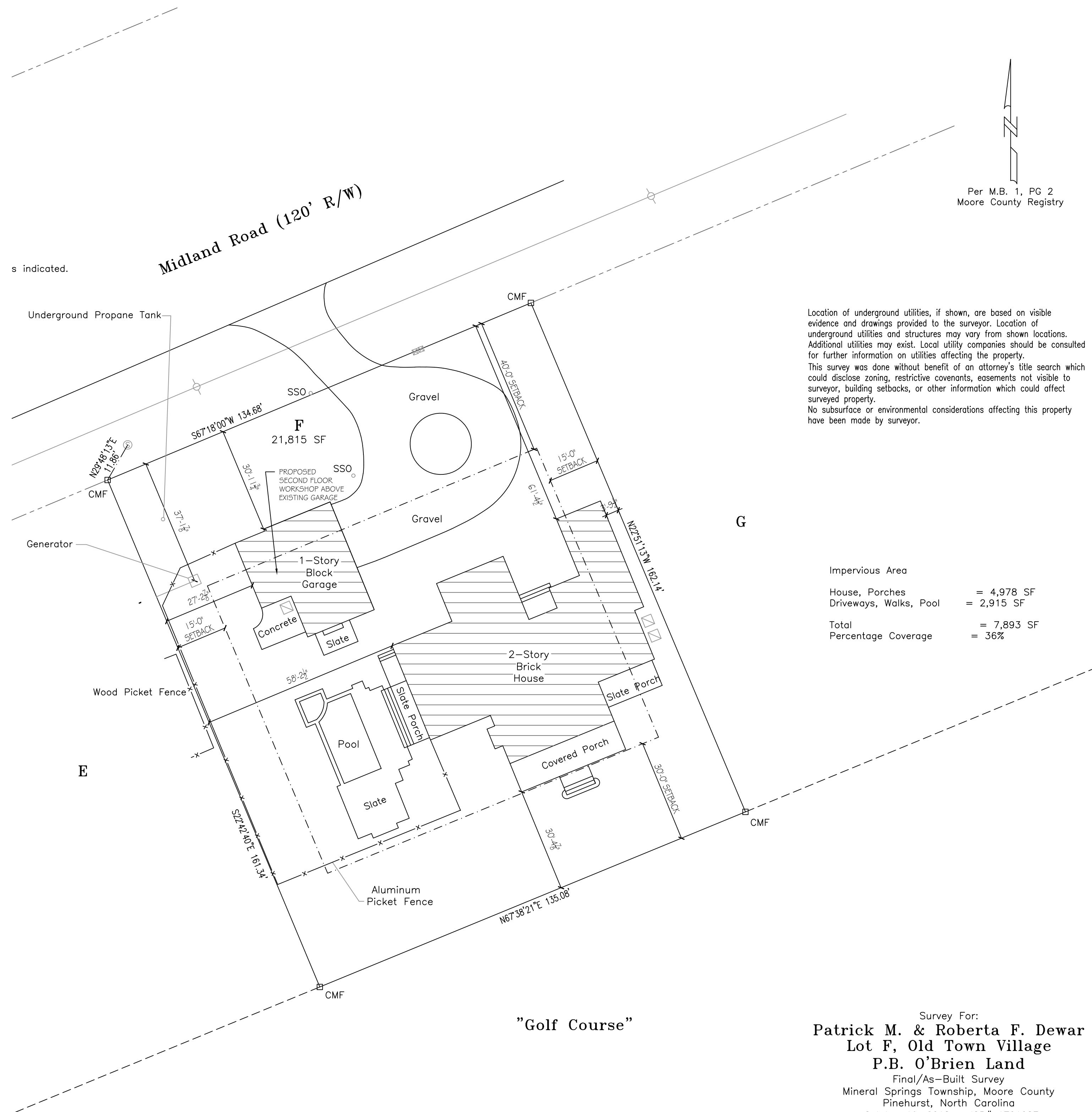
1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

SYMBOLS LEGEND

DRAWING TITLE	DRAWING NAME SCALE
SECTION	SECTION
ELEVATION	ELEVATION
WALL TYPE	WALL TYPE
DOOR NUMBER	DOOR NUMBER
CEILING/ELEVATION HEIGHT	CH: #/'

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD



Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

Impervious Area

House, Porches	= 4,978 SF
Driveways, Walks, Pool	= 2,915 SF
Total	= 7,893 SF
Percentage Coverage	= 36%

1 SITE PLAN
A0 SCALE: 1/16" = 1'-0"

EXHIBIT A-2.1

Per M.B. 1, PG 2
Moore County Registry

2 LOCATION PLAN
A0 N.T.S.

PROJECT INFORMATION

ZONE	R20
SETBACKS (AS DRAWN)	
FRONT	40 FT
RIGHT SIDE	15 FT
LEFT SIDE	15 FT
REAR	30 FT
LOT AREA	21,815 SF

MAIN HOUSE HEATED AREA 4,110 SF

ACCESSORY DWELLING AREA

EXISTING GARAGE & CABANA	913 SF
NEW WORKSHOP ABV GARAGE*	319 SF
TOTAL GROSS AREA	1,232 SF (29.9% OF MAIN HOUSE)

PROJECT DESCRIPTION
- NEW SECOND FLOOR WORKSHOP ABOVE EXISTING GARAGE TO INCLUDE INTERNAL STAIRS AND HALF BATH

* NO CHANGES TO FOOTPRINTS OF EXISTING BUILDINGS OR IMPERVIOUS AREA

DRAWING LIST

- A0 COVERSHEET & SITE PLAN
- A1 DEMO PLAN, FLOOR PLANS, ROOF PLAN & SECTIONS
- A2 ELEVATIONS & DETAILS

DATE:	SEPTEMBER 18, 2025
REVISIONS:	
PRICING SET	
COVER SHEET SITE PLAN	
SHEET NUMBER	

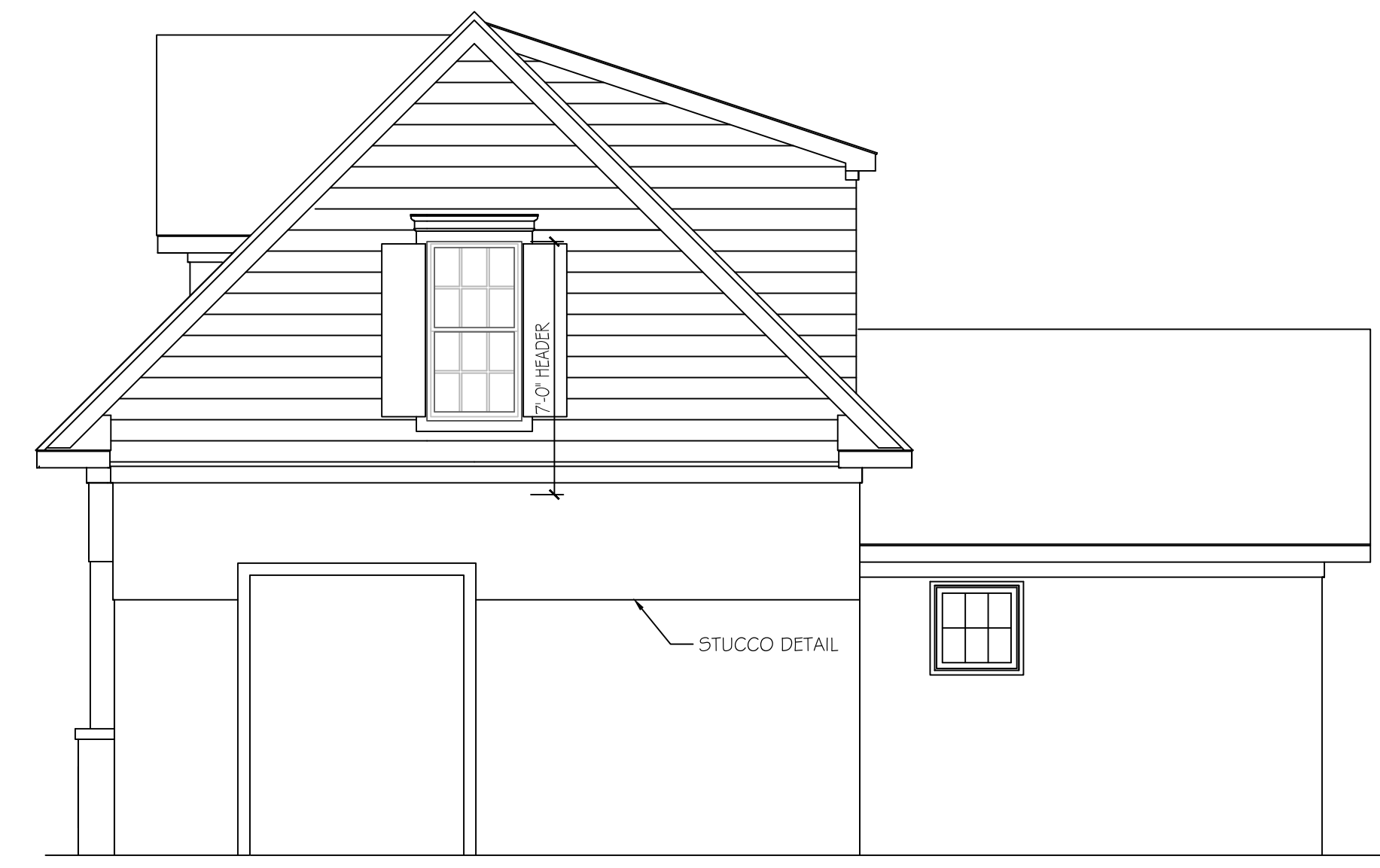
DEWAR RESIDENCE
100 MIDLAND ROAD
PINEHURST, NC

A0

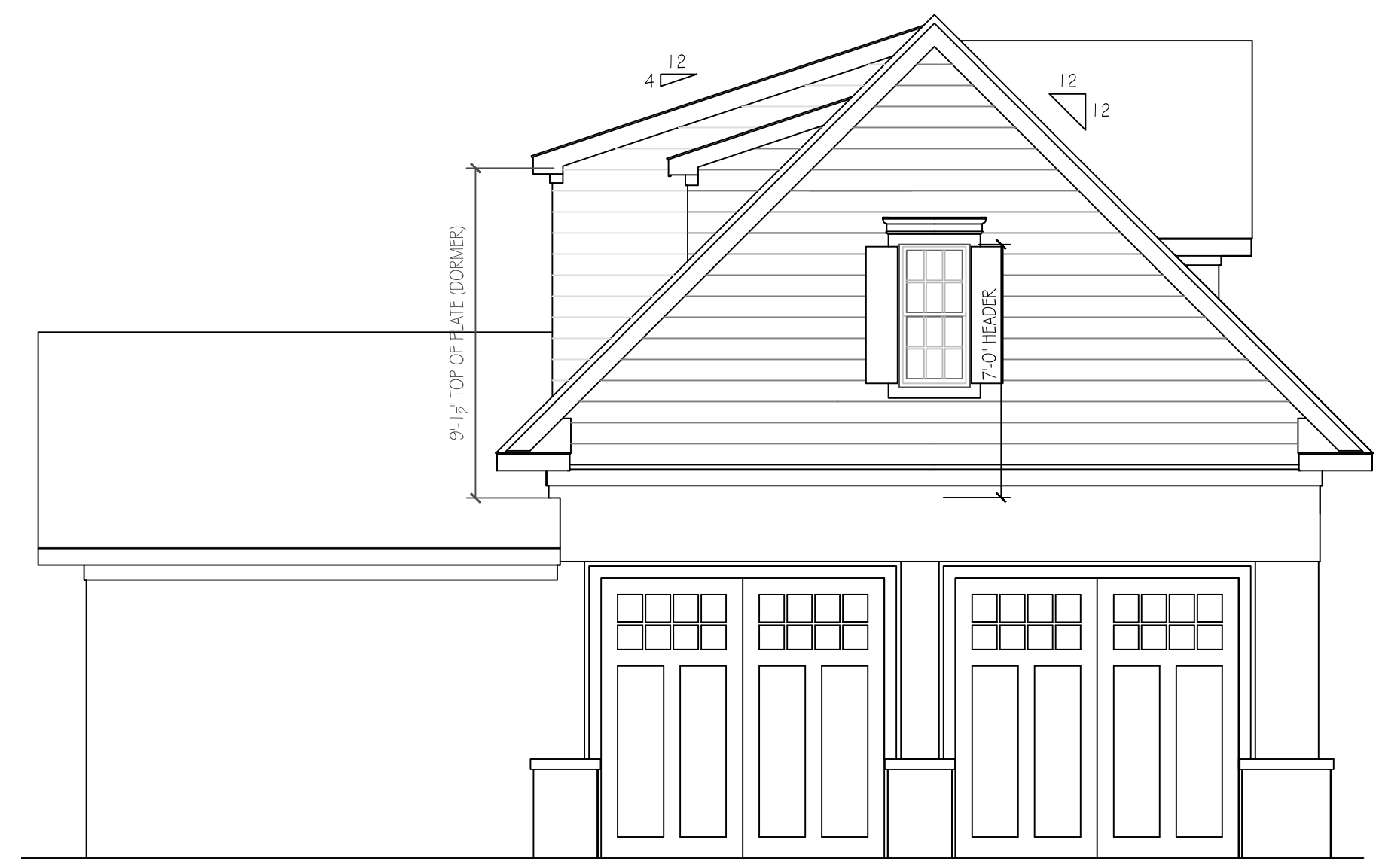
EXHIBIT A-2.3



1 FRONT ELEVATION (FACING MIDLAND RD)
A2 SCALE: 1/4" = 1'-0"



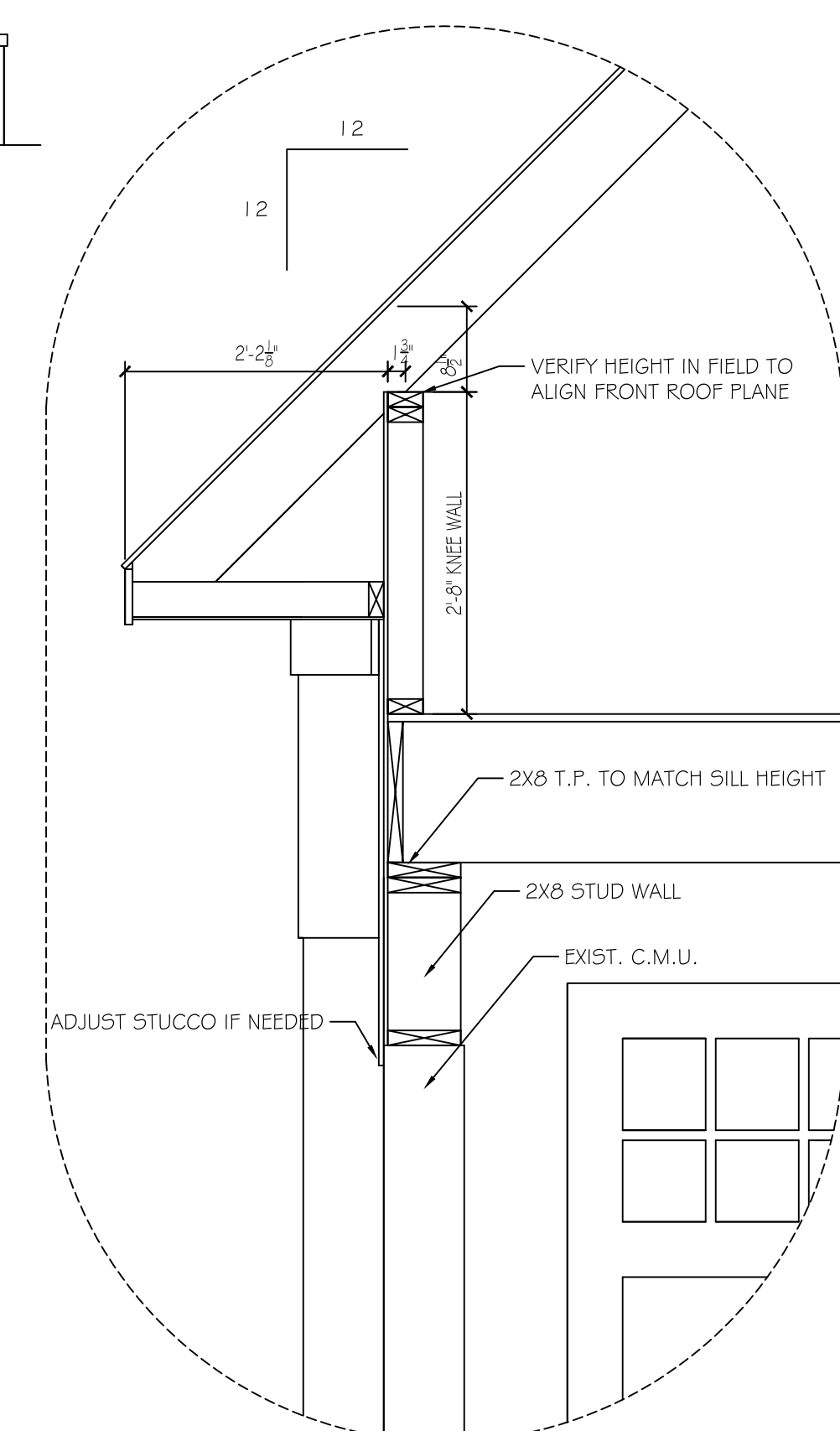
4 SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



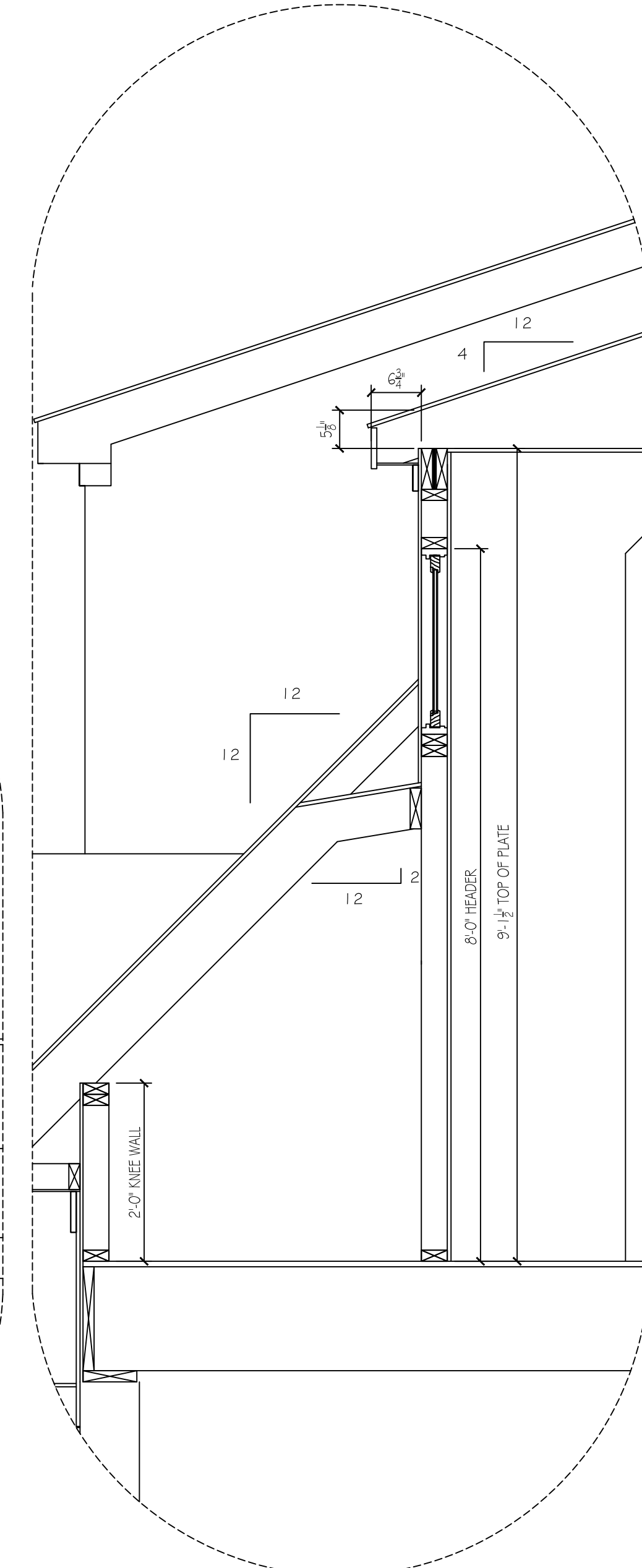
2 SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



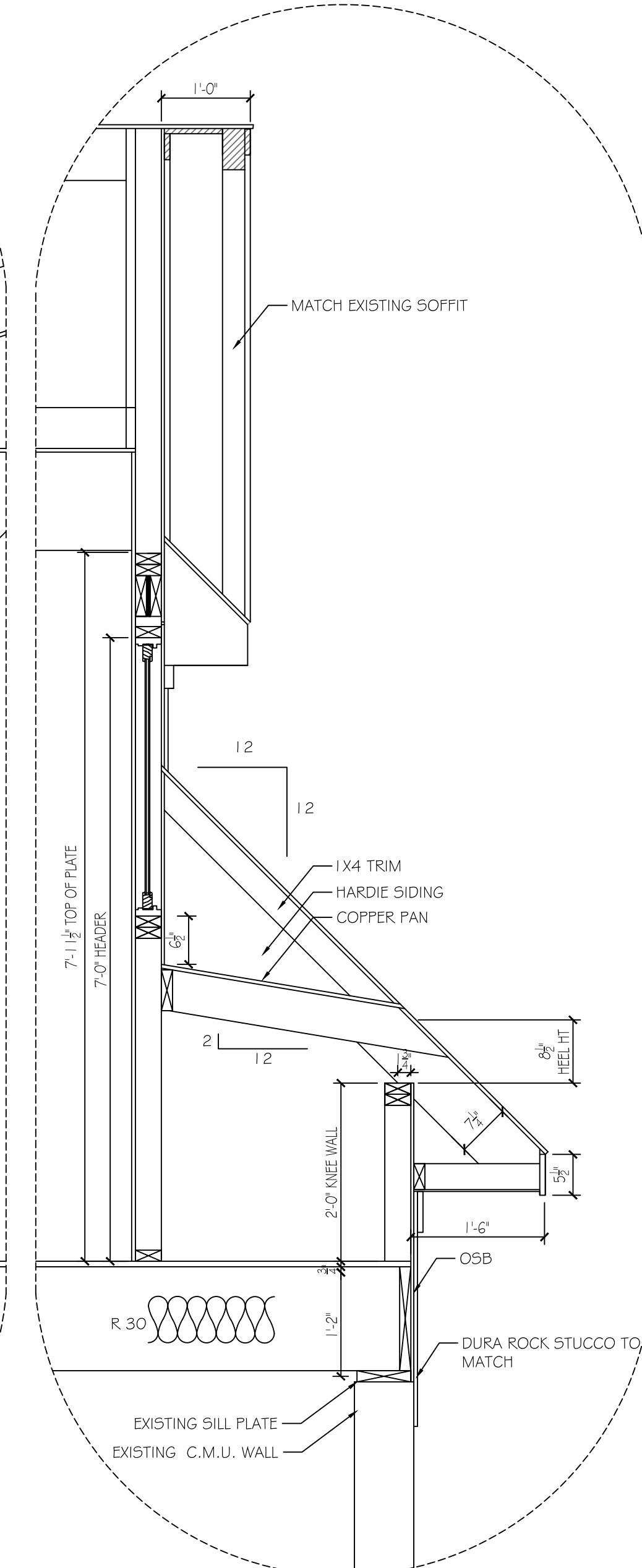
3 REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"



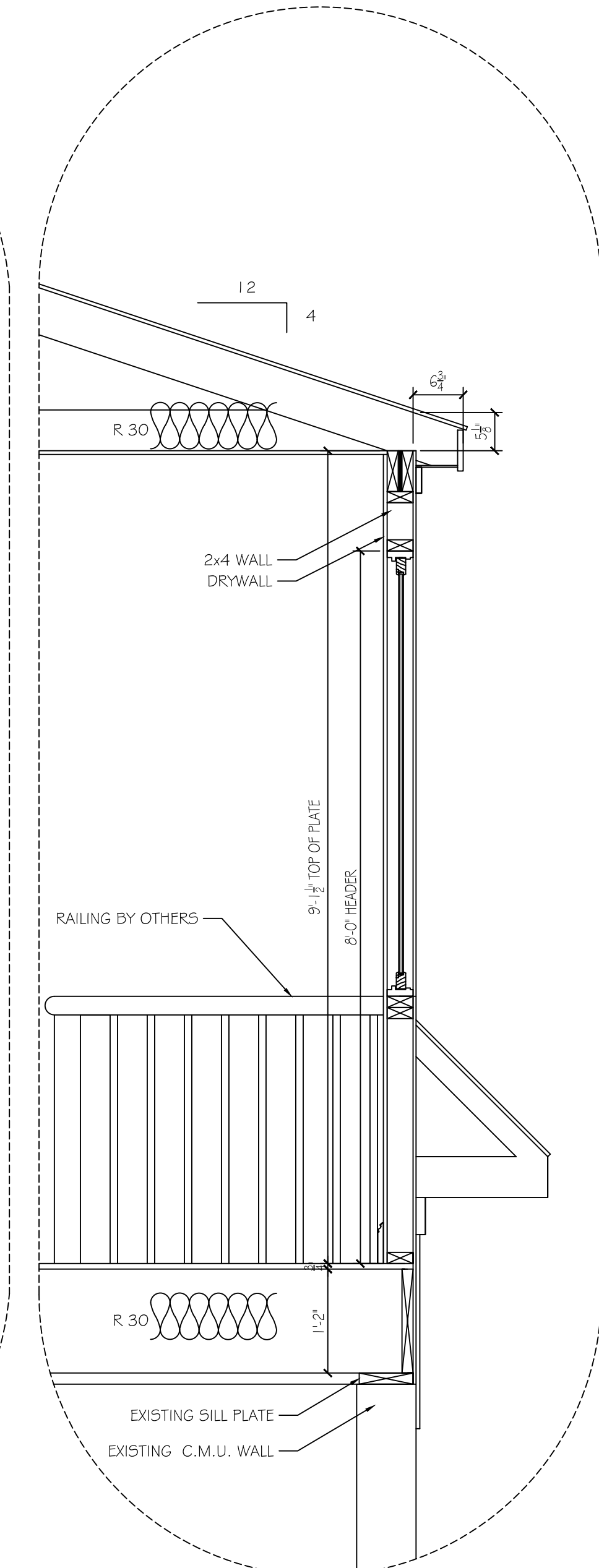
5 DETAIL AT KNEE WALL
A2 SCALE: 1/4" = 1'-0"



6 DORMER DETAIL AT WORKSHOP
A2 SCALE: 1/4" = 1'-0"



7 DETAIL AT GABLE DORMER
A2 SCALE: 1/4" = 1'-0"



8 DETAIL AT REAR DORMER (SITTING AREA)
A2 SCALE: 1/4" = 1'-0"

DEWAR RESIDENCE
100 MIDLAND ROAD
PINEHURST, NC

DATE: SEPTEMBER 18, 2025

REVISIONS:

ELEVATIONS
& DETAILS

SHEET NUMBER

A2



















**Minor Work COA's Issued 10/15/25 - 11/14/25
ADDITIONAL AGENDA DETAILS:**

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 11/12/2025

MEMO DETAILS

ATTACHMENTS

1. Minor Work COA's Issued 10/15/2025 - 11/14/2025



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: November 13, 2025
SUBJECT: Minor Work COA's Issued 10/15/2025 – 11/14/2025

**REPORT OF STAFF APPROVALS
NOVEMBER 20, 2025 MEETING
10/15/2025 – 11/14/2025**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00145	Sign	10/14/2025	10/16/2025	95 Cherokee Rd	One Sweet Journey LLC



**Review and Approval of the 2026 HPC Meeting Schedule
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Historic Preservation Commission; Alex Cameron; Maria Klein; Michael Mandeville; and Jeanann Dawson
DATE OF MEMO: 11/12/2025

MEMO DETAILS

ATTACHMENTS

1. 2026 HPC Meeting Schedule



2026 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
HISTORIC PRESERVATION COMMISSION	4 th Thursday	Assembly Hall	4:00 PM	01/22/2026 02/26/2026 03/26/2026 04/23/2026 05/28/2026 06/25/2026	07/23/2026 08/27/2026 09/24/2026 10/22/2026 11/19/2026* 12/17/2026*

**Date has been changed due to a Holiday*