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PINEHURST NATIONAL HISTORIC LANDMARK INTEGRITY AND CONDITION STUDY



SUBMITTED TO:
National Park Service
Interior Region 2
100 Alabama Street SW
Atlanta, Georgia 30303

DATE:
January 11, 2022

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PINEHURST NATIONAL HISTORIC LANDMARK INTEGRITY AND CONDITION STUDY

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LIST OF FREQUENTLY USED ACRONYMS

CLG - Certified Local Government
COA - Certificate of Appropriateness
GIS - Geographic Information System
HPC - Historic Preservation Commission
NHL - National Historic Landmark
NPS - National Park Service
NRHP - National Register of Historic Places
SHPO - State Historic Preservation Office
VOP - Village of Pinehurst (when referring to the local government entity)

CHAPTER 1.0 INTRODUCTION

The Pinehurst National Historic Landmark District (NHL District) was designated in 1996 by the U.S. Secretary of the Department of the Interior in recognition of Pinehurst's unique place in the history of American resort communities and for its role in the history of recreation and sports. The National Historic Landmark (NHL) nomination described the community in this way:

“At Pinehurst, a designed network of curvilinear roads embracing the village green in a lush evergreen landscape forms the canvas on which late-Victorian, Colonial Revival, and Bungalow-style hotels, cottages, stores, and churches were built, golf courses were laid out, tennis courts, bowling greens, and croquet courts were devised, and horse stables and a race track were erected. Here the captains of American commerce, finance, and industry, their families and their friends, sought active recreational pleasures at a winter resort which became the model for a subsequent generation of like resorts in the twentieth century”¹ (Figure 1.1).

1.1 Purpose of Study

The National Park Service (NPS) within the U.S. Department of the Interior is the federal agency charged with monitoring the overall health of NHLs. As stated in the program's regulations, the NPS is to maintain a continuing relationship with the owners of NHLs. Periodic visits, contacts with State Historic Preservation Officers, reports and other means are used to determine whether landmarks retain their integrity, to advise owners concerning accepted preservation standards and techniques, and to update administrative records on the properties (36 CFR 65.7).



Figure 1.1. An early twentieth-century postcard of the Holly Inn (#156) (Tufts Archives).

To aid efforts to monitor the Pinehurst NHL District, NPS commissioned Richard Grubb & Associates, Inc. (RGA) and its subconsultant McAdams, to prepare this study. This Integrity and Condition Study documents, in narrative and photographic formats, changes that have occurred within and adjacent to the Pinehurst NHL District since its designation in 1996 (Figure 1.2). Additionally, the study compares the current integrity of the Pinehurst NHL District to when it was designated

¹ Davyd Foard Hood and Laura A. W. Phillips, “Pinehurst Historic District,” National Historic Landmark Nomination Form (Winston-Salem, North Carolina: Davyd Foard Hood and Laura A. W. Phillips, 1996), 73.

and identifies threats that may affect the district's future ability to convey its national level of historic significance. The study recognizes local preservation successes and makes recommendations for future preservation efforts. This report involved research, geographic information systems (GIS) analysis and mapping, fieldwork, photographic documentation, and public engagement.

The Integrity and Condition Study is divided into six chapters. Chapter 1 provides a brief introduction to the study and to the NHL program. Chapter 2 outlines the administrative history of the Pinehurst NHL District by documenting the resort's various developers and owners since its inception in the 1890s and tracing the honoring of Pinehurst with federal and state historic designations, such as the village's listing in the National Register of Historic Places (NRHP), its recognition as an NHL, and the adoption of the Pinehurst Historic Preservation Overlay District. Chapter 2 also notes a few of the many local success stories and achievements in the area of historic preservation. Chapter 3 describes the various methods (research, mapping and GIS data analysis, fieldwork and photography, and public engagement) used to develop the study's content. Chapter 4 presents the results of the study, identifies past or ongoing challenges to maintaining the integrity of the Pinehurst NHL District, and makes recommendations for future management of this nationally important place. Future opportunities for the celebration and enhancement of the district are found in Chapter 5. Chapter 6 summarizes the study's conclusions.

For the purposes of this study, it is important to remember the local governing body, the Village of Pinehurst (VOP), has adopted a local Historic Preservation Overlay District as is permitted by North Carolina statute. The local district boundary encompasses all of the Pinehurst NHL District boundary as well as additional areas to the north, south, and west. The intertwining of the local and federal districts has fed public uncertainty as to what the NHL District means for Pinehurst.² Since the NHL designation is honorary and comes with no restrictions on non-Federal property owners, it is the VOP's local historic preservation regulations and programs that provide the tools for the future management of the NHL District.

1.2 National Historic Landmarks Program

1.2.1 What is an NHL?

The [National Historic Landmarks Program](#) was authorized by the Historic Sites Act of 1935 (Public Law 74-292) and is administered by the NPS. With over 2,600 landmarks, the program honors our nation's most significant historic places. National Historic Landmarks are cultural properties designated by the U.S. Secretary of the Interior as being nationally significant. The quality of *national significance* is ascribed to properties of exceptional value in illustrating or interpreting the heritage of the United States in the areas of history, architecture, archeology, engineering, and culture. National Historic Landmarks can be either individual properties, or, in the case of Pinehurst, collections of properties that as a whole make up a larger district or grouping of properties. The NHL criteria (36 CFR 65.4[a and b]) set the standards for national significance, including high historical integrity, and demonstrated significance associated with one or more of the six NHL criteria.

2 See 36 CFR 65.2 to learn more about the effects of NHL designation.

- Criterion 1: be associated with events that have made a significant contribution to the broad national patterns of United States history; or
- Criterion 2: be associated importantly with the lives of persons nationally significant in the history of the United States; or
- Criterion 3: represent some great idea or ideal of the American people; or
- Criterion 4: embody the distinguishing characteristics of an architectural type and are exceptionally valuable for the study of a period, style, or method of construction; or
- Criterion 5: properties that are not sufficiently significant to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
- Criterion 6: yield or be likely to yield information of major scientific importance. Properties eligible under Criterion 6 are primarily archaeological (36 CFR 65.4[a]).

1.2.2 *What is the Difference between NHL and National Register of Historic Places Properties?*

All NHLs are listed in the National Register of Historic Places, which is the nation's official list of the historic properties worthy of preservation. Both the NHL and the National Register programs are administered by the NPS under the Secretary of the Interior. While National Register properties can be important to local, state, or national history, NHLs must be of both national and exceptional significance, and the process for NHL listing is more complex than National Register listing, with different criteria and procedures used. Nationally significant properties help us understand the history of the nation as a whole and illustrate the nationwide impact of events or persons associated with the property or its architectural style or design.

1.2.3 *What is Integrity?*

In addition to possessing historical significance at the national level, NHLs must also have a high degree of *integrity* of location, design, setting, materials, workmanship, feeling, and association. Integrity is defined by the NPS as the ability of a property to convey its historical associations or attributes. “The evaluation of integrity must always be grounded in an understanding of a property’s physical features and how they relate to its historical associations or attributes.”³

National Historic Landmark nominations for districts often include an inventory list, which describes all of the historic resources that are components of the NHL, including buildings, structures, sites, and objects. Each resource is evaluated for integrity and is assigned a classification of either “contributing” or “non-contributing” to the historical significance of the district (Figure 1.3). The Pinehurst NHL District nomination inventory list assigns a name and inventory number to each individual building, site, or structure within the district (Appendix A). This inventory list number is noted in parentheses after specific buildings are described or discussed in this report.

3 U.S. Department of the Interior, *How to Prepare National Historic Landmark Nominations* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1999), 36.

1.2.4 Historical Significance and Integrity of the Pinehurst National Historic Landmark District

The 1996 Pinehurst NHL nomination established that the district met NHL Criteria 1 and 2 for its association with recreation and the sport of golf, and for its associations with the Tufts family, landscape architect Warren H. Manning, and golf course designer Donald J. Ross. Its areas of significance are Recreation, Social History, Architecture, and Landscape Architecture.⁴ The *period of significance* for the Pinehurst NHL District is 1895-1948. The period of significance is defined as the length of time when a property was associated with important events, activities, or persons or attained the characteristics which qualify it for National Register listing.”⁵ In terms of integrity, the 1996 NHL nomination described the district as “remarkably intact.” At that time, the planned layout and system of curvilinear roads was clear and played “a major role in conveying the historic character of the Pinehurst resort.” During the resort’s earliest decades, present day the lush vegetation of the mature resort landscape was identified as an important aspect of the physical character of the district by the NHL nomination. Despite the evolution of golf courses No. 2 and No. 4 since their creation, they continued to “reflect in a tangible way the primary historical role of golf at Pinehurst.” Most major early buildings and cottages survived, although approximately 25 percent had seen some material alteration, most often in the form of replacement siding or windows. Of the 417 resources included in the Pinehurst NHL District’s inventory list, 302 were classified as “contributing” to the historic significance of the district. Overall, it was the sum of the buildings and landscape together that made Pinehurst an exceptional place.

“Although many of the buildings in Pinehurst are of architectural significance individually, it is the group of buildings in the developing landscape which has remained the strongest reflector of the historic character of the place. The Pinehurst Historic District possesses unity of overall design, location, setting, materials, workmanship, feeling, and association. The early vision of the place remains remarkably in focus, thus strongly conveying the historic development of Pinehurst during its period of significance—1895-1948.”⁶

4 Hood and Phillips, “Pinehurst Historic District,” 73.

5 U.S. Department of the Interior, *How to Complete the National Register Nomination Form* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), 42.

6 Hood and Phillips, “Pinehurst Historic District,” 9.



Figure 1.2. Boundary of the Pinehurst National Historic Landmark District as designated by the National Park Service in 1996 (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

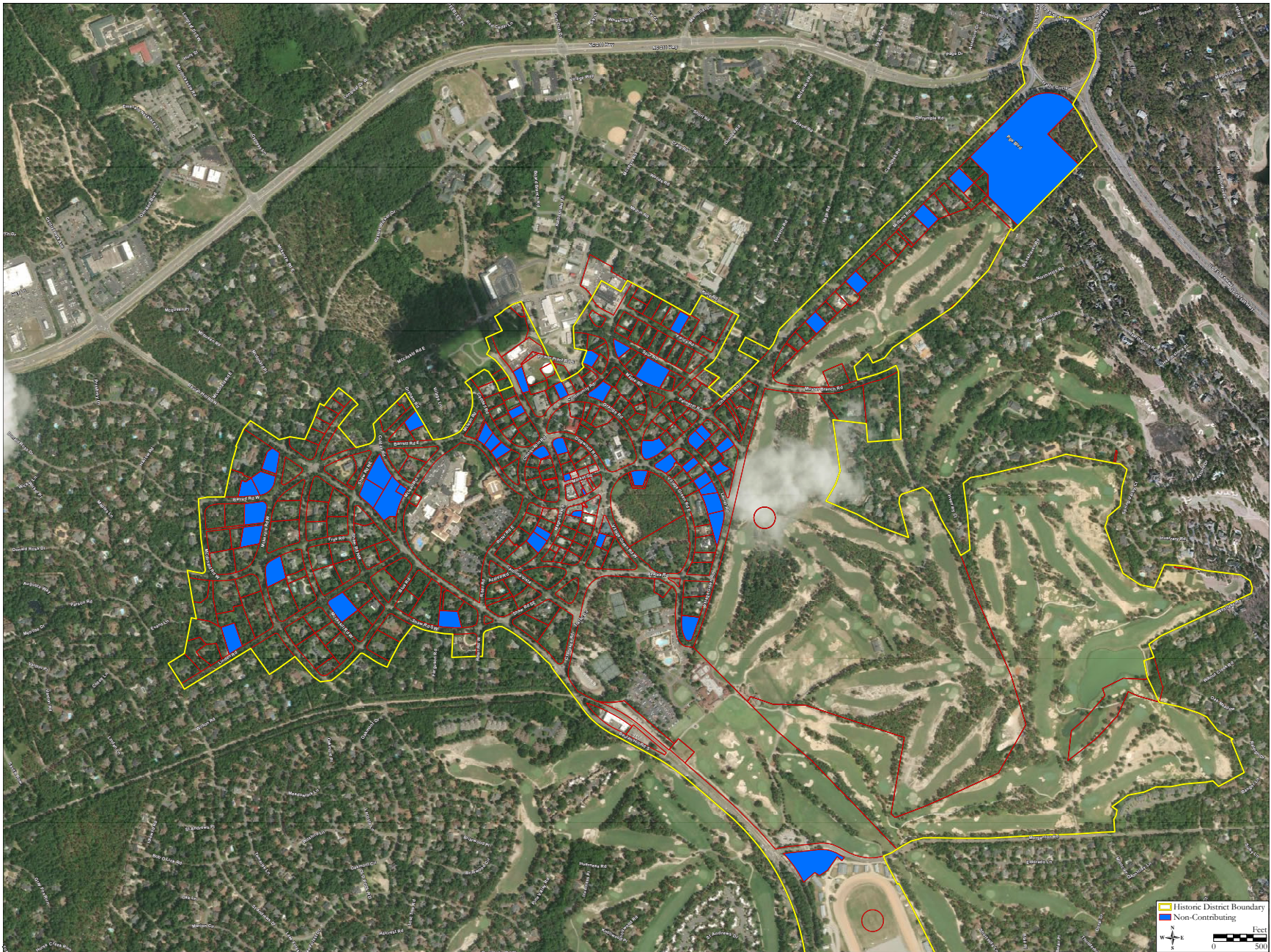


Figure 1.3. Pinhurst National Historic Landmark District showing contributing and non-contributing resources in 1996 (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

CHAPTER 2.0 ADMINISTRATIVE HISTORY OF PINEHURST NATIONAL HISTORIC LANDMARK DISTRICT

This section provides an overview of the history of Pinehurst. The following text is primarily taken from the 1996 NHL nomination prepared by Davyd Foard Hood and Laura A. W. Phillips.⁷

2.1 Tufts Era: 1895-1970

Originally promoted by founder James W. Tufts of Boston as a “health resort for the weary and overworked,” Pinehurst welcomed its first guests to recuperate in the pine-scented air of the Sandhills in the winter of 1895-1896. Twenty-three major buildings were constructed within the curvilinear street plan designed by the firm of Olmsted, Olmsted & Eliot, with landscape architect Warren H. Manning in charge. These first buildings in the resort included one hotel, the Holly Inn (#156), seven boarding houses or apartment buildings, 14 cottages, and a single commercial building. A nursery was established to supply plant material that would transform the landscape, which had been stripped through timbering and turpentine production, into the lush evergreen setting for the resort envisioned by Tufts and Manning.

Within only a few years, Tufts shifted the resort’s purpose from serving consumptives seeking a healthy climate to offering a winter recreational destination for members of the upper classes long accustomed to traveling great distances for a summer holiday. To accommodate the new guests and provide for their entertainment, the resort continued to grow with additional cottage construction, a major new hotel, the Carolina Hotel, and the first golf course, completed in 1898.

After the unexpected death of his father in 1902, Leonard Tufts took over resort ownership and operations. Up to that point, all resort property was held privately by the Tufts family. Soon thereafter, Leonard Tufts recognized a need for outside investment and began selling some existing cottages to new owners and selling small lots to individuals for construction of their own cottages, giving them a stake in the success of the resort. In the 1920s, additional curving roads laid out west of Beulah Hill Road expanded the resort and created larger lots for more spacious houses built by the resort’s increasingly wealthy visitors. Tufts focused on building and improving amenities for the guests including stables and kennels, tennis, and most notably, golf courses, under the leadership of golf course designer Donald Ross.

While residential building slowed during the decade of the 1930s, the resort did not appear to suffer significantly during the years of the Great Depression. The Tufts continued to invest in and update their golf courses, which had become key components of the resort. In the early 1940s, under the leadership of Richard Sise Tufts, the third generation to manage the resort, Pinehurst transitioned towards year-round operation. In addition, Pinehurst began attracting conventions and broadening its population of visitors.

⁷ Hood and Phillips, “Pinehurst Historic District,” 68-115.

Following the death of Leonard Tufts in 1945, the resort's 50th anniversary year, corporate reorganizations led to changes in management and oversight despite the fact that Leonard's sons remained board members and principal stockholders. With competition from newer golf resorts emerging in the 1950s and 1960s, increasing pressure arose to invest in new facilities and modernize, which resulted in financial strain and leadership disputes (Figure 2.1).



Figure 2.1. View of Pinehurst in 1903 with the Village Green at the right side of the photo (Tufts Archives).

2.2 Diamondhead Era (1970-1984)

Tufts family ownership came to an end in 1970 with the sale of the resort, including hotels, the country club, golf courses, race track and stables, service facilities, and several thousand acres of undeveloped land, to Diamondhead Corporation. Diamondhead continued the “company town” model that the Tufts family had established, owning and controlling much of the village’s property. Diamondhead presided over a period of rapid development both within and surrounding the existing resort (Figures 2.2 and 2.3). Large tracts surrounding the resort were subdivided and developed into residential communities. Condominiums were built which lined the greens of the No. 3 golf course.



Figure 2.2. Undated postcard of the Carolina Hotel (#230) with its Diamondhead-era-altered porte-cochere (Tufts Archives).

Diamondhead built a large addition to the rear of the Carolina Hotel and added a modern and incongruous porte-cochere to its front and built additions to the 1922 Clubhouse (see Figure 2.2). The corporation built the Professional Golfers’ Association (PGA)/World Golf Hall of Fame (#267) in 1975 near the traffic circle on Midland Drive. The Hall of Fame was closed in 1993 and the building was demolished around 2000.

While Village residents and property owners largely found the Tufts’ ownership and management of the resort

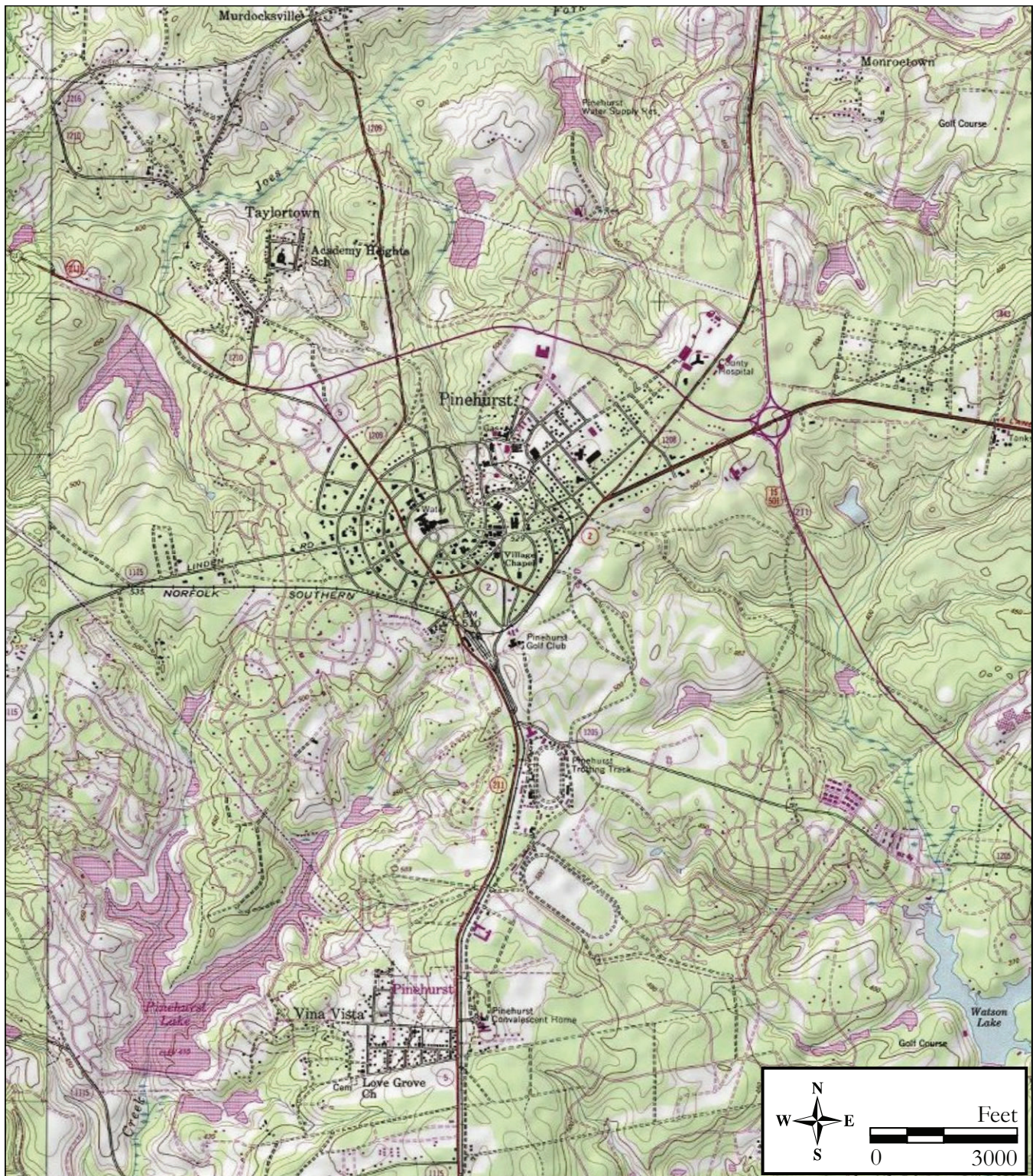


Figure 2.3. 1984 USGS map showing the development of Pinehurst during the Diamondhead era. The black portions of the map were present in 1957, while the pink/purple lines show the development between 1957 and 1984 (USGS, 1984).



Figure 2.4. Diamondhead-era condominiums along Pinehurst No. 3 (Richard Grubb & Associates, Inc., 2021).

to be effective, a growing number of citizens became resentful of Diamondhead and the changes the corporation was undertaking. In the mid-1970s, legal disputes were waged centering on how much authority the company should have over municipal matters and taxation in what was still an unincorporated village. Proponents of incorporation argued for the “right to guide ourselves and not be at the mercy of a corporate entity” while opponents expressed concern about the potential for higher taxes.⁸ Although the issue of incorporation was polarizing, one resident observed that “we’re not at each other’s throats...We still play golf

with each other and go to each other’s cocktail parties. It’s just like any other political campaign.”⁹ Ultimately, the Village of Pinehurst, referred to locally as “the Village,” was incorporated as a municipality in 1980.

Despite extensive investment in the resort and efforts to modernize it, Diamondhead fell into bankruptcy and the resort’s assets were auctioned in 1984.

2.3 Club Corporation of America Era (1984-Present)

Club Corporation of America (ClubCorp), which is owned by the Dedman family, acquired the Pinehurst Resort in 1984. ClubCorp has played a significant role in the revitalization of the Village over the last 37 years. The Holly Inn, Carolina Hotel, and the Manor underwent renovations during the Dedman family’s ownership. In an effort to restore golf to its golden age, the Pinehurst Resort undertook a restoration of Pinehurst No. 2, which proved to be an enormous success and served as a catalyst for the historically-based redesign of Pinehurst No. 4 in 2018. Although ClubCorp divested its golf course holdings in 2006, the Dedman family retained ownership of the Pinehurst Resort.

2.4 Historic Preservation Efforts in Pinehurst

The Pinehurst was first listed in the NRHP in 1976, during a period of dramatic change to the appearance of the Village and Resort. Local response to the pace of development and concerns about the loss of Pinehurst’s unique historic character where the impetus for this early historic preservation effort. The 1976 National Register district encompassed the earliest sections of the resort but excluded areas west of Beulah Hill Road, the Country Club, and the golf courses.

⁸ *The News & Observer*, “Pinehurst Residents Debate Incorporation,” May 29, 1978.

⁹ Ibid.

In 1995, Pinehurst celebrated its centennial, and one year later the community's national significance was recognized through its designation as an NHL. The centennial was a fitting time to honor the legacy of Pinehurst and its significance as a resort destination with a focus on golf. This honor established Pinehurst's historical significance at the national level and expanded the boundaries of the 1976 NRHP district to encompass the collection of historic buildings, golf courses, and related recreational resort resources that were built between 1895 and 1948.

Recognizing the limitations of these important but largely honorary federal designations, the Village Council established a Historic Preservation Overlay District in 2006 and appointed a Historic Preservation Commission (HPC) to develop and administer state mandated design standards to maintain the special character of the properties and landscapes within the district.

2.5 National Park Service Condition Monitoring of the NHL District

In the past, NHL monitoring was accomplished by the NPS placing landmarks within one of four condition categories: Satisfactory, Watch, Threatened, and Emergency. These categories were intended to measure threats to the integrity of the landmarks. In 2009, the NPS placed the Pinehurst NHL District in the Watch category due of the installation of a traffic roundabout and concerns about proposed development on the Village Green. The Watch categorization was made as part of routine condition monitoring and posted in an online NHL database. In March 2013, the district was elevated to the Threatened category by the NPS. Since that time, NPS staff have not visited Pinehurst or had substantive communications with the VOP regarding the condition of the NHL District. Without information regarding the current condition, NPS cannot place the district in any condition category and considers the Pinehurst NHL district to be unevaluated and no longer in the threatened condition category.

The NPS is currently reevaluating its condition monitoring system with input from its preservation partners. As this report is being written, the NPS has not issued its new monitoring criteria, thus this study does not assign a condition category. Instead, it offers observations to the stewards about current the integrity and condition of the district.

2.6 Preservation Successes

The VOP can point to a number of historic preservation successes by which publicly and privately funded projects have restored or protected historic buildings, reclaimed and reused vulnerable vacant properties, or contributed to the improvement or protection of the NHL's overall character. A few notable projects in the areas of rehabilitation and adaptive reuse of buildings, restoration, and enhancement of the landscape, and educational or protective efforts are highlighted below.

2.6.1 Rehabilitations, Adaptive Re-Uses and New Construction

Rehabilitation

The Holly Inn (#156)

The Holly Inn opened on New Year's Eve 1895 and still stands as a visual landmark in the Pinehurst community (Figures 2.5-2.6).¹⁰ When the Diamondhead Corporation took ownership of the property in the 1970s, the Holly Inn was closed and fell into disrepair. The property remained closed until 1986 when Harry Smith and Robert Stafford of the Amherst Development Company purchased the property and invested over \$4 million in its rehabilitation. The cost of the investment was offset by federal historic preservation tax credits. In 1997, the Pinehurst Resort purchased the property in anticipation of the 1999 U.S. Open. The Resort embarked on a \$14 million rehabilitation of the property.¹¹ Because the building had been used for storage under the Diamondhead Corporation, much of the original interior fabric was no longer in place. Rehabilitation work on the Holly Inn included exterior repairs and repainting, structural repairs, and much of the interior was gutted and rebuilt with finishes and furnishings chosen to reflect a turn-of-the-century inn.¹²



Figure 2.5. View of the Holly Inn (#156) in the 1980s (Tufts Archives).



Figure 2.6. View of the Holly Inn (#156) in 2021 (Richard Grubb & Associates, Inc., 2021).

10 Leah Hughes, "History at the Holly," *Pinehurst*, Published August 4, 2018, <https://www.pinehurst.com/news/history-at-the-holly/>.

11 Meredith Barkley, "Back Inn Style," *The Greensboro News & Record*, June 12, 1999.

12 Ibid.

Adaptive Re-use*Pinehurst Power Plant (#90) (Pinehurst Brewing Company Brewery)*

The former Pinehurst Power Plant was built in 1895 in the Village's service area to power and heat the community's hotels and residences (Figures 2.7-2.8). The building was decommissioned in 1998 and the smokestack was torn down. The Power Plant sat vacant until 2017 when the Pinehurst Resort took over the building with plans to convert it into a pub and microbrewery.¹³ Exterior work included fixing damaged brickwork, replacing the windows with new, matching units, and repairing and refinishing the metal-framed windows with new glass. New additions included a covered terrace and outside dining area, a covered beer garden, and a kitchen storage facility. The old smokestack was partially rebuilt as a tribute to the building's past. The project was completed in 2018.¹⁴



Figure 2.7. View of the Pinehurst Power Plant (#90) before its restoration and conversion to the Pinehurst Brewing Company (Village of Pinehurst, undated).



Figure 2.8. View of the former Pinehurst Power Plant (#90) after its restoration and conversion to the Pinehurst Brewing Company in 2021 (Richard Grubb & Associates, Inc., 2021).

13 Village of Pinehurst, N.C., "Pinehurst Resort Planning to Open New Microbrewery in the Fall," *Pinehurst*, Published June 19, 2018 <https://www.pinehurst.com/news/pinehurst-resort-planning-to-open-new-microbrewery-in-the-fall/>.

14 Ibid.

New Construction of Large Public Buildings

Since 1996, the Village has constructed the Pinehurst Village Hall, a new police and fire station, and a new Community Center. All four buildings were located just outside the landmark district, thus striking an appropriate balance that provides modern facilities while preserving the NHL.

2.6.2 Landscape

Golf Course Restoration

As one of the most famous golf destinations in the United States, the golf courses in Pinehurst have played a central role in its history and development. Pinehurst No. 2 was designed by Donald Ross and opened as a full 18-hole course in 1907. Through the years, Pinehurst No. 2 evolved and its layout and design were changed in order to keep up with the sport (Figure 2.9). In 2010, the Pinehurst Resort undertook a major restoration project with the help of the firm of Coore & Crenshaw (Figure 2.10).¹⁵ The restoration brought back the natural and historic character of Pinehurst No. 2 based on aerial photographs from 1943.¹⁶ The fairways were widened; bunkers were restored, and others were eliminated or reshaped; turf was removed; sand, wire grass, pine straw, and native grasses were reintroduced; and concrete cart paths were removed, relocated, and new sand paths were created.¹⁷



Figure 2.9. Aerial photograph of Pinehurst No. 2 (#274) in 2009, prior to its restoration (Google Maps, 2009).

Figure 2.10. Aerial photograph of restored Pinehurst No. 2 (#274) in 2018 (Google Maps, 2018).

¹⁵ Pace, *The Golden Age of Pinehurst*, 157.

¹⁶ Ibid., 168.

¹⁷ Ibid., 178-186.

Following the success of the Pinehurst No. 2 restoration, Pinehurst No. 4 underwent historically-based renovations in 2018 (Figures 2.9-2.12). This course was also designed by Donald Ross, but changes that took the course away from Ross's vision were subsequently made by Robert Tufts,



Figure 2.11. Aerial photograph of Pinehurst No. 4 (#275) from 2017, prior to the redesign by Gil Hanse (Google Maps, 2017).



Figure 2.12. Aerial photograph of redesigned Pinehurst No. 4 (#275) in 2018 (Google Maps, 2018).

Frank Maples, Robert Trent Jones, Rees Jones, and Tom Fazio.¹⁸ Although not a true restoration of the Donald Ross course, golf course architect Gil Hanse redesigned the course using inspiration from Ross' original design with the intention of restoring its character. The changes made to Pinehurst No. 4 included widened fairways, lowered greens, turf removal, and pot bunkers replaced with larger natural sandscapes with natural vegetation.¹⁹ Pinehurst No. 2 and Pinehurst No. 4 are evidence of renewed interest in early golf course design and the Pinehurst Resort's care for its historic landscape.

Village Planting Guide

The *Village Planting Guide* was adopted by the Village Council in 2013 (Figure 2.13). The guide offers historically appropriate planting advice to property owners and landscapers. Spearheaded by Pinehurst's Beautification Committee, the guide was derived from Warren Manning's original plant list along with a plant database created by North Carolina State University Cooperative Extension. According to the *Guide*, "landscapes in Pinehurst should recognize Pinehurst's history and capture Manning's design philosophy using a naturalistic, romantic approach."²⁰ The *Village Planting Guide* is an important tool that promotes the understanding and stewardship of Pinehurst's landscape.

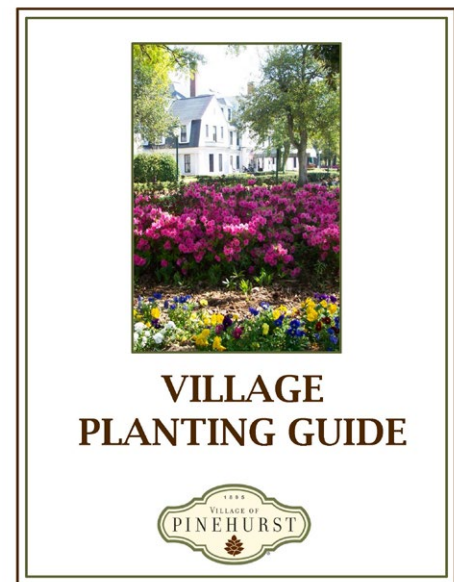


Figure 2.13. The front cover of the *Village Planting Guide* (Village of Pinehurst, 2013).

Village Arboretum

In 2003, the Village Heritage Foundation, along with the Pinehurst Village Council, initiated a project to develop an Arboretum on an undeveloped 35-acre Village-owned site adjacent to the Pinehurst Village Hall. Designer Larry Best of LandDesign drew inspiration from Frederick Law Olmsted's 1895 plan for Pinehurst (Figures 2.14-2.15). The design included trails and bridges along the creek, a restored longleaf pine forest, a large meadow, perennial garden, magnolia garden, woodland garden, flowering tree garden, and an open-air pavilion, all of which was completed in 2014.²¹ While outside the Pinehurst NHL District boundaries, the Arboretum buffers the setting of the Pinehurst NHL District and protects 35 acres from building development.

2.6.3 Education and Protection

Historic Plaque Program

The Historic Plaque Program was started by the Village Heritage Foundation to "encourage the recognition, preservation, and restoration of the historic buildings of Pinehurst, to encourage the recording of Pinehurst's unique history, and to make that history accessible to the residents

18 Ron Whitten, "Is Pinehurst's newly remodeled No. 4 as good as No. 2?" *Golf Digest*, Published August 12, 2019, <https://www.golfdigest.com/story/a-look-at-the-newly-remodeled-pinehurst-no-4-course>.

19 Pinehurst Resort, "Your First Look at Gil Hanse's New Pinehurst No. 4," *Pinehurst Resort*, Published July 26, 2018, <https://www.pinehurst.com/news/your-first-look-at-gil-hanses-new-pinehurst-no-4/>.

20 Village of Pinehurst, *Village Planting Guide* (2021), 2.

21 Village Heritage Foundation, "The Village Arboretum," *Village Heritage Foundation*, Accessed May 2021, <https://villageheritagefoundation.org/projects/village-arboretum/>.



Figure 2.14. Map of the Village Arboretum (Village Heritage Foundation, undated).



Figure 2.15. View of the Village Arboretum (Richard Grubb & Associates, Inc., 2021).

of, and visitors to, Pinehurst (Figure 2.16).”

²² According to the program guidelines, a building must be 90 years old to be a candidate for a plaque. Other criteria considered include architectural integrity; the role in the historic, social, or cultural development of Pinehurst; special or unique architectural characteristics; and association with iconic individuals in Pinehurst’s past. The following properties in the Pinehurst NHL District have received plaques: The Magnolia (#115), Village Chapel (#138), Merrimac Cottage (#177), The Pines (#20), H.H. Rackham House (now the Holly Tree Cottage; #95), Heartsease (now Elm; #204), Palmetto House (#191), the Casino (#151), Pinecrest Lodge (#160), The Nest (now The Oaks; #116), The Mystic (#96), the Pinehurst Garage (#182), the Oasis (now Dogwood Cottage; #105), The Harvard (#147), Red Gables (#111), Villa Vista (#131), Thistle (#170), Sacred Heart Rectory (#68), Sandhills Woman’s Exchange (#229), The Rose (#114), Craddock (#102), Cottage Colony School (#201), Halfway House (#136), and Liscombe Lodge (#22).²³ An honorary recognition, the Historic Plaque Program is meant to encourage and foster interest and connection to Pinehurst history through the built environment.

Historic Preservation Commission

While NHL designation is a significant honor, it is often mistakenly thought to play a regulatory role in historic preservation. The NPS can provide guidance on broad historic preservation matters, but the federal designation does not trigger a review process for changes in the historic district. That regulatory role is assigned to local historic preservation commissions, which are an effective means for managing change at the individual property level and for promoting sustained local historic preservation initiatives.

The Village Council established Pinehurst’s Historic Preservation Commission in 2006 to protect and preserve the community’s unique historic resources. The responsibilities of the Pinehurst HPC include conducting an inventory of historic properties; recommending areas to be designated as local historic districts; acquiring properties to manage, preserve, and/or restore; preparing a

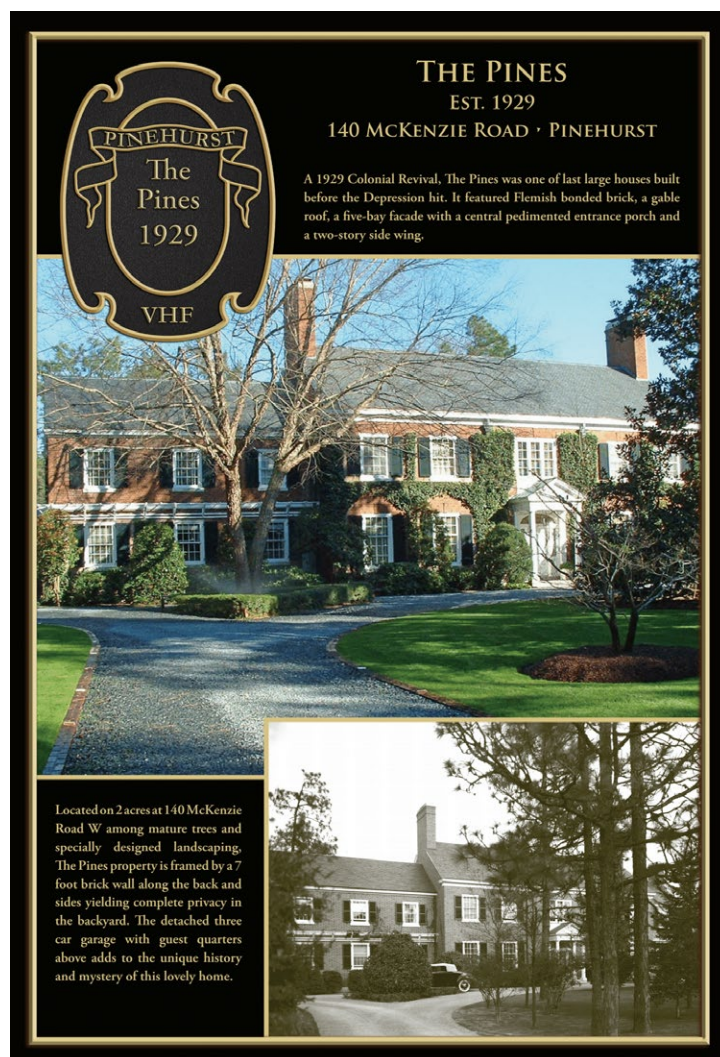


Figure 2.16. The Pines (#20) is just one example of a property that has received recognition through the Historic Plaque Program (Village Heritage Foundation, undated).

²² Village Heritage Foundation, “The Historic Plaques Program,” *Village Heritage Foundation*, Accessed May 2021, <https://villageheritagefoundation.org/projects/pinehurst-historic-plaque-program/>.

²³ Ibid.

preservation plan as part of the Village Comprehensive Long Range Plan; reviewing projects which require a Certificate of Appropriateness (COA) for alterations, demolitions, or new construction within historic districts; and recommending Design Standards to the Village Council.²⁴ The Village Council adopted its most recent set of Design Standards in September 2021 (Figure 2.17) . Through interpretation of the Design Standards and oversight of the COA process, the HPC plays a vital role in maintaining Pinehurst’s strong historic community identity, which in turn promotes tourism and stimulates economic development.

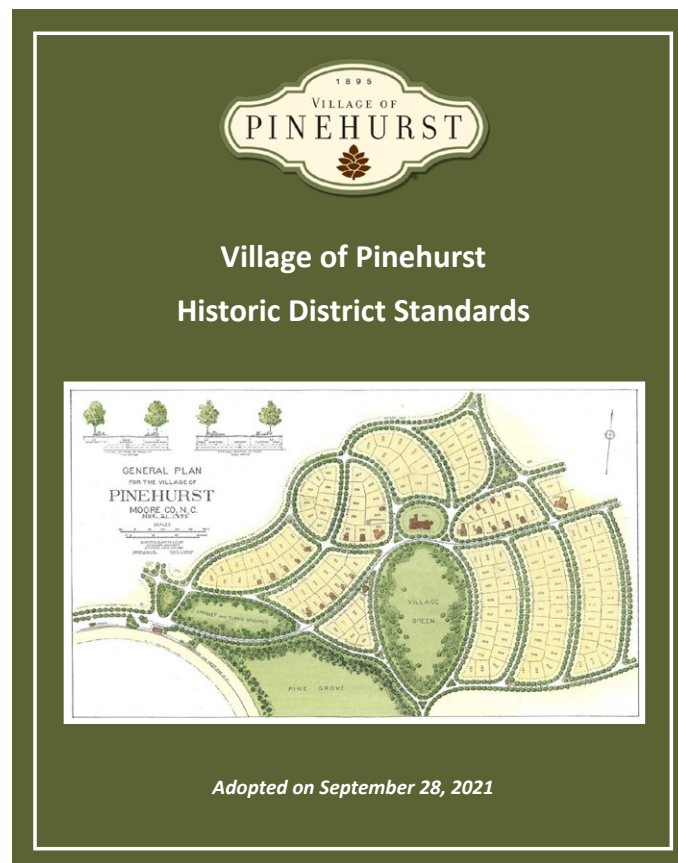


Figure 2.17. Cover page of the Village of Pinehurst Historic District Standards (Village of Pinehurst, 2021).

24 Village of Pinehurst, N.C., “Village of Pinehurst Historic District Standards, 2021.” The VOP changed the title of its Design Guidelines document to “Design Standards” in September of 2021 to comply new North Carolina General Statutes.

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CHAPTER 3.0 INTEGRITY AND CONDITION STUDY METHODOLOGY

The primary purpose of this study was to compare the current conditions in Pinehurst with those described in the 1996 Pinehurst National Historic Landmark District nomination in order to quantify alterations to the buildings and landscape features, and to assess the effects of cumulative changes on the integrity of the district overall. The NHL nomination and the map and photographs generated in support of the NHL nomination served as the baseline documents for this integrity and condition study. The RGA/McAdams team completed four main tasks: research/data collection, mapping/GIS/data analysis, fieldwork, and public engagement.

3.1 Research/Data Collection

Research and data collection was made somewhat challenging by the COVID-19 pandemic. Archival repositories and public offices had limited access or no access. For these reasons, much of the research was done online or via email requests. However, the overall goals of the project were not compromised despite the pandemic. At the beginning of the project, Ellen Rankin and Cynthia Walton of the Interior 2 Regional Office (SERO) of the NPS in Atlanta assembled a bound research packet for RGA. The packet included the 1996 NHL nomination and supporting documentation consisting of 40 photographic images of various views around Pinehurst dating from 1996, and five maps showing the NHL boundary. The 1996 photographic images have been recreated as part of this effort and are included at the end of this report in Appendix B. The research packet also included correspondence, published articles, and other documents relating to the designation of Pinehurst as an NHL. Throughout the project, SERO staff provided support and the VOP provided essential documents and datasets to support this district assessment. Village of Pinehurst-published documents consulted for this project are listed in the project bibliography. Darryn Burich, Planning and Inspections Director, and Peter Hughes, Senior Planner, provided RGA with a spreadsheet of every COA that had been issued within the local historic district to assist in the assessment of changes at the individual building level. When requested by RGA, scans of hard copy COA files were provided. GIS data from the VOP was supplemented with historic properties GIS data maintained by the North Carolina State Historic Preservation Office (SHPO).

The site files and building photographs created for the 1996 Pinehurst NHL District nomination are kept at the SHPO offices in Raleigh. The SHPO file room was inaccessible to researchers during the pandemic; however, the file room staff copied individual site files at RGA's request on an as-needed basis. The lack of access to the full set of survey files, and particularly the 1996 photographs of each building at the time the NHL was created, was the largest gap in data collection. Fortunately, the Tufts Archives at Given Memorial Library in Pinehurst possesses a large collection of historical documents, photographs, maps, and other publications related to the Village's history. The public information meetings and focus groups were important additional sources of information.

3.2 Mapping/GIS/Data Analysis

Building descriptions and photographs culled from the 1996 NHL effort were entered into a field database adapted by RGA specifically for this project. The database was populated with publicly available tax parcel data and pertinent information collected from the VOP's building permit and COA files. A 2020 GIS building footprint and lot line map generated by the VOP was juxtaposed with the 1950 parcel and building footprint map that had been used for the 1996 nomination. Comparison of the two maps enabled field surveyors to identify significant changes in property lines, additions to historic buildings, and new outbuildings. The GIS data collected formed the basis of the maps, illustrations, and analysis contained within this report.

3.3 Fieldwork

RGA architectural historians Debbie Bevin and Olivia Heckendorf conducted a total of three weeks of fieldwork between November 2020 and July 2021. The surveyors photographed nearly every property and notable landscape features within the boundary of the Pinchurst NHL District. A main goal of the fieldwork phase was to rephotograph, as precisely as possible, each of the 28 images in the 1996 NHL nomination (see Appendix B), in addition to gathering data for the assessment discussion of this report (Chapter 4). With the exception of four aerial photographs, 24 of the images were recreated. While Pinchurst's landscaping gives the village its characteristic flavor, it can also be an impediment to taking unobstructed photographs of its buildings.

A second goal of the fieldwork was to populate the field database with observable changes that had been made to individual buildings since 1996. This was done by comparing the 1996 NHL nomination inventory list, and 1996 photographs when available, to the present state of the building. In some cases, it was not possible to determine the 1996 level of integrity based on the description in the inventory list. Often the descriptions focused on the overall style and prominent features of a building, rather than noting if replacement siding, doors, or windows were present. The information collected in the field database was converted to the Integrity and Condition Spreadsheet at the end of the fieldwork phase (Appendix C). This spreadsheet provides an at-a-glance assessment of the level of change to each of the 279 resources on the NHL inventory list.

3.4 Public Engagement

From the early planning stages of the project, the NPS wanted to hear the voices of the VOP, community groups, and the general public. To this end, the NPS issued a press release describing the study on November 19, 2020. The NPS also set up a page on the agency's Planning, Environment and Public Comment (PEPC) site. The page hosted information about the project and process such as descriptions of the methods, meeting notices, maps, and documents, and served as a place to collect public comments. Over the project duration, four public comments were submitted to the project website. The comments are included in Appendix D.

Lauryn Kabrich, Rachel Cotter, and Beth Powell of the planning and design firm McAdams led the public engagement effort that included two general audience public meetings and three targeted stakeholder listening sessions near the beginning and end of the project. The intent of the community engagement meetings was two-fold: to inform the public and stakeholders of the study and to solicit information that might be helpful to the project team, such as areas meriting special focus in the study and upcoming projects or trends that may impact the district. The targeted stakeholders included the Village Council, the HPC, representatives from Village Heritage Foundation, and others with special interests or expertise in the Pinehurst NHL District. Natalie Dean Hawkins, Assistant Village Manager for Administration, and Mayor John Strickland supported the RGA/McAdams team in planning the meetings.

This initial round of community engagement meetings was conducted early in the study process. The two public meetings (February 2, 2021) and three listening sessions (February 4, 2021) were conducted virtually via the Zoom web conferencing platform, due to concerns with meeting in-person due to the ongoing COVID-19 pandemic. To make the community engagement meetings more interactive in the online setting, a combination of virtual tools were utilized including Zoom chat (for icebreaker activities, trivia, miscellaneous questions) and Conceptboard, an online whiteboard platform (for public input questions and asset mapping questions see Appendix D). All meetings included a PowerPoint presentation that introduced the project and its purpose as well as an overview of the background and history of the Pinehurst NHL District, jointly presented by representatives of the NPS and RGA. Next, McAdams facilitated general input and discussion from the meeting participants. Time was also allotted for participants to ask questions of the project team. At the meetings' conclusion, participants were directed to the PEPC project website to stay updated on the project status and any future feedback opportunities.

The following questions were developed by the NPS and the project team and were posed at the public meetings and listening sessions, respectively:

Public Meeting Questions:

- What is going well with regards to historic preservation within the Pinehurst National Historic Landmark District?
- Are there specific projects, initiatives, or trends that you feel are beneficial to the historic character of the district?
- What is NOT working well with regards to historic preservation within the Pinehurst National Historic Landmark District?
- Are there specific projects, initiatives, or trends that you feel may harm the historic character of the district?

Listening Session Questions:

- What about Pinehurst's National Historic Landmark District makes your community better?
- What is Pinehurst known for?

- What would strengthen the National Historic Landmark District's positive impact on the community?
- Are there threats to the National Historic Landmark District's assets and/or reputation? If so, what are they?

The input from the public meetings varied widely. A complete record of the feedback captured in the Conceptboard sessions is included in Appendix D. The golf courses, Pinehurst Resort, and the local landscape were generally viewed favorably regarding preserving historic character. There were many questions about how future development (including the Village Chapel addition, new residences, and the new school) could impact the NHL designation. Additionally, there was considerable feedback noting that there is a lack of knowledge and/or misconceptions about the NHL designation and how/if it benefits the community and businesses.

The input from the listening sessions was generally consistent across the three groups of stakeholders. A culture of preservation was regularly cited as something that makes the community better. Continuing this culture of preservation, along with improved marketing of the community's NHL status and an improved relationship with the NPS, were believed to strengthen the district's positive impact on the community. Participants commonly listed Pinehurst as being known for golf, the quaint and tranquil character of the Village, and its pine trees and lush landscaping. Regarding potential threats to the NHL, there were concerns cited that the NHL may be considered a hindrance rather than an asset if the designation was not promoted and explained more consistently in the community.

A second round of community engagement meetings will occur at the project's conclusion, where the findings of the study will be presented and discussed. These are tentatively scheduled for March 1st and 3rd, 2022.

CHAPTER 4.0 ASSESSMENT

This chapter describes existing conditions in the Pinehurst National Historic Landmark District and highlights physical changes which have occurred since the community's 1996 NHL designation. The chapter discusses the following main components of the Pinehurst NHL District: landscape (planned road and pedestrian systems, Village Green, golf courses and recreational facilities), cultural and institutional buildings, resort hotels, commercial and residential buildings. This section also identifies broad areas of potential concern that were exposed through the assessment and public engagement processes. Lastly, the chapter includes a discussion of the opportunities for preservation and enhancement of the historic district.

While this chapter focuses on the “big picture,” information on individual buildings within the Pinehurst NHL District is contained in the Integrity and Condition Spreadsheet (see Appendix C). The result of a field inspection of each contributing and non-contributing property in the district, the spreadsheet details observable changes to the exteriors of buildings as compared to their descriptions in the NHL nomination inventory list.²⁵ Current photographs of nearly property in the district are in Appendix E.²⁶ The photographs are ordered by the corresponding NHL inventory list numbers.

4.1 Existing Conditions and Post-1996 Changes

4.1.1 Landscape

The lush resort paradise that is Pinehurst today grew out of land that landscape designer Warren H. Manning described as

“Dry upland... (with) a less varied and interesting growth for the greater part of the year, the larger growth being made up of scrubby and stunted oaks, tall swindling pines—many dead and all with woefully scarred trunks. Under these trees is a ground covering of tuft grasses or a surface of nearly bare sand which is densely littered in many places with a ghastly ruin of fallen trunks, blackened stumps and decayed branches...”²⁷

Over decades, James Walker Tufts and Manning transformed the barren, hilly Sandhills landscape using a profusion of evergreens and flowering shrubs to create a verdant winter resort. The lush, green qualities of Tuft and Manning's intended landscape are still strongly evident today. Notably, historic photographs of Pinehurst's early decades show barren vistas when compared with today's mature and dense tree canopy (Figures 4.1 and 4.2).

25 Hood and Phillips, “Pinehurst Historic District,” 1.

26 A few inaccessible buildings were not photographed.

27 Warren H. Manning, “Natural and Artificial Features of Pinehurst Scenery,” *Pinehurst Outlook*, December 19, 1897.



Figure 4.1. Map of landscape features within the Pinehurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.2. View of the Pinehurst landscape in 1903 (Tufts Archives).

Village Green (#140)

Existing Conditions

At the center of Tuft's and Manning's plan is the Village Green, an approximately 12.25-acre oval space originally covered in grass and scattered pine trees and ringed by a concentric series of roads (Village Green East and Village Green West) planting beds, and sand and clay pedestrian paths (Figures 4.3-4.5). The Village owns 7.31 acres that compose the north section of the oval, with the exception of a 0.43-acre lot owned by the Given Memorial Library. At the south end of the Green, Village Chapel,



Figure 4.3. General Plan for the Village of Pinehurst developed by Olmsted, Olmsted and Eliot in November 1895 (Tufts Archives).

Inc., owns 4.5 acres, which was deeded to the congregation's organizers by Leonard Tufts in 1924 for the religious needs of the community (Figure 4.6). Two buildings were constructed on the Village Green prior to the District's NHL designation, including the 1924 Village Chapel, with additions dating from 1961 and 1991 that occupies the southern portion of the Green. The 1964 Given Memorial Library (and its 1977 wing housing the Tufts Archives) is located at the north end of the Green. Both brick buildings are rendered in the Colonial Revival style of architecture.

Post 1996

The core and east side of the Village Green remains largely as it was described in the 1996 NHL nomination, "filled with tall pines, interspersed with hollies, and dogwoods. The floor is carpeted in pine needles and sand walks lead through it" (Figure 4.7).²⁸ The sand walks that presently lead *through* the Green are not known to be part of the original design

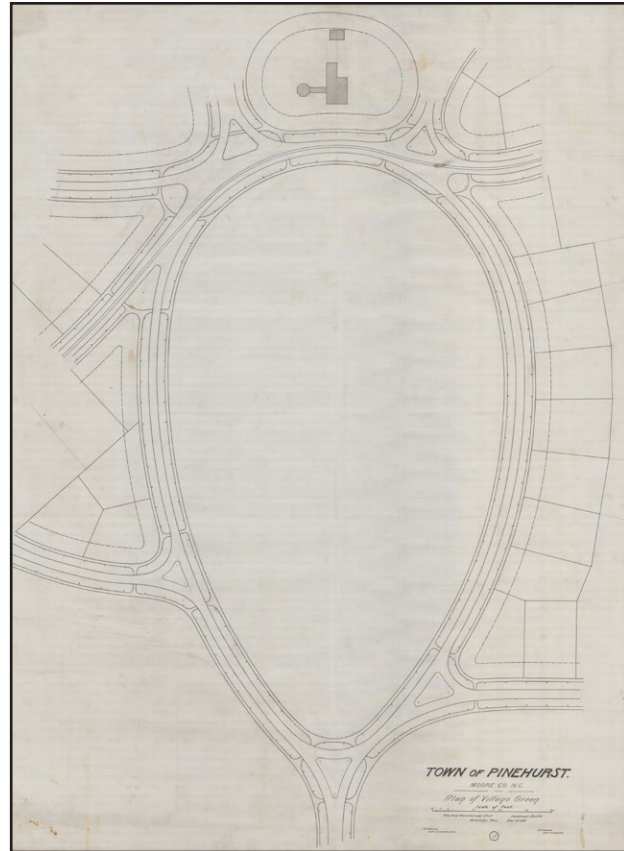


Figure 4.4. Detail view of the plan for the Village Green (#140) (Tufts Archives).



Figure 4.5. The Village Green (#140), located on the left-hand side of the photo, and the Holly Inn (#156) in 1903 (Tufts Archives).

²⁸ Hood and Phillips, "Pinehurst Historic District," 40.

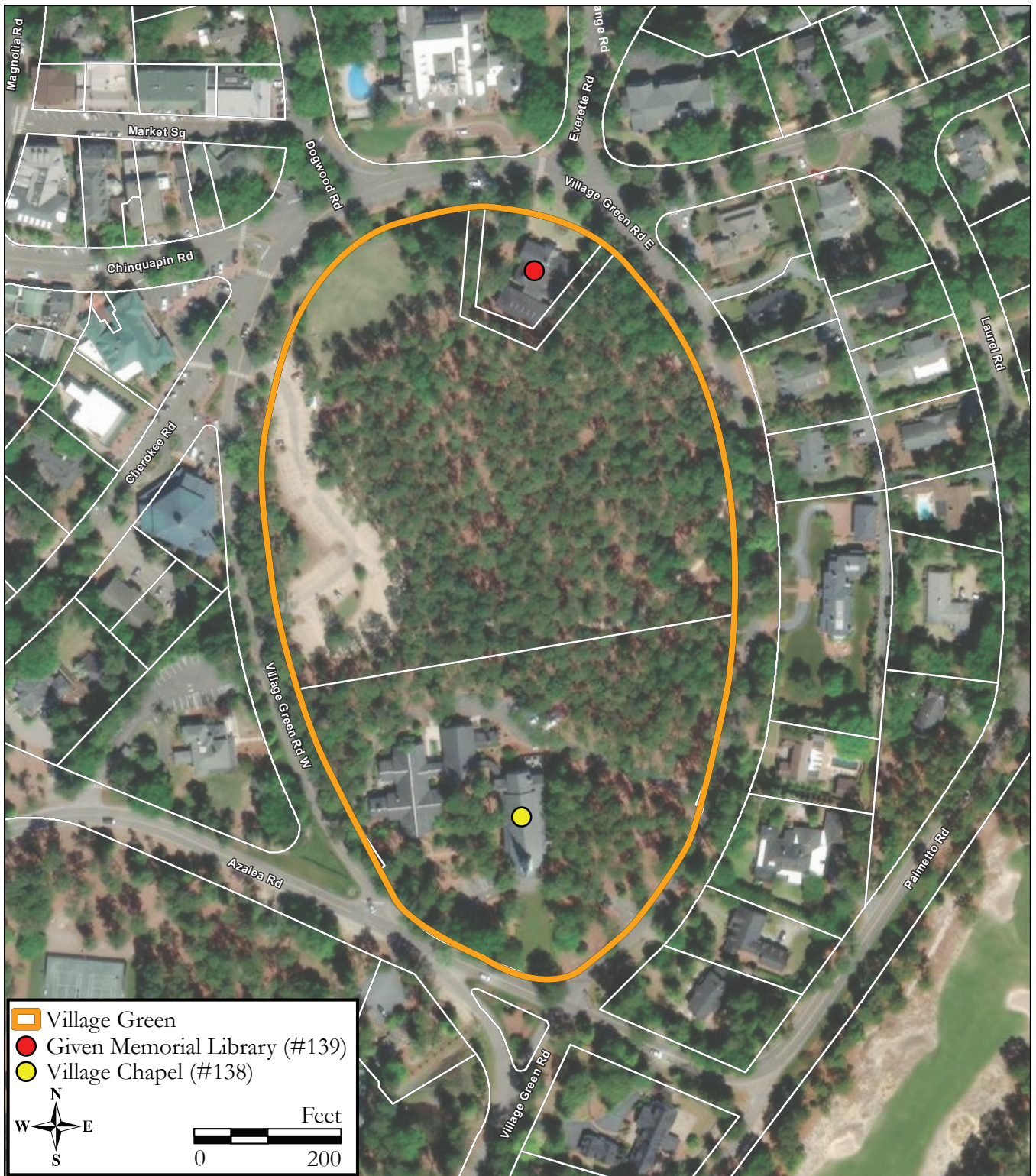


Figure 4.6. Detail view of the Village Green (#140) (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.7. View of the sand path that runs through the Village Green (#140) (Richard Grubb & Associates, Inc., 2021).

but were present in 1996. The 1895 plans for the Green show paths tracing its outer edges (see Figure 4.4). These paths, sections of which are visible in historic photographs, are no longer present and were likely gone by 1996, although the inventory list entry for the Green is scant.

Despite changes to the Green, when viewed from the residences along Village Green Road East, there

remains a view of a central natural space (Figure 4.8). In recent years, several town-sponsored projects on the west side of the Village Green have proven controversial. In 2013, the VOP built Tufts Memorial Park on approximately one-half acre west of the Given Memorial Library at the northwest edge of the Green. This open, grassy gathering space replaced a small sand parking lot. A new, larger sand-like parking lot with vegetative plantings was constructed south of the park, along the Green's west edge. This approximately 1.5-acre parking lot supported the Village Center commercial area, where vehicular parking is extremely limited. Construction of the lot necessitated the removal of 37 trees, which were replaced with 24 new trees (Figure 4.9). The NPS review these plans in conceptual phases and commented that the proposals posed threats to the integrity of the Green and represented inappropriate alterations to the Olmsted-Manning design.²⁹ Future



Figure 4.8. View of the natural landscape of the Village Green (#140) from Village Green Road East (Richard Grubb & Associates, Inc., 2021).

changes planned for the Village Green include a 7,317-square-foot education building for the Village Chapel which has been approved by the HPC and is slated for construction on the east side of the sanctuary in 2021 on the 4.5-acre parcel owned by the Village Chapel since 1924.

²⁹ Lowe to Lewis, March 17, 2015, U.S. Department of the Interior, National Park Service.



Figure 4.9. View of the parking lot located on the west side of the Village Green (#140) (Richard Grubb & Associates, Inc., 2021).

In January 2021, the Village completed a library needs assessment.³⁰ The study found that the Given Memorial Library currently has a deficit of space to support its programming and that expected population growth will increase this deficit. The assessment identified four options to expand the physical footprint of the library. Two of these options would take place within the Pinehurst NHL District. These are the expansion of the extant Given

Library or the renovation and expansion of the “Historic Fire House” (Community House #173 in NHL District nomination). Options presented outside the NHL district boundary include a new library either near Village Hall on Magnolia Road or near the new Community Center on Rattlesnake Trail. As decision making draws nearer, the VOP will have to weigh some residents’ strong desire to maintain this “well-loved community institution” at its present location in the heart of the village, against possible impacts to the historic Village Green.

Planned Road and Pedestrian System (#279)

Existing Conditions

The 1895 Olmsted plan for the village featured a series of concentric, curvilinear roads surrounding a central village green. The layout of curving roads reflected then popular Picturesque design principles and suited the relaxed pace of resort life. Roads were designed to be 60 feet between lot lines, 16 feet of which would be “hard” surfaced with a mixture of sand and clay. On either side of the road were 16-foot shrubbery beds and five-foot sand and clay sidewalks that stopped short of the lot lines. The shrubbery beds had a practical purpose in addition to being ornamental. They were built to function as gutters into which rainwater could run off and be absorbed (Figure 4.10).³¹

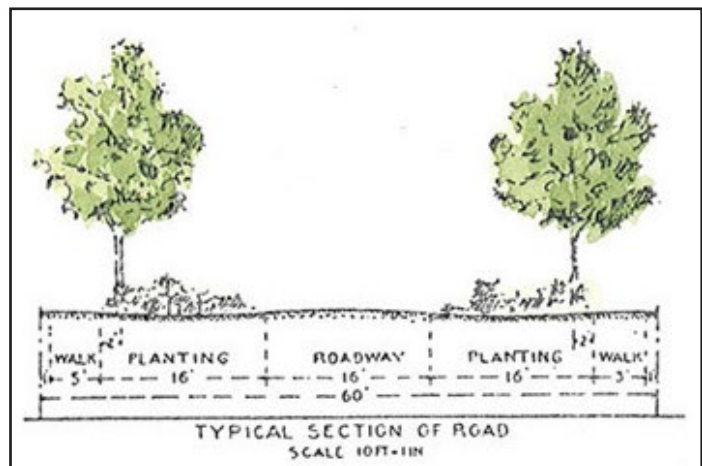


Figure 4.10. Detail view of a typical roadway section from the 1895 Olmsted plan (Tufts Archives).

³⁰ LibraryIQ, *Village of Pinehurst: Library Needs Assessment*, January 2021.

³¹ Hood and Phillips, “Pinehurst Historic District,” 6.

As the roads were adapted for automobiles, and later golf carts, they were paved and widened, reducing the width of the shrubbery beds, and eliminating some of the sand paths. Likewise, the more recent addition of parallel street parking in some areas has eliminated or reduced the beds and paths. Occasionally, individual residential landscaping has encroached on the public right-of-way and has altered its design and appearance. Some property owners are maintaining the paths and landscaping as originally designed, and they should be commended. Nevertheless, many planting beds are present and enhance the experience of the district for both pedestrians and automobiles. Unfortunately, fewer of the sand paths remain. Many have been hard surfaced with brick or asphalt. Notable exceptions are stretches of soft surface paths on Magnolia Road, Linden Road, and Dogwood Road (Figures 4.11-4.12).

As the Village expanded west from its original core, Warren Manning continued Olmsted's pattern of concentric roads with radial spokes defining blocks with larger residential parcels.

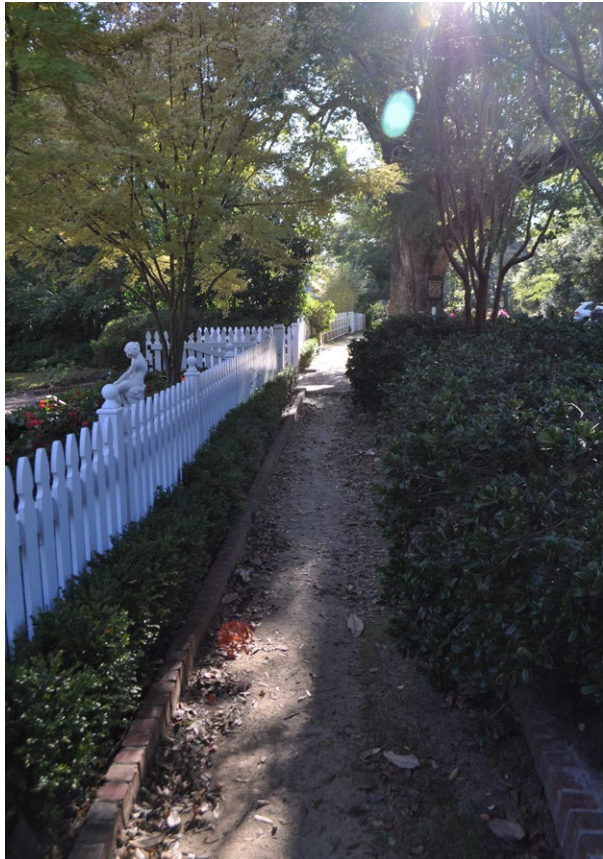


Figure 4.11. Restored sand path along Magnolia Road (Richard Grubb & Associates, Inc., 2021).



Figure 4.12. Example of sand paths along Dogwood Road (Richard Grubb & Associates, Inc., 2021).

In addition, Carolina Vista Drive was extended to run between the Carolina Hotel and the golf club, linking two important nodes of resort life (Figure 4.13).

In the 1920s, Midland Road was built as the first divided, two-lane road in the state, and the NHL nomination recognizes the road's historic significance. The road featured a planted median and was lined with pine trees (Figure 4.14).



Figure 4.13. View of Carolina Vista Road from the Carolina Hotel (#230) (Richard Grubb & Associates, Inc., 2021).



Figure 4.14. View of the median along Midland Road (Richard Grubb & Associates, Inc., 2021).

With the addition of the approximately 6.5-acre traffic circle at the junction of Midland Road and US 15-501 in 1956, Midland became a primary eastern gateway to the Village.

Post 1996

In addition to the slow march of encroachment on the sand and clay paths, along with their replacement with more durable brick pavers from the Resort to the Village Center, and the loss of space for historic drainage swales and planting beds, the construction of a traffic roundabout in 2008 at Carolina Vista Drive and Cherokee Road has been the most significant change to the circulation pattern of the Pinehurst NHL District since its designation (Figure 4.15). The roundabout, positioned near the entrance to the



Figure 4.15. View of the new roundabout located at the intersection of Carolina Vista Drive and Cherokee Road looking toward the Carolina Hotel (#230) (Richard Grubb & Associates, Inc., 2021).

Pinehurst Country Club, is a small fraction of the size of the larger gateway traffic circle to the east. While the roundabout echoed the “theme of curves and circles that characterize Pinehurst’s roadways,” its construction proved controversial and was opposed by both the SHPO and the NPS.³²

Golf Courses and Recreational Facilities

Pinehurst Country Club (#273)

Existing Conditions

The all-encompassing Pinehurst Resort has several recreational facilities that have long offered a variety of activities for its guests, including golf, tennis, and equestrian sports. The Pinehurst Country Club was built in 1922 and expanded in the 1980s to include a pro shop and Members’ Club wing.

Post 1996

Alterations to the Pinehurst Country Club since 1996 have been minor. The awning was removed from the east side of the building. This has enhanced the visibility to and from the building, which serves as an anchor for the surrounding golf courses. The Mediterranean-style of the building remains dominant, and its expansive views of the golf courses remain intact (Figures 4.16-4.17).



Figure 4.16. South elevation of the Pinehurst Country Club (#273) (Richard Grubb & Associates, Inc., 2021).



Figure 4.17. View of the Pinehurst Country Club (#273) from the 18th hole of Pinehurst No. 2 (Richard Grubb & Associates, Inc., 2021).

32 Hood and Phillips, “Pinehurst Historic District,” 69.

*Pinehurst No. 2 (#274)**Existing Conditions*

Pinehurst No. 2 stands as a testament to the life work of famed golf course designer Donald Ross and is the most recognized and prestigious course in Pinehurst. Pinehurst No. 2 was unveiled as a full 18-hole course in 1907 and was continually tweaked by Ross until his death in 1948. Pinehurst No. 2 was characterized by its fairly flat terrain with little elevation change, sandy soils, scrub oak, pine trees, and open landscape. Ross incised the course from the natural landscape and utilized it to create a challenging course (Figure 4.18). Both the greens and tees had a sand and clay base and mounds of sand embellished with transplanted bunchgrass about a foot in height and circumference, called whiskers, were placed throughout the course.³³ No water hazards were added, as the bunkers defined the route to the green, and the generous fairways were wide enough to allow for varying types of approaches to the green.³⁴



Figure 4.18. Circa 1920 photograph of the 18th hole on Pinehurst No. 2 (#274) during the North and South Open (Tufts Archives).

Over the years, Pinehurst No. 2 was altered to keep up with the evolution of the sport. In the off-season of 1929, every tee on Pinehurst No. 2 was converted to Italian ryegrass.³⁵ In the 1930s, the course reached its final design overseen by Ross. Five miles of irrigation pipes were installed, and all of the greens, fairways, and tees were planted with Bermuda grass, while the rest of the course was sand, pine needles, and pine forest. The roughs were characterized by native wire grass and the banks of the bunkers were left in a semi-wild and natural state.³⁶



Figure 4.19. View of the 17th hole of Pinehurst No. 2 (#274) (Hood and Phillips, 1996).

The course remained largely the same from 1935 until 1970 when the Tufts family sold Pinehurst to the Diamondhead Corporation. Diamondhead undertook what became known as the “Greening of Pinehurst,” altering Pinehurst No. 2 by narrowing the fairways and planting extensive grass, which then required the installation of new sprinkler systems. Around 1996, Diamondhead rebuilt and expanded the greens with Penn G2 grass, new tees, and a new irrigation system. The green slopes and chipped areas were replanted with 419 Bermuda grass (Figure 4.19).

33 Lee Pace, *The Spirit of Pinehurst* (Pinehurst, North Carolina: Pinehurst, Inc., 2005), 266.

34 Ibid., 100.

35 Lee Pace, *The Golden Age of Pinehurst: The Story of the Rebirth of No. 2* (Chapel Hill, North Carolina: University of North Carolina Press, 2012), 51.

36 Pace, *The Spirit of Pinehurst*, 271.

Post 1996

Pinehurst No. 2 was restored in 2010 under the guidance of Bill Coore and Ben Crenshaw. The work of Coore and Crenshaw brought back the natural and historic character of Pinehurst No. 2 that was first created by Donald Ross (see Figures 2.9 and 2.10; Figure 4.20). This \$2.5 million project took a year to complete, and work was carried out on every hole. The redesign was guided by a 1943



Figure 4.20. View of Hole 5 of Pinehurst No. 2 (#274) (Richard Grubb & Associates, Inc., 2021).

aerial photograph of Pinehurst taken by the U.S. Army. The fairways were widened as Ross had initially designed. Bunkers were restored and others were eliminated or reshaped based on the photograph. Thirty-five acres of irrigated turf were removed, and natural areas filled with sand, wire grass, pine straw. Native grasses were reintroduced. Overseeding was eliminated to allow for firmer, faster conditions as Ross had intended. The concrete cart path was removed, relocated, and marked by sand.

Pinehurst No. 4 (#275)

Existing Conditions

Pinehurst No. 4 began as a nine-hole course designed by Donald Ross in 1912 and opened as a full 18-hole course in 1919. Overall, the course has a much larger scale and more dramatic topography than Pinehurst No. 2. Pinehurst No. 4 has been redesigned and altered several times throughout its lifespan, the first of which took place in the early 1950s when Robert Tufts and Frank Maples created a new course on the site. In 1973, well-known golf course architect Robert Trent Jones redesigned the course with smoothed out rough areas adjacent to the fairways and greens, in addition to shallower bunkers with smoothed edges.³⁷ The work was done in anticipation of the 1973 World Open and reflected the predominant tastes of the American golf game of the day.

From 1973 to 1999, Pinehurst No. 4 retained its Robert Trent Jones design, except for green modifications made by his son, Rees Jones, in 1983.³⁸ Ahead of the 1999 U.S. Open Championship, golf course architect Tom Fazio was brought in to completely redesign the course. Under Fazio's guidance, Pinehurst No. 4 underwent dramatic changes, including the addition of a number of small sand bunkers, severe crowning of the greens, narrowing the fairways, and the addition of long, sandy areas (see Figure 2.11).³⁹ Overall, Fazio's course had a more manicured landscape that contrasted with its undulating landforms.⁴⁰ As with the previous major update to Pinehurst No. 4 in 1973, Fazio's redesign was meant to promote interest and increase play.

37 Chris Buie, "A History of Pinehurst No. 4," *Golf Club Atlas*, Published January 2011, <https://golfclubatlas.com/in-my-opinion/buie-chris-a-history-of-pinehurst-4/>.

38 Pace, *The Spirit of Pinehurst*, 310.

39 Pace, *The Spirit of Pinehurst*, 313; Buie, "A History of Pinehurst No. 4".

40 Pace, *The Spirit of Pinehurst*, 313.

Post 1996

Prompted by the successful restoration of Pinehurst No. 2, the Pinehurst Resort recognized players' rising interest in competing on historically accurate courses. In 2018, Gil Hanse redesigned the course using inspiration from Ross' original design with the intention of restoring its historic character (Figure 4.21; see Figures 2.11 and 2.12). The fairways were widened, and the greens were lowered.



Figure 4.21. View of Hole 1 on Pinehurst No. 4 (#275) (Richard Grubb & Associates, Inc., 2021).

The turf acreage was reduced by 40 percent and pot bunkers were replaced with larger, natural sandscapes with native vegetation including wiregrass and broom sedge plants.⁴¹

The Lodge at Pinehurst (Proposed)

In February 2021, the Pinehurst Resort received a COA from the HPC to construct The Lodge at Pinehurst on a 2.7-acre parcel located immediately west of the Pinehurst Country Club. The proposed Lodge site is currently occupied by a

croquet field and lawn bowling green. Architectural renderings of The Lodge at Pinehurst show a 64,000-square foot building that rises in height from west to east (Figure 4.22). The plans for the multi-story building include complicated hipped roofs and an octagonal wing at the southeast corner. According to the COA, the exterior of The Lodge at Pinehurst will be sheathed in a cementitious



Figure 4.22. Rendering of The Lodge at Pinehurst (Village of Pinehurst; Cooper Carry 2021).

41 Village of Pinehurst, N.C., "Pinehurst No. 4: Five Things to Know," *USGA*, Published November 19, 2018, <https://www.usga.org/content/usga/home-page/championships/2019/u-s--amateur/articles/us-amateur-2019-pinehurst-number-4-golf-usga.html>.

siding material in the form of planks or shingles. The building will rest on a brick foundation and will be capped by a combination of asphalt shingles and a standing seam metal roof. The interior of the building will include 34 guest rooms with balconies, locker rooms, dining room, and boardroom.

Golf House Pinehurst (Proposed)

In 2020, the United States Golf Association (USGA) announced plans to construct a complex called “Golf House Pinehurst.”⁴² This complex represents a significant investment in Pinehurst and a renewal of the historical relationship between Pinehurst and the USGA established in the 1950s when Pinehurst resident Richard Tufts served as USGA president. The complex will include a “new equipment-testing facility, innovation hub, museum/visitor center, and offices.”⁴³ This work is anticipated to be completed by 2023, and schematic plans show it sited where the tennis courts now stand near the location of the former Golf and Tennis Lodge (#271). The USGA has not yet applied for a COA for this project.

Pinehurst Race Track (#278)

Existing Conditions

In addition to golf and tennis, equestrian sports were offered from the resort’s earliest years. The equestrian facility is located south of the golf courses at the Pinehurst Race Track. The Pinehurst Race Track includes barns, stables, and other horse-related buildings and paddocks arranged around two oval-shaped race tracks (Figure 4.23). Most notably, the property includes the altered Mission-style Fair Barn, the oldest surviving early twentieth-century exhibition hall in North Carolina (Figure 4.24).



Figure 4.23. View of the barns and paddocks at the Pinehurst Race Track (#278) (Richard Grubb & Associates, Inc., 2021).



Figure 4.24. View of the Fair Barn (or Amphidrome) at the Pinehurst Race Track (#278) from the early twentieth century (Tufts Archives).

42 Janeen Driscoll, “USGA to Establish Second Home in Pinehurst,” *USGA*, Published September 9, 2020, <https://www.usga.org/content/usga/home-page/articles/2020/09/usga-second-home-pinehurst-north-carolina.html#:~:text=In%20an%20effort%20to%20expand,Open%20Championships%20in%20the%20golf%2D>.

43 Ibid.

Post 1996

Between 1993 and 2003, the Fair Barn at the Race Track was converted to an event center (Figure 4.25). Work included the installation of a new granite shingle roof, new simulated stucco siding, repair of the structural framing, a new stained concrete floor, removal of the horse stalls, and the addition of bathrooms.⁴⁴ A one-story annex connected to the main barn with a hyphen was also constructed on the west side elevation of the building. Between 1999 and 2003, three contributing paddocks and three non-contributing structures, including a barn, garage, and trailer, were demolished, and replaced with parking on the west side of the Fair Barn. Despite updates to the barn and the loss of the paddocks and other structures, the overall appearance and coherence of the Pinehurst Race Track facility still reads as an equestrian facility.



Figure 4.25. View of the Fair Barn (or Amphidrome) at the Pinehurst Race Track (#278) (Richard Grubb & Associates, Inc., 2021).

4.1.2 Cultural and Institutional Buildings

Existing Conditions

Complementing the residential, commercial, and recreational functions of the Pinehurst NHL District is a collection of significant cultural and institutional buildings (Figure 4.26). The district includes three historic churches: the 1929 Colonial Revival Community Presbyterian Church (#252), the 1921 Gothic Revival-inspired Sacred Heart Church (#67), and the non-denominational Village Chapel (#138), a 1924 Colonial Revival style church designed by Hobart Upjohn and sited prominently at the south end of the Village Green (Figures 4.27-4.29). Physical changes associated with churches typically reflect the growth or changing needs of each particular institution. The need for additional parking at Community Presbyterian led to the demolition of two

⁴⁴ David Sinclair, "Restored to Glory: At 100, Fair Barn Like 'Member of the Family'," *The Pilot*, Published March 17, 2017, https://www.thepilot.com/news/restored-to-glory-at-100-fair-barn-like-member-of-the-family/article_9adc15c6-0b31-11e7-80e7-c7a40936aafb.html.

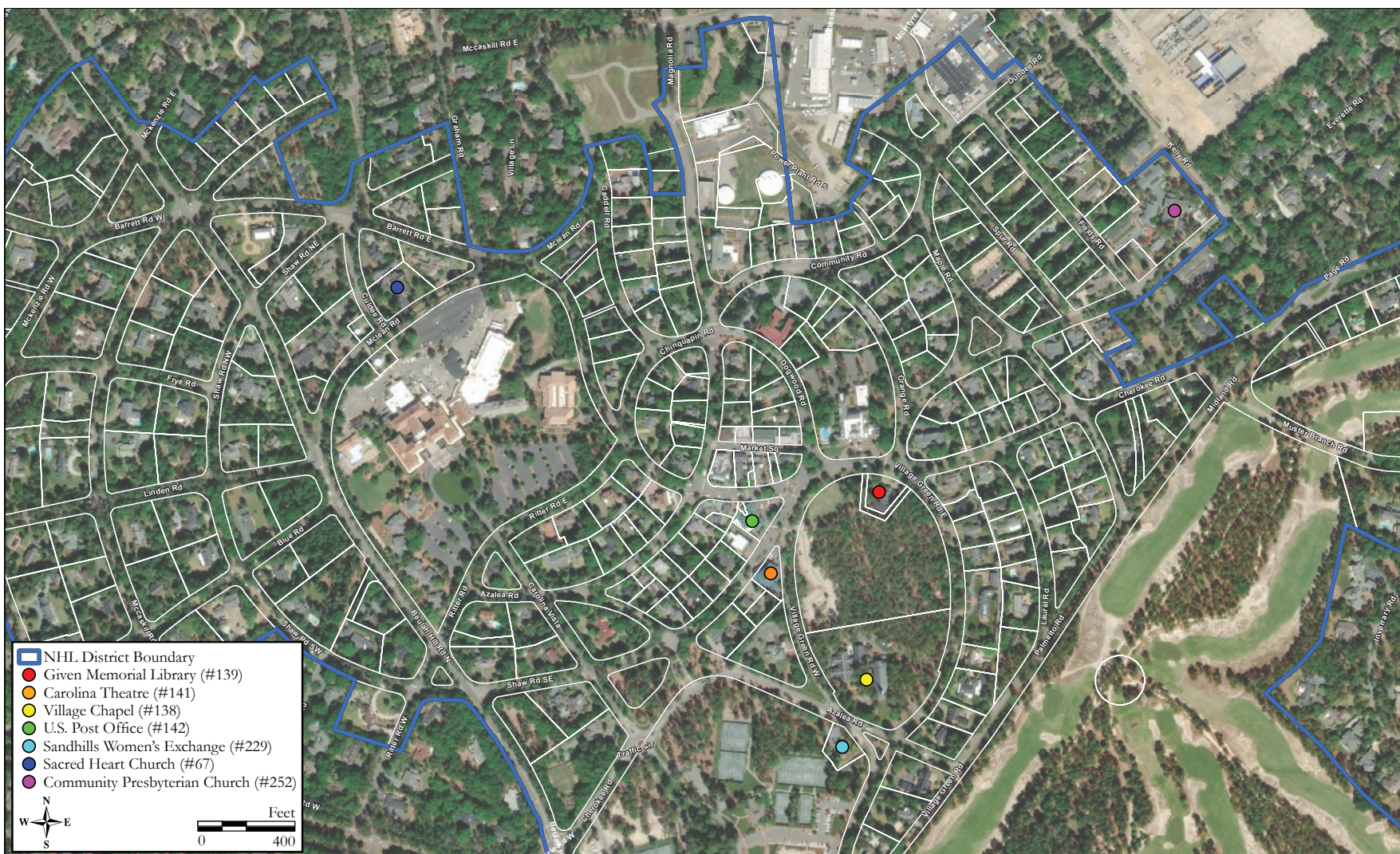


Figure 4.26. Map of cultural and institutional buildings within the Pinehurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.27. Primary elevation of Community Presbyterian Church (#252) (Richard Grubb & Associates, Inc., 2021).



Figure 4.28. View of the southeast and southwest elevations of the former Sacred Heart Catholic Church (#67) (Richard Grubb & Associates, Inc., 2021).



Figure 4.29. View of the primary elevation of the Village Chapel (#138) (Richard Grubb & Associates, Inc., 2021).

contributing houses facing Everette Road (#249 and #250) in recent years. Sacred Heart Church, built in 1919 to serve the Irish Catholic employees of the nearby Carolina Hotel, was sold and converted to a private residence in 1994 when a new, larger sanctuary was built on NC 211.⁴⁵ The Village Chapel expanded its campus with the addition of auxiliary buildings on the west side of the original sanctuary in 1961 and 1991.

Pinehurst has had a library since its earliest years. Its present library, the Given Memorial Library (#139), was built in 1964 at the north end of the Village Green across from the Holly Inn (Figure 4.30). While the library was considered to be non-contributing at the time of the NHL District nomination because it fell outside of the 1895-1948



Figure 4.30. Given Memorial Library (#139) on the Village Green (#140) (Richard Grubb & Associates, Inc., 2021).

45 Sacred Heart Pinehurst, "History of the Sacred Heart of Jesus Christ," *Sacred Heart Pinehurst*, Accessed April 2020, <https://www.sacredheartpinehurst.org/history>.

period of significance, architecturally, the elegant Colonial Revival building is harmonious with the surrounding buildings at the Village Center and is considered an important resource within the NHL district by the community.



Figure 4.31. The Carolina Theater (#141) (Richard Grubb & Associates, Inc., 2021).



Figure 4.32. The former U.S. Post Office (#142) (Richard Grubb & Associates, Inc., 2021).

Also located in the Village Center are the 1922 Byzantine Revival Carolina Theater (#141), which now houses a Welcome Center, restaurant, and shops, and the former U.S. Post Office (#142), a 1934 brick Classical Revival building that was decommissioned in 2011 and now houses the aptly named “Roast Office” coffee shop (Figures 4.31-4.32).

At the opposite end of the Village Green from the Village Center, across Azalea Road from the Village Chapel, is an early nineteenth-century, small log cabin housing the Sandhills Woman’s Exchange (#229) (Figure 4.33). The cabin was moved to its present location by James Tufts in 1895. Since 1923, it has been occupied by this local women’s volunteer association, which today uses it to serve lunch and sell crafts and gifts to locals and visitors alike.



Figure 4.33. The Sandhills Woman’s Exchange (#229) (Richard Grubb & Associates, Inc., 2021).

Post 1996

In 2021, the Village Chapel received a COA from the Pinehurst HPC for the construction of a 7,231-square-foot education building on the east side of the sanctuary. The freestanding building will match the other secondary campus buildings in height and roof pitch and will be similar to them in materials and architectural details. Its placement is intended to maintain focus on the historic sanctuary and to create a bilaterally balanced plan with all the additions (1961, 1991, and 2021 proposed) in subservient positions to it (Figure 4.34).



Figure 4.34. Site plan for the Village Chapel (#138) showing the proposed education building on the right side of the sanctuary (Bogel Firm Architecture PLLC, 2021).

4.1.3 Hotels

Existing Conditions

Beginning in 1895 with the construction of the Holly Inn (#156), just north of the Village Green, hotels were important components of the resort landscape and village history (Figure 4.35). While individual cottages were rented for the whole season, the Holly Inn and subsequent hotels and boarding houses provided shorter-term lodging for visitors during the resort's early years. The Holly Inn is a multi-story, Shingle-style building with Colonial Revival details (Figure 4.36). The building has a hipped roof with gambrel-roofed cross gables and numerous hip-roofed dormers. An octagonal music room is attached to the hotel's east side. After falling into disrepair in the 1970s and being vacant for more than a decade, the Holly Inn was rehabilitated using historic preservation tax credits and reopened in 1986 (see Figure 2.5 and 2.6).

Additional hotels were planned and constructed before the end of the nineteenth century to serve the growing resort (Figures 4.37-4.40). The grandest of these, the four-story Carolina Hotel (#230), with 250 rooms and a 500 seat-dining room, was the largest and most modern hotel in North Carolina when it opened in 1899. As built, the Colonial Revival-style hotel, with Mediterranean Revival details, consisted of a large H-shaped block with an octagonal cupola topping its central section. A Mission Revival-style music hall is located east of the hotel. The Carolina Hotel has undergone numerous expansions and renovations over its 120-year existence, including the early addition of a four-story east wing housing additional guest rooms. During the 1970s, in an effort to attract conventions to Pinehurst, the hotel was "modernized" with vinyl siding, its Tuscan porte-cochere was replaced with an incongruous mansard-roofed structure, and a large meeting space



Figure 4.35. Map of hotels within the Pinchurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.36. The Holly Inn (#156) circa 1900 (Tufts Archives).



Figure 4.37. The Carolina Hotel (#230) circa 1900 (Tufts Archives).



Figure 4.38. The Carolina Hotel (#230) in the 1930s (Tufts Archives).



Figure 4.39. The Carolina Hotel (#230) circa 1975 (Tufts Archives).

wing was added which projects from the northeast corner of the hotel. Later renovations replaced the 1970s porte-cochere with one more resembling the earlier columned version. At some point prior to 1996, five “hotel villas” were built along the north and west edges of the parking lot southwest of the Carolina Hotel.



Figure 4.40. The Carolina Hotel (#230) in 1995 (Tufts Archives).

Post 1996

Fortunately, all of the resort's early hotels survive to the present, with the exception of the circa 1898 Berkshire Hotel, once located on Magnolia Road near the Village Center. It was demolished in the summer of 1960 (Figure 4.41). The Pine Crest Inn (#157) and the Manor (#92), as well as smaller inns and boarding houses, have also undergone cycles of renovation but maintain significant visual presences in the district and support the overall resort feeling of the area. (Figures 4.42-4.43).



Figure 4.41. The Berkshire Hotel in 1949 (Tufts Archives).



Figure 4.42. View of the Pine Crest Inn (#157) (Richard Grubb & Associates, Inc., 2021).

In the lead up to the 1999 US Open golf tournament, the Holly Inn underwent a second extensive rehabilitation, again taking advantage of historic preservation tax credits (Figure 4.44). The Carolina Hotel added a freestanding 28,000-square-foot spa building east of its main building in 2000. This large building is sited in such a way that it minimizes its impact on the historic hotel itself, which remains a prominent and visible landmark in the resort (Figure 4.45).



Figure 4.43. View of The Manor (#92) (Richard Grubb & Associates, Inc., 2021).



Figure 4.44. View of the Holly Inn (#156) (Richard Grubb & Associates, Inc., 2021).



Figure 4.45. View of the Carolina Hotel (#230) (Richard Grubb & Associates, Inc., 2021).

4.1.4 Service Areas

Existing Conditions

An assortment of buildings necessary to support the functioning of the resort, built between 1895 and 1933, are clustered in a service area north of Community Road (Figure 4.46). The service area housed a steam power plant (#90) which supplied electricity for the entire village, a laundry (#89; demolished), the Tudor Revival-influenced Pinehurst Garage (#182), and a boxy brick telephone exchange building with classical detailing (#91). Some of these purpose-built buildings eventually became functionally obsolete and fell into disrepair.

Originally, the 1923 Pinehurst Garage offered repair and storage facilities, a fleet of taxis, buses, commercial trucks, and a gas station, as well as quarters for chauffeurs and mechanics (Figure 4.47). Today, the garage is privately owned and is operated as an automobile showroom. It largely maintains its distinctive Tudor-style appearance with a crenellated cornice, quoined corners, windows, patterned brickwork, and half-timbering (Figure 4.48).

Just west of the Country Club, adjacent to the railroad tracks and NC 5, is the Pinehurst Warehouse (#272), which was built and enlarged in the mid-1920s to supply the village with building materials, hardware, tools, farm equipment, and other necessities not ordinarily available in grocery or dry goods stores (Figure 4.49). The warehouse currently houses Resort maintenance offices.

Post 1996

The Pinehurst Laundry, no longer in use, was demolished sometime in the early 2000s, a loss of a historic structure that could have been adapted for a new use (Figures 4.50). The 1895 Pinehurst Power Plant was also abandoned and deteriorating but was renovated around 2018 and converted to a restaurant and brewery which has been met with much enthusiasm in the community (see Figures 2.7 and 2.8).

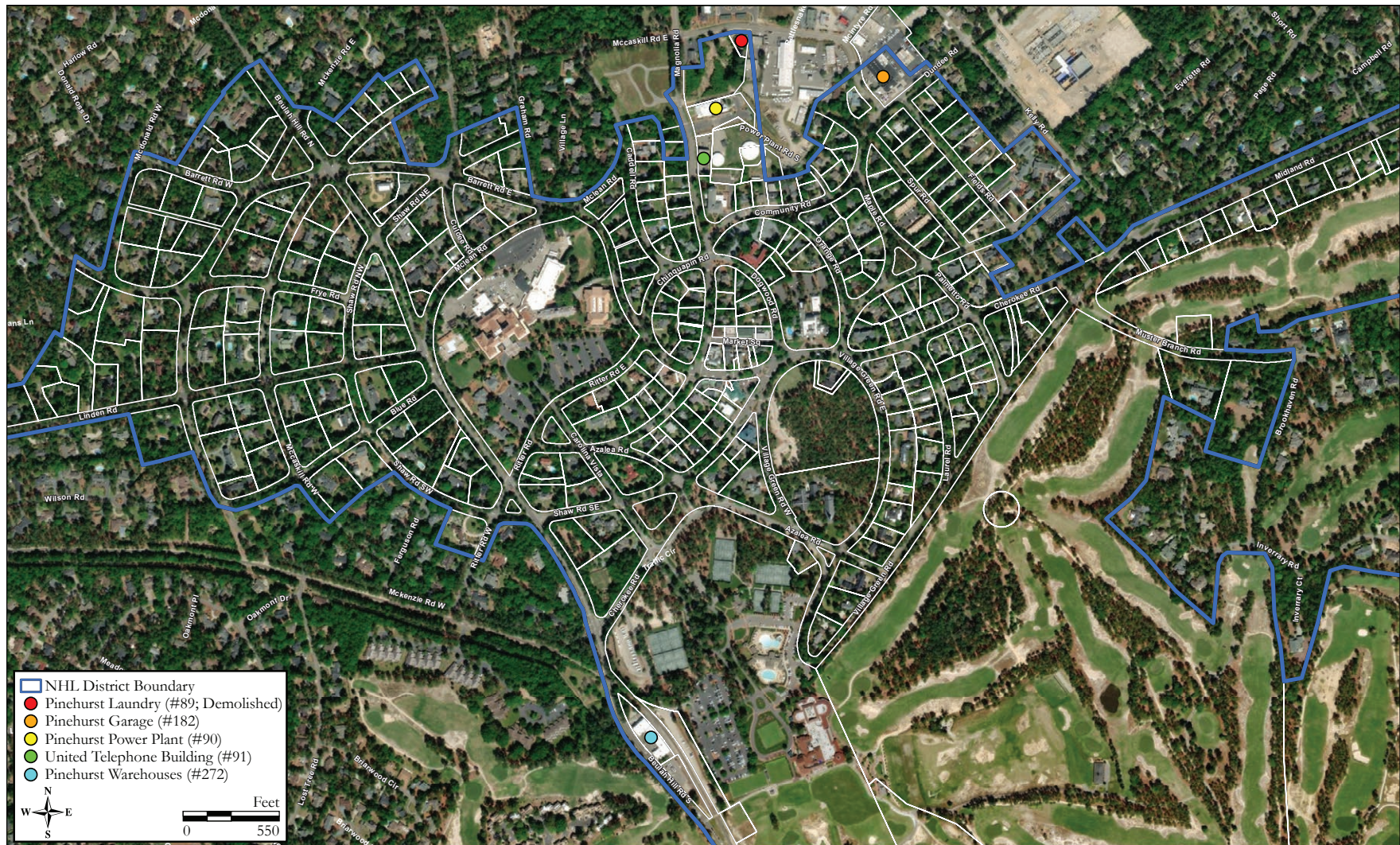


Figure 4.46. Map of service areas within the Pinchurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.47. Historic postcard of the Pinehurst Garage (#182), undated (Tufts Archives).



Figure 4.48. View of the Pinehurst Garage (#182) (Richard Grubb & Associates, Inc., 2021).



Figure 4.49. View of the Pinehurst Warehouse (#272) (Richard Grubb & Associates, Inc., 2021).



Figure 4.50. Undated historic photograph of the Pinehurst Laundry (#89), now demolished (Tufts Archives).

4.1.5 Village Center (Commercial Area)

Existing Conditions

Pinehurst's commercial core is clustered at the center of the village, northwest of the Village Green along Cherokee Road, Chinquapin Road, Magnolia Road, and Market Square (Figures 4.51 and 4.52). This area is compact and clearly distinct from the surrounding residential areas to the north, south, and west. The Village Center covers roughly three blocks and is characterized by one- and two-story brick commercial buildings, each with multiple storefronts and a strong Colonial Revival style. Architectural details include divided light windows, bay windows, windowed dormers, cupolas, and classically detailed entries, pediments, and friezes. While brick is the predominant building material, there are a few frame buildings of note such as the Pinehurst Department Store (#143), which is prominently sited at the point formed by Cherokee Road, Chinquapin Road, and the two-story Casino (#151) (Figure 4.53). The Casino has a low hipped roofline and two-story wrap-around



Figure 4.52. View of the commercial buildings along Market Square (Richard Grubb & Associates, Inc., 2021).



Figure 4.53. View of the Pinehurst Department Store (#151) (Richard Grubb & Associates, Inc., 2021).

porch. It was covered with vinyl drop siding in 1996 and this exterior cladding remains in place today. The Byzantine Revival Carolina Theater (#141) anchors the south end of the Village Center. This distinctive patterned-brick building has a hexagonal shape, an inset classical entry portico, and a green Spanish tile roof.

Brick curbs and sidewalks along with both pull-in and parallel parking spaces line the streets of the Village Center. Stylized streetlight posts and signposts provide light and wayfinding. The few street trees planted in the right-of-way provide greenery and limited shade and do not overwhelm the storefronts or streetscape. The limited number of tall trees in the Village Center contrasts with the verdancy of the surrounding residential areas.

Post 1996

A pedestrian survey and review of COA records issued for projects in the Village Center reveals that most of the alterations to commercial buildings in the Village Center have been minor and related to changes in occupancy or to the needs particular to commercial areas. Since 1996, ATMs, awnings, temporary planters, and lighting for individual businesses have been added to the Village Center. Signage changes reflect the comings and goings of restaurants and shops. The VOP has undertaken streetscape improvements that include brick sidewalks, streetlights, planters, and new parking configurations.

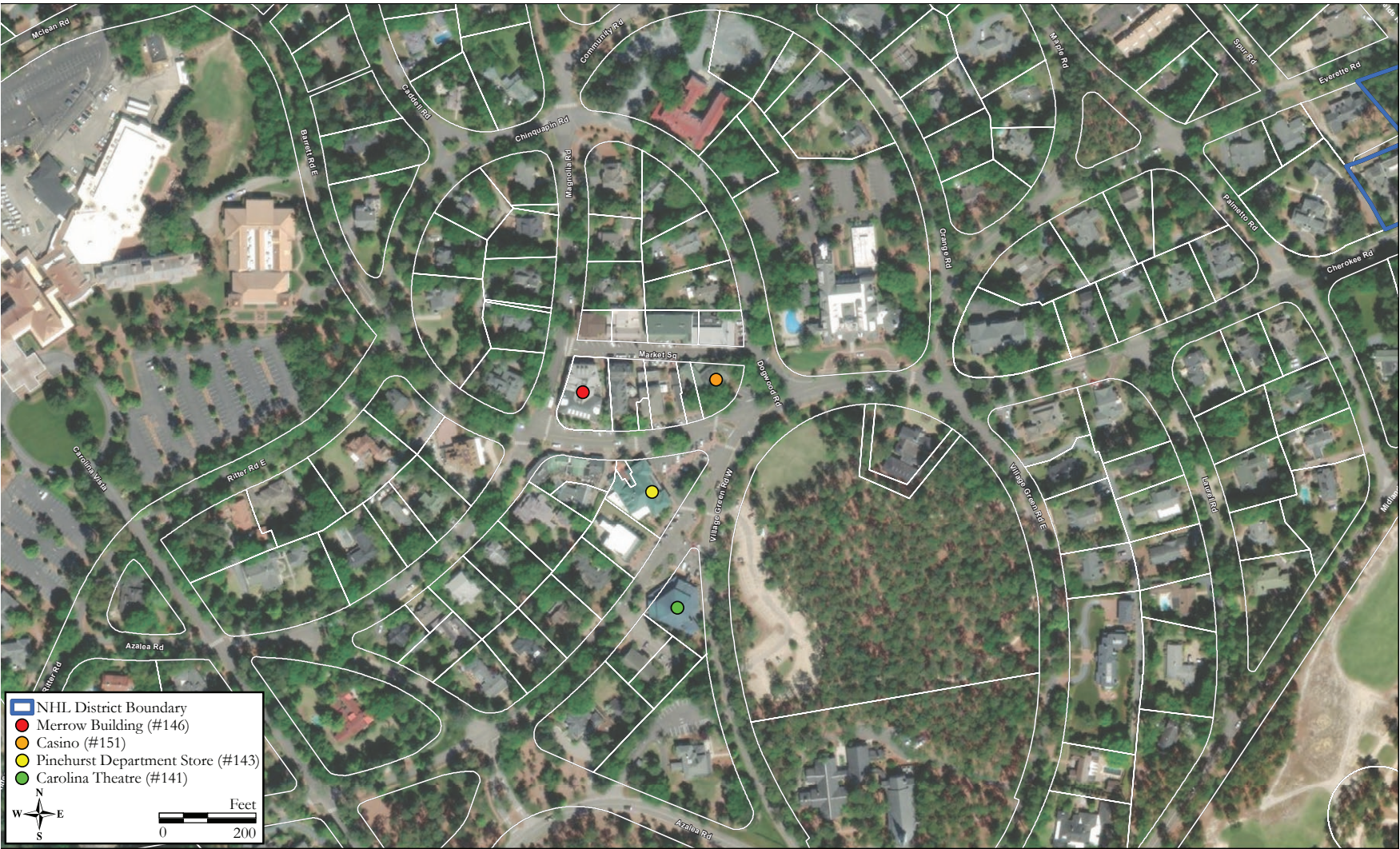


Figure 4.51. Map of the Village Center within the Pinehurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

The most significant change in the Village Center since 1996 is a large, two-story addition built to the rear of the Merrow Building (#146), which faces Chinquapin Road. Constructed between 2007 and 2010, this brick, hipped-roof building with dormers occupies the previously vacant corner where Magnolia Road and Market Square intersect. It is joined to the Merrow Building by a two-story, inset, pedimented entryway off Magnolia Road, which replaced a small, original one-story, flat roofed wing (Figures 4.54-4.55).



Figure 4.54. View of the Merrow Building (#146) (Richard Grubb & Associates, Inc., 2021).



Figure 4.55. View of the addition made to the Merrow Building (#146) (Richard Grubb & Associates, Inc., 2022).

4.1.6 Residential Areas

For more details on post-1996 changes to each building with the Pinehurst NHL District, see the Integrity and Condition Spreadsheet in Appendix C.

Existing Conditions

Pinehurst's historic residential areas maintain much of the character described in the 1996 NHL District nomination. Frame Queen Anne and Colonial Revival style cottages built in the last years of the nineteenth century line the streets that curve out from the center of the village. Lot sizes and building setbacks are relatively uniform in this core area, creating a harmonious streetscape. The area west of Beulah Hill Road, which developed in the first two decades of the twentieth century, continues the pattern of concentric roads, but with larger lot sizes, commodious houses, and more variation in architectural styles (Figures 4.56-4.57). Some of the modest housing for workers survives near the village's service area northeast of Magnolia and Community roads (Figure 4.58). Houses on the south side of Midland Road, which serves as a primary gateway to the Village, date from the 1920s to the present.

Material alterations to individual houses are common throughout the Pinehurst NHL District, as is to be expected for historic buildings that are in use in the twenty-first century. The most common changes to exterior building materials include replacement of original doors, siding, windows, and roofing, with "modern" materials. It is important to note that many building materials replacements had been made prior to the NHL designation in 1996, and that replacement materials have evolved over time in base ingredients, cost, quality, and appearance. For example, in the 1980s and 1990s most replacement windows were made of vinyl; however, today wood replacement windows are more widely available and seem to be strongly preferred among Pinehurst homeowners for additions and renovations.



Figure 4.56. Example of a cottage (the Oasis, #105) near the Village Center (Richard Grubb & Associates, Inc., 2021).



Figure 4.57. Example of a dwelling (John L. Given House, #28) west of Beulah Hill Road (Richard Grubb & Associates, Inc., 2021).



Figure 4.58. Example of a worker's cottage north of the Village Center (S.T. Ritter House, #85) (Richard Grubb & Associates, Inc., 2021).

weatherboard siding is thought to better simulate the thickness and appearance of wood siding than vinyl or aluminum. Field inspection and a review of COA applications indicate that vinyl and aluminum materials seem to have fallen out of favor for renovations and additions in the Pinehurst NHL District. Recent new construction and addition projects use cementitious siding, and a few instances of vinyl siding being replaced by cementitious siding were observed. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017)

46 Hood and Phillips, "Pinehurst Historic District," 9.

In 1996, it was estimated that approximately 25 percent of the district's historic frame buildings had been altered by the application of vinyl or aluminum siding. These modern materials either covered the original siding or replaced it. The Pinehurst NHL District nomination explained that the majority of these types of alterations did not diminish the overall historic character of the district, because much of the replacement siding was similar in dimensions and appearance to the original wood siding (Figure 4.59).⁴⁶ Cementitious weatherboards were not widely available prior to 1996 but the material is now commonly used for renovations and additions in the Pinehurst NHL District. Cementitious



Figure 4.59. Example of a house with vinyl siding that imitates wood and replacement windows within the Pinehurst National Historic Landmark District (Richard Grubb & Associates, Inc., 2021).

state that smooth surface cementitious siding, not the simulated wood grain texture, may be used to replace deteriorated wood siding only on secondary elevations with minimal visibility.

In some instances, original porch configurations or details have been altered, or roof slopes changed to accommodate a second story. While in some cases these alterations do not significantly impact the character of historic dwellings, in other cases they drastically change a building's original appearance and result in a loss of historical integrity despite being aesthetically pleasing (Figure 4.60-4.63).

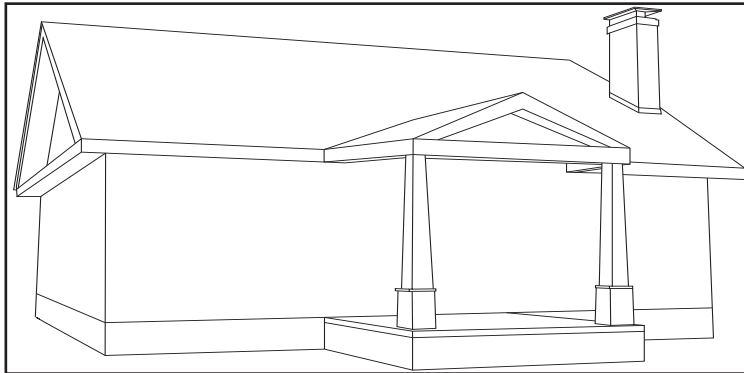


Figure 4.60. Illustration of a house with its original roof line and porch within the Pinehurst National Historic Landmark District (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).

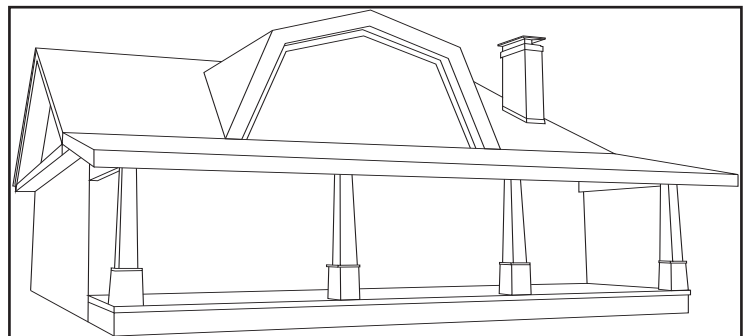


Figure 4.61. Illustration of the same house as in Figure 4.60 with an altered roof line and expanded porch (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).



Figure 4.62. Example of a house with replacement windows within the Pinehurst National Historic Landmark District (Richard Grubb & Associates, Inc., 2021).



Figure 4.63. Example of a house with dormer and façade alterations within the Pinehurst National Historic Landmark District (Richard Grubb & Associates, Inc., 2021).

Additions enlarge the original size of a house, and this is a common change seen throughout the district. The majority of additions are small wings added to side or rear elevations. These do not significantly alter a house's overall appearance from the street, and therefore do not detract from the district's primary façade streetscapes, although alleys, where they exist, are impacted. In some cases, however, additions substantially increase the square-footage and lot coverage of a particular dwelling, altering a structure's character and immediate setting (Figure 4.64). A few attached garages

have been added as well, which is incongruous with the character and period of significance of the district.

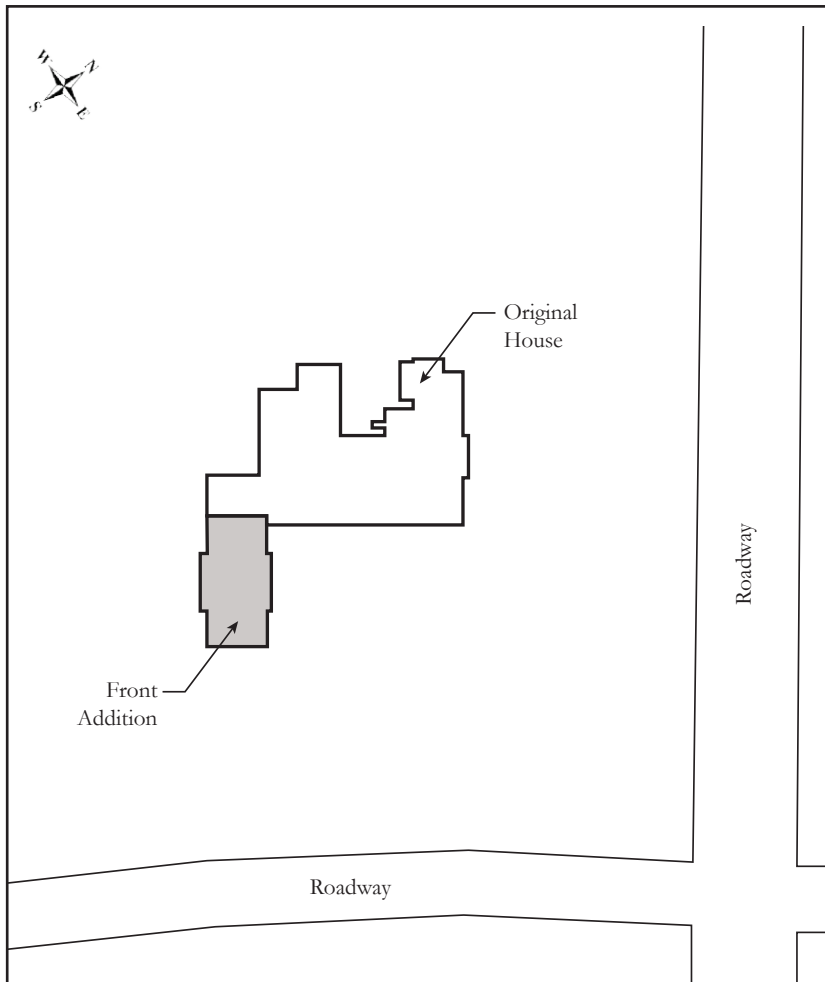


Figure 4.64. Sketch plan of a house with a front addition within the Pinehurst National Historic Landmark District (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).

Ancillary features such as carports, detached garages, sheds, and pools have been added to many residential lots. Overall, alterations to original outbuildings and the construction of new outbuildings have been sensitive in terms of size and placement, in keeping with the character of the historic district. A few oversized and incompatible outbuildings have been constructed across the district.

Post 1996

Since the designation of the Pinehurst NHL District in 1996, 11 houses have been demolished (Figure 4.65). According to the Pinehurst NHL District inventory list, seven of these were contributing resources and four were non-contributing. Of the seven contributing houses that have been lost, six were in the Fields and Everett roads area: 50 Everett Road (#194); 60 Everett Road (#235); 65 Everett Road (#236); 105 Fields Road (#241); 50 Fields Road (#249); and 105 Everett Road

(#250). In addition, the contributing house at 275 Magnolia Road (#88) has been demolished. Of the non-contributing houses which have been demolished, three were on Midland Road: 10 Midland Road (#234); 80 Midland Road (#255); and 270 Midland Road (#266). The fourth non-contributing house was located at 140 Magnolia Road (#101). Some of these have been replaced by new construction while other lots remain vacant. Sixteen new houses have been built in the Pinehurst NHL District since 1996 (Figure 4.66).

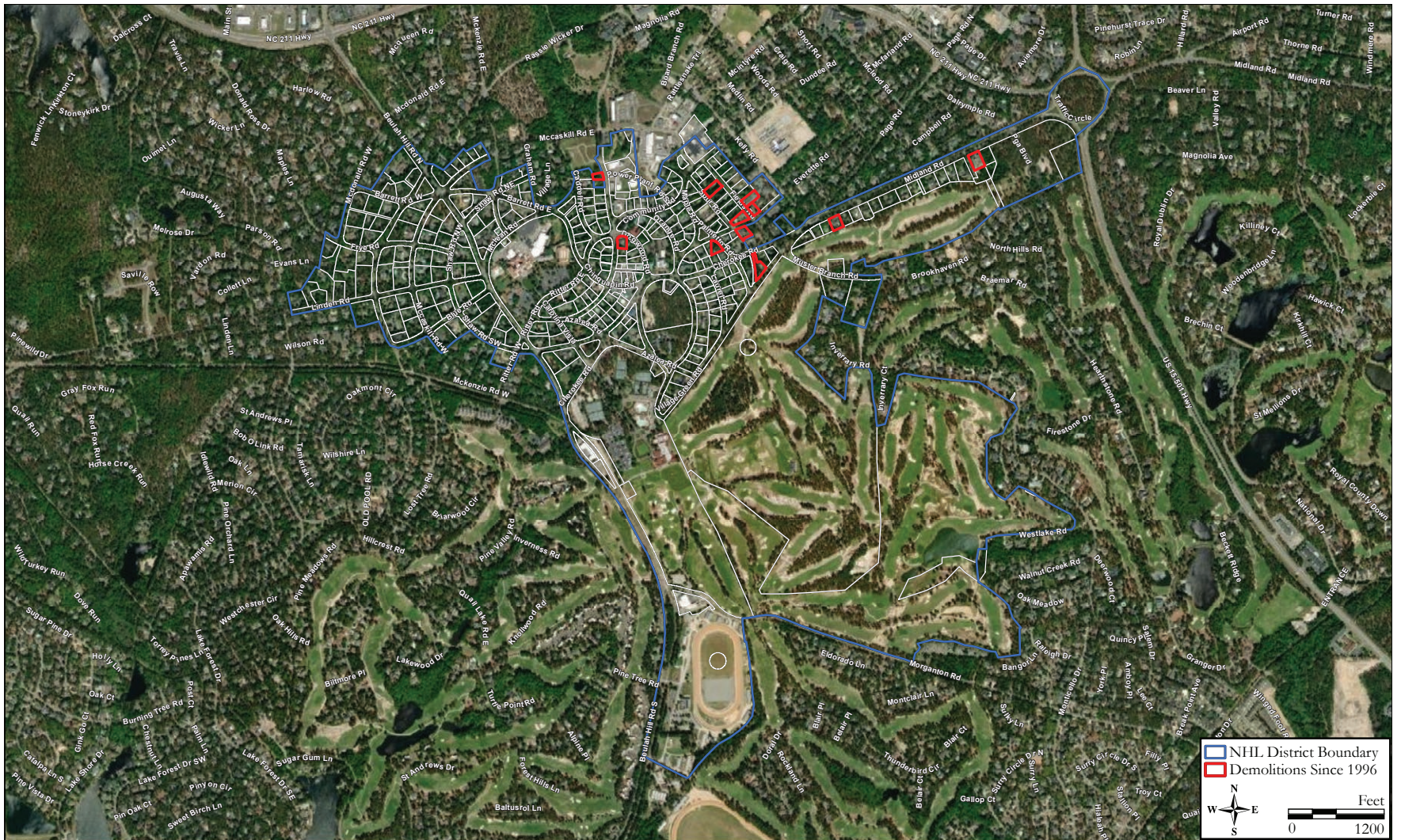


Figure 4.65. Map of buildings within the Pinchurst National Historic Landmark District that have been demolished since 1996 (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

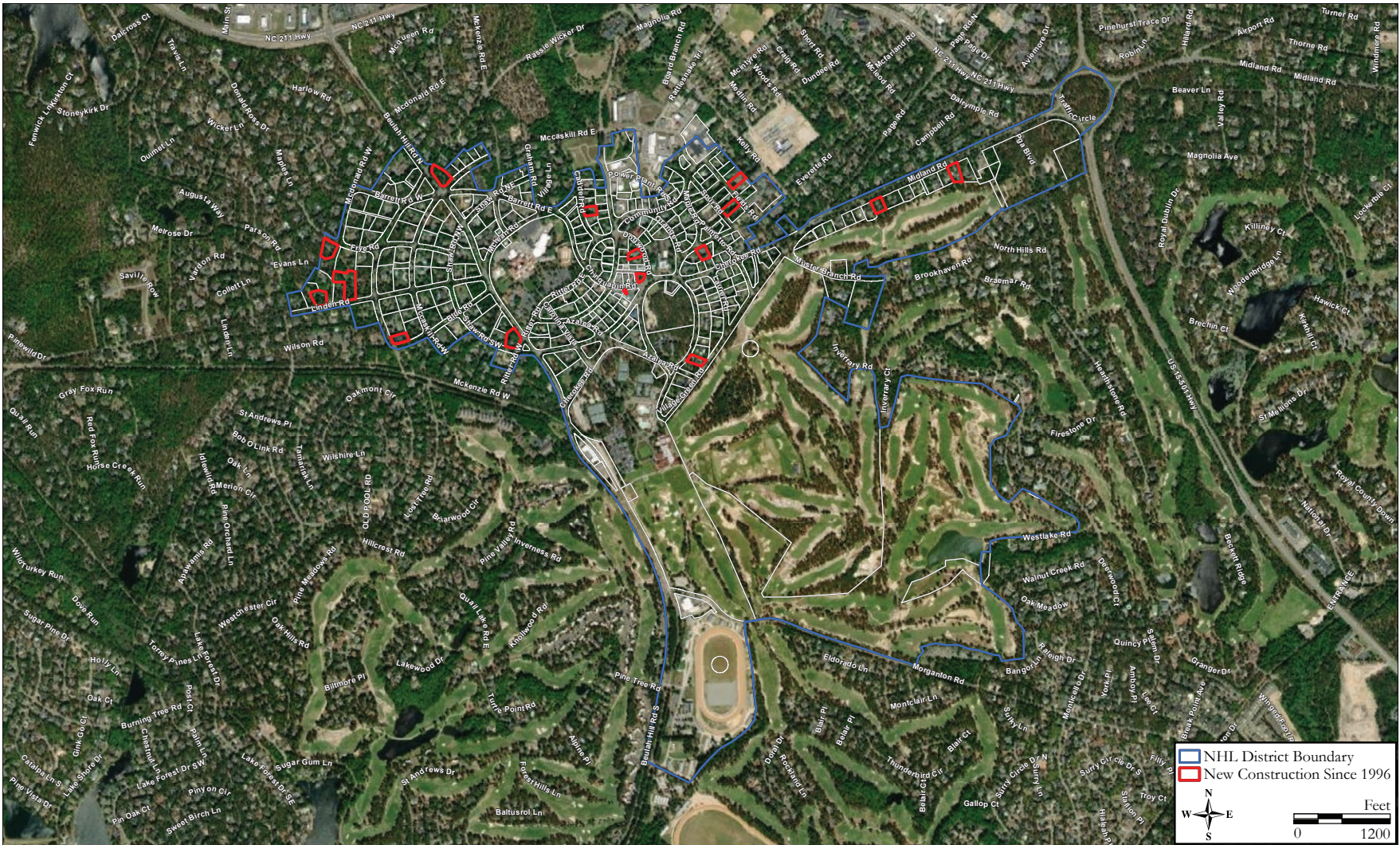


Figure 4.66. Map showing the locations of 16 new houses built within the Pinehurst National Historic Landmark District since 1996 (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

Some of the new construction in the Pinehurst NHL District has taken place on parcels that have been reconfigured through subdivision or recombination. For example, Thistle Dhu (#62) on Shaw Road, a 1919 Classical Revival estate famed for having the first miniature-golf course in the nation as part of its expansive grounds, has been steadily subdivided over the last 50 years so that its original five-plus acre property has been reduced to a little over one acre. The property was subdivided in 1966 and 1974 for two houses built where the Thistle Dhu tennis court once stood, and its most recent subdivision, in 2006, reduced the remaining yard by half (Figure 4.67).



Figure 4.67. Aerial map showing the subdivision of the Thistle Due parcel (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

The effects of lot reconfiguration can be seen along Fields Road at the east end of the Pinehurst NHL District (Figure 4.68). This area was originally platted with several narrow lots containing housing for the Resort's workforce. The lots in the northern half of the block were approximately half the width of the lots in the southern half of the block. In 1996, existing houses largely followed the pattern of the lots laid out; however, most of the narrowest lots to the north remained undeveloped. Since the Pinehurst NHL District was established, several lot recombinations occurred, which resulted in infill development in the northern portion of the block of a less dense pattern than originally platted; however, the infill is consistent with the density of the southern portion of the block.

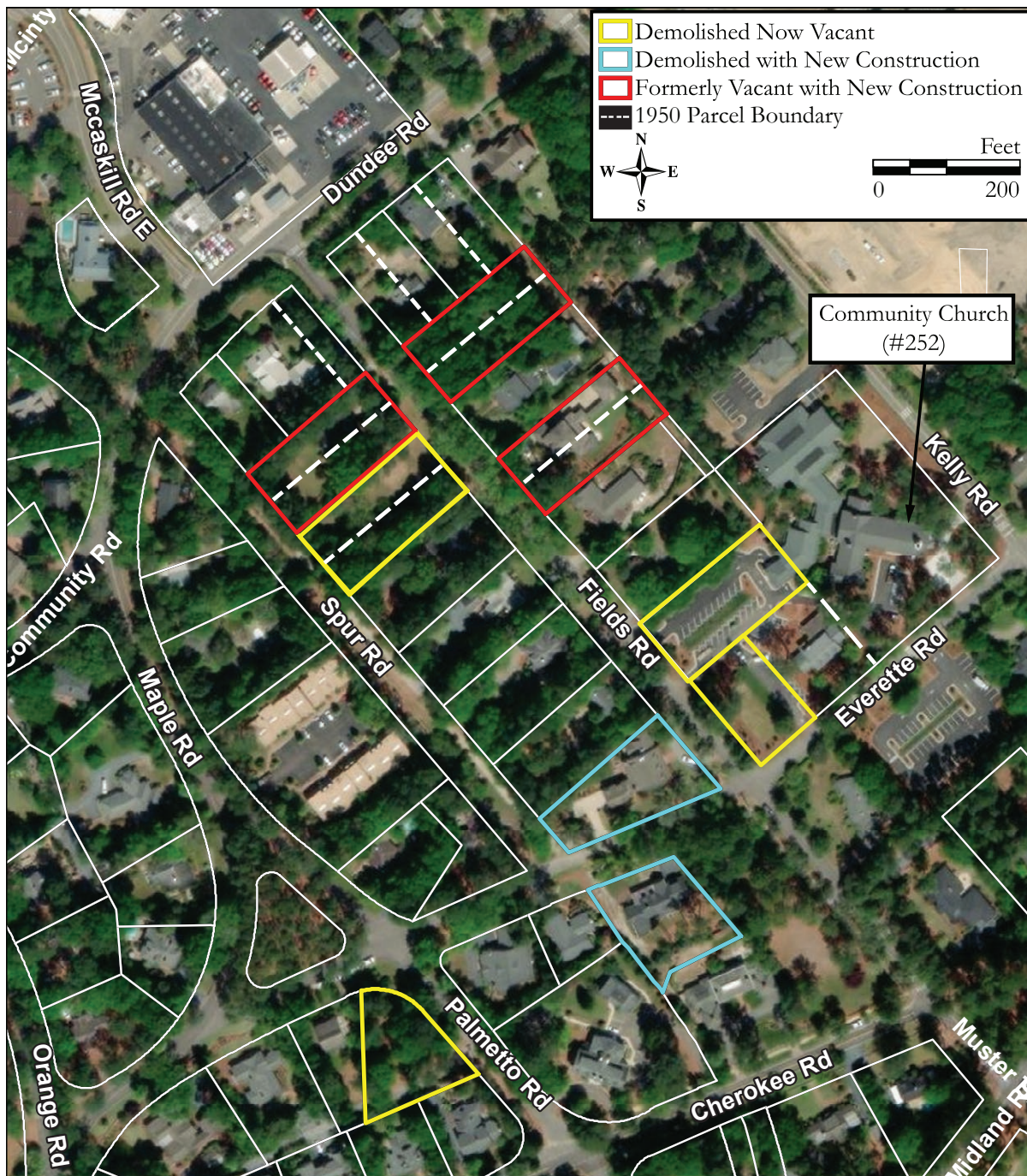


Figure 4.68. Aerial photograph with parcel lines showing lot reconfigurations on Fields and Dundee Roads (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

Considerable lot reconfiguration has occurred in the area bounded by Frye Road to the north, McKenzie Road to the east, and Linden Road to the south (Figure 4.69). Originally platted to be six of the largest lots in the Pinehurst NHL District, the block now has twice as many parcels, making the area considerably dense than originally planned or developed.



Figure 4.69. Aerial photograph showing lot reconfigurations in the area of Frye Road, McKenzie Road, and Linden Road (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

4.2 Summary of Existing Conditions, Post-1996 Changes and Present Integrity and Condition

The Pinehurst NHL District is part of the larger VOP, a chartered North Carolina municipality with a residential population of 17,484 in 2021. In addition, the village attracts tens of thousands of tourists annually from all around the country and world. The community contains both the typical institutions of daily life as well as unique recreational and tourist infrastructure. Set within a nineteenth-century designed landscape that matured into the twentieth century, it is the marriage of both of these types of resources that gives Pinehurst its unique character.

As was envisioned by Olmsted and Manning, the Village's planted landscape and circulation paths play a critical role in defining the overall character of the area today. The verdant designed landscape of Pinehurst is acknowledged as one the village's most important features, yet the "landscape" was

not defined as a resource in the NHL nomination inventory list. Cultural landscapes were defined by the NPS in 1982, but the identification of cultural landscapes as historic resources was not fully realized until the 1990s. Despite the emerging understanding of cultural landscapes around the time the NHL nomination was written and the exclusion of the landscape from the nomination's inventory list, the landscape is perhaps the strongest contributor to the setting and feeling aspects of the district's integrity. Many of the landscape's component features described by Hood and Phillips remain strongly evident today. The landscape is made up of many parts such as the historical plantings, the walking paths, the planned road system, the No. 2 and No. 4 golf courses, and the expansive open Race Track area.



Figure 4.70. Postcard view of the landscaping in Pinehurst in 1914 (Tufts Archives).



Figure 4.71. View of the primary elevation and landscaping of Wayside (120 Magnolia Road; #103) (Richard Grubb & Associates, Inc., 2021).



Figure 4.72. View of the primary elevation and landscaping of Waldheim (125 Magnolia Road; #98) (Richard Grubb & Associates, Inc., 2021).

Mature pines, hollies, magnolias, camellias, dogwoods, and azaleas line the streets and provide naturalistic ornamentation throughout the district and offer shade and privacy to residences. Individual buildings have “the appearance of growing out of a mass of foliage and thus being connected more intimately with the landscape” (Figures 4.70-4.72).⁴⁷ Despite the ongoing evolution of privately-owned yards, when observed at the macro level, the verdant and sheltering qualities of the residential landscape present in 1996 remain intact.

The district's circulatory infrastructure and designed landscape remain largely identifiable as to what was planned at the village's inception and described in the NHL nomination a century later. The roadways of Pinehurst continue to function as a united whole and constitute one of the most significant aspects of the planned landscape. While the appropriateness of the traffic roundabout at Carolina Vista Drive and Cherokee Road can be debated, the introduction of this non-historic feature does not negate the substantial amount of the planned road system that remains intact.

⁴⁷ Manning, “Natural and Artificial Features of Pinehurst Scenery.

Pinehurst No. 2 and Pinehurst No. 4 illustrate the community's intense interest in early golf course design, and the influence that Donald Ross exerted on Pinehurst. The successful restoration of Pinehurst No. 2 was a catalyst for work completed on Pinehurst No. 4 and a wholesale return to the design aesthetics of Donald Ross. Both projects have been hugely successful. Interest in the history of both the courses and the play have increased. The restorations of Pinehurst No. 2 and Pinehurst No. 4 are examples of areas where the Pinehurst NHL District's historic landscape and setting have been improved since 1996. The restoration of the two courses has strengthened the district's ability to convey its golf origin story.

Pinehurst's historical pedestrian infrastructure has been eroded over the decades and the open nature of the Village Green was subsumed by trees by 1950s (Figures 4.73-4.77). The sand and clay paths adjacent to the roads that in the early years provided the primary mode of transportation, and the associated drainage ditches and planting areas, have been lost to both public works projects and encroachment by private property owners. However, these particular losses can be reversed.

Changes to the historic integrity of Olmsted's original design were observed at the Village Green. It is important to note that construction on the south end of the Green began in 1924, during the NHL's period of significance, about 30 years after the founding of Pinehurst, with the construction of the Village Chapel when Leonard Tufts donated the land for this purpose. The institution has continued to expand over the twentieth and twenty-first centuries. A large, publicly-owned central open space is a logical place for infill construction when public facilities are needed, and unsurprisingly, additional land was taken from the Green's north and west sides for the public library (1964 and 1977), and most recently, for public parking and an outdoor entertainment venue also at its north end. While the integrity of the Green's egg shape is reinforced by Village Green Road East and Village Green Road West, which encircle and define it, the Green's interior remains fragile and potentially at risk.



Figure 4.73. Aerial photograph of the Village Green (NETR, 1955).



Figure 4.74. Aerial photograph of the Village Green (NETR, 1983)



Figure 4.75. Aerial photograph of the Village Green (Google Earth, 1993).



Figure 4.76. Aerial photograph of the Village Green (Google Earth, 2006).



Figure 4.77. Aerial photograph of the Village Green (Google Earth, 2018).

Despite the loss of seven contributing buildings, material alterations to many others, and the introduction of scattered new construction, the residential areas of the Pinehurst NHL District largely retain the distinctive character identified in the 1996 NHL District nomination which noted that “although many buildings in Pinehurst are of architectural significance individually, it is the group of buildings in the developing landscape which has remained the strongest reflector of the historic character of the place”.⁴⁸ Pinehurst’s cultural and institutional buildings remain little changed physically since 1996 and continue to be important visual landmarks within the community. The Village Center, which is distinguished from the district’s residential areas by its commercial streetscapes, limited vegetation, and the daily hum of shopping and dining, anchors the community. Except for minor changes, this area appears largely as it did in 1996.

48 Hood and Phillips, “Pinehurst Historic District,” 9.

4.3 Potential Areas of Concern and Recommendations

This study confirms that despite some changes that come with the passage of time, the Pinehurst NHL District retains the requisite high degree of integrity for NHL designation. However, this assessment revealed several potential areas of concern, both intangible and tangible. This section identifies these areas, including concerns voiced in this project's community listening sessions, and provides suggested remediation. Chapter 5 provides additional opportunities to strengthen the integrity of the historic district and, more broadly, Pinehurst's historic preservation program.

4.3.1 Intangible Potential Areas of Concern and Recommendations

"Broken" Relationship between the Village and the National Park Service

At several points during the listening sessions and public meetings, the relationship between the NPS, the VOP, and the public was described as strained. The NPS's objection to and criticism of development and infrastructure projects in the NHL, and the subsequent placement of the NHL in the NPS Threatened category in 2013, damaged the working relationship between the two entities. One reason that the NPS decided to undertake this study was to foster a more positive relationship.

Recommendation: The NPS should complete its development of a new NHL monitoring program that will offer constructive feedback to landmark stewards. Going forward, the NPS and the VOP should prioritize prompt communication and cooperation in their shared goal of enhancing and preserving the Pinehurst NHL District.

Lack of Clarity Regarding Preservation Organizations, the Differing Historic Designations, and the Benefits of Historic Preservation

For successful historic preservation, it is critical to understand the roles of the various preservation players. There are community-wide preservation goals, typically achieved through the local government in concert with state and federal entities, and property owner/resident goals, which are accomplished in partnership with local and state entities. Several participants in the public meetings expressed confusion about the roles and jurisdictions of the multiple historic preservation agencies and organizations.

Table 4.1. Preservation Players and Roles in Pinehurst.

Agency/Organization	Programs/Activities
U.S. Secretary of the Interior/National Park Service (NPS)	Administers the National Historic Landmark (NHL) program, including NHL designations, condition monitoring, technical assistance to NHL stewards, and consultation on federal projects involving an NHL.
State Historic Preservation Office (SHPO)	Reviews National Register nominations and tax credit applications; provides technical support and advice; reviews state and federal projects; administers the certified local government (CLG) program. ⁴⁹
VOP Village Council	Adopts historic preservation ordinance, designates landmarks, and appoints HPC members.
VOP Historic Preservation Commission (HPC)	Recommends landmarks to Village Council, reviews and approves Certificates of Appropriateness (COAs).
Village Heritage Foundation	Local non-profit, which promotes preservation and runs a historic plaque program.
Preservation North Carolina	Statewide non-profit which can hold easements on historic properties and operates a revolving fund to purchase endangered properties.

Recommendation: Expand public awareness regarding the roles of historic preservation agencies and organizations in achieving community historic preservation objectives as well as awareness of the difference between the local Historic Preservation Overlay District and the Pinehurst NHL District and their implications for property owners. The next chapter of this report expands on the role of preservation organizations and the programs that are available to assist Pinehurst with its preservation goals.

NHL District Period of Significance (1895-1948)

The period of significance for the landmark district should be reexamined. The district's current period of significance spans the period from Pinehurst's founding in 1895 until the death of Donald Ross in 1948. However, there are character-defining properties built after 1948 that are likely significant to the history and development story of Pinehurst. The 1964 Given Memorial Library (see Figure 4.30), located at the north end of the Village Green, is an example of a building currently classified as non-contributing which may contribute to the district if the period of significance were extended. The library is a late Colonial Revival building that complements the architecture of the district, occupies a prominent location in the Village Center, and has played an important institutional role in the life of the Village. The Traffic Circle at the east end of Midland Road dates to 1956. It is noted in the NHL inventory list within decoration of the Planned Road System (#279), which is contributing to the district.

Similarly, there was a burst of homebuilding in the mid-twentieth century in Pinehurst, specifically iterations of the Ranch house, and these dwellings currently fall outside of the current period of significance. Ranch houses are concentrated to the west of the Village Green, but there are scattered examples elsewhere in the district. Mid-twentieth-century architecture has now attained maturity (50-plus years of age), and many of these Ranch houses may be considered contributing to the NHL district if the period of significance were expanded (Figures 4.78-4.79). The local Historic Preservation Overlay District, established in 2006, has a period of significance that extends to 1970, based on the duration of the Tufts family's ownership and management of Pinehurst.



Figure 4.78. View of the circa 1951 house at 20 Barrett Road West (#3) (Richard Grubb & Associates, Inc., 2021).



Figure 4.79. View of the circa 1960 house at 80 McCaskill Road West (#36) (Richard Grubb & Associates, Inc., 2021).

Recommendation: Reevaluate the period of significance for the Pinehurst NHL District. The State Historic Preservation Office can assist in determining how best to accomplish this objective.

NHL District Boundaries

A reevaluation of the landmark's period of significance leads naturally to a reassessment and potential expansion of the district's boundaries. The boundaries of the local Historic Preservation Overlay District are larger than those of the Pinehurst NHL District because they encompass post-1948 properties. If the period of significance for the Pinehurst NHL District is expanded, it is likely that the district boundaries may be adjusted as well (Figure 4.80). For example, just outside the district boundary on the north side of Midland Road, are Ranch and Colonial Revival-style houses which differ little from those found on the south side of the road (Figures 4.81-4.82).

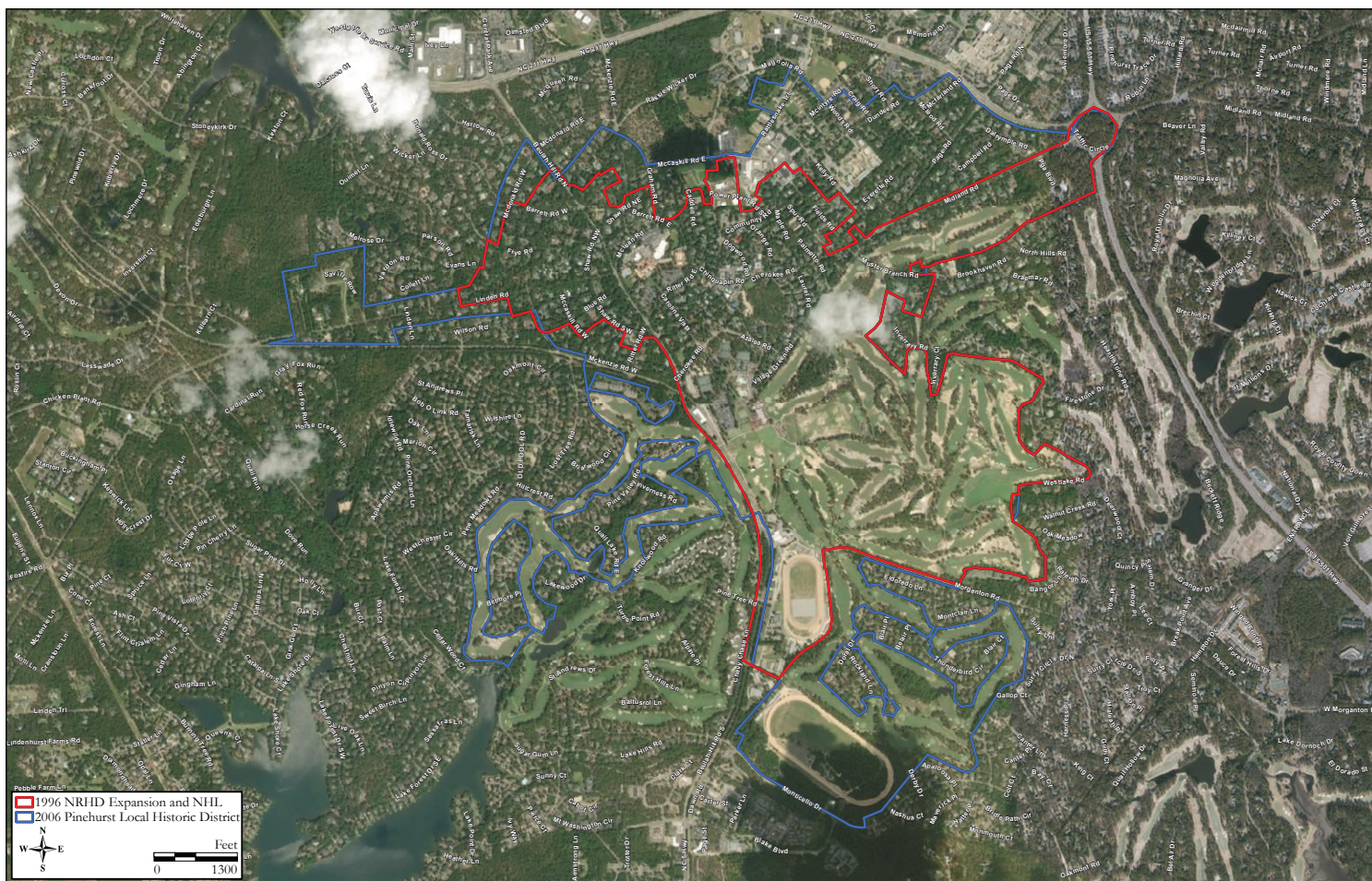


Figure 4.80. Comparison of the Local Historic District boundary and the Pinehurst National Historic Landmark District boundary (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



Figure 4.81. View of 175 Midland Road (Richard Grubb & Associates, Inc., 2021).



Figure 4.82. View of 265 Midland Road (Richard Grubb & Associates, Inc., 2021).

Recommendation: Reevaluate the boundaries for the Pinehurst NHL District. The State Historic Preservation Office would assist in determining how best to accomplish this goal.

Traffic Calming and Pedestrian Safety

The original Olmsted plan for Pinehurst laid out a clear circulation pathway, as discussed throughout this report. The listening sessions and public meetings raised concerns about increased traffic volume, pedestrian safety, special event traffic, and the need for traffic calming to improve the quality of life in the district. Locally, discussion of traffic lights versus roundabouts for traffic calming is ongoing.

Recommendation: The introduction of new traffic calming and pedestrian safety features should be studied carefully to weigh the negative impacts of traffic against alterations to historic circulation patterns. The VOP's Streets and Grounds Division of the Public Services Department and/or the North Carolina Department of Transportation (NCDOT) should consider means for traffic management in high traffic areas, such as:

- The appropriateness of speed limits based on the size classification of the road, placement of traffic lights, adjacent building setbacks, and pedestrian ways.
- Efficient and appropriate placement of pedestrian connectors such as crosswalks.

The SHPO and the HPC should be consulted early in the planning process for transportation-related undertakings so that their potential effects on the historic environment are not adverse. In addition, the NPS should be made aware of the proposed undertaking and must be invited as a consulting party to any discussions.

4.3.2 Tangible Potential Areas of Concern and Recommendations

Encroachment on the Village Green

The nineteenth-century Pinehurst plan contained an undeveloped, central oval called the Village Green (see Figures 4.3 and 4.4). In 1897, landscape designer Warren Manning described the intent of this open space:

Its central feature was the Village Green, located in a broad, shallow amphitheater-like valley, and designed to be the heart of the village...The new plantations about the edge of the Village Green and in the planting space between walk and road were arranged in a manner that gave a series of views from each building over a foreground of low evergreen foliage between groups of evergreen trees to a broad stretch of green turf in the center of the green, with groups and scattered trees standing upon it.⁴⁹

The Pinehurst NHL District was designated with two community buildings on the Village Green, the 1924 Village Chapel at the south end, and the 1967 Given Memorial Library, expanded in 1977, at the north end. Expansions to both the chapel and the library are planned. Also, at the time of the NHL designation, the Village Green was no longer a “broad stretch of green turf” but was densely wooded with tall pines and native understory trees. Currently, only about 50 percent of the original Green remains undeveloped, and aerial photography shows that the intended green turf visible in early photographs and postcards had been subsumed by pines by the 1950s (see Figure 4.73). Further development on the Green will continue to erode the district’s primary public park and an essential feature of the original plan.

Recommendation: New stand-alone buildings should be not planned for the Village Green and Chapel parcels. New additions to existing buildings must be designed with the utmost attention to scale, massing, style, and materials.

New Construction

There are three types of new construction taking place within the Pinehurst NHL District: new primary buildings (houses, institutional buildings, etc.), new accessory structures (garages, guest houses, etc.), and additions to existing buildings. In some instances, the size, scale, proportion, and materials of new buildings, as well as their lot placement and coverage, are incongruous with the Pinehurst NHL District.

Recommendation: The Village of Pinehurst Historic District Standards for its local Historic Preservation Overlay District addresses design goals for new construction. In 2018, the VOP commissioned a Pinehurst Local Historic District Boundary Amendment report, which recommended the subdivision of the Historic Preservation Overlay District into three new districts based on the special character of properties within each subdistrict: Old Village Center, Village West, and School districts. The adoption of the three districts by the Village Council could greatly assist the HPC in determining if proposed changes are congruous or incongruous to the local district, and therefore the NHL. The implementation of three districts as an HPC regulatory tool is a recommended action.

49 Manning, “Natural and Artificial Features of Pinehurst Scenery.”

Lot Reconfiguration

The different sections of the Pinehurst NHL District were developed with varying lot sizes and setbacks. The early village core is characterized by modest lots with minimal setbacks; the area west of Beulah Hill Road has significantly larger lots and deeper setbacks; worker housing clustered along Magnolia and Community Roads was placed close together on narrow lots. Lot reconfiguration through either subdivision or recombination has the potential to alter the original density of each of these sections.

Recommendation: New construction should be placed carefully according to appropriate setbacks to maintain the rhythm of the streetscape in the immediate area. The HPC may consider the addition of parcel recombinations and subdivisions to its list of major works requiring a COA.

Evolution of Historic Preservation Principles

Historic preservation is an evolving field, and the standards for historic preservation have matured since the designation of the Pinehurst NHL District in 1996. The HPC is in an excellent position to shape the ongoing integrity of the NHL through the application of its Design Standards in the Historic Preservation Overlay District. Replacement materials, additions, and new construction, including primary structures on vacant lots, outbuildings, and hardscaping such as patios and outdoor fireplaces, are small changes that have the potential to erode the integrity of the Pinehurst NHL District when considered cumulatively over time. To address these concerns, the HPC should:

- Ensure that additions are subservient in size to the primary structure on the property.
- Evaluate the footprint and height of new construction to maintain the rhythm of immediate streetscape over that of the district as a whole.
- Maintain the traditional size and placement of outbuildings in the historic district as subservient in size to the primary building, placed in traditional locations at the rear of the property.
- Observe traditional placement of enclosed porches, placing them to the side or rear rather than the front.
- For residential properties, consider the amount of open to built space, retaining a traditional yard.

To assist the HPC in making data-based decisions, consider studying and further defining what is typical for Pinehurst. Consider performing an analysis on attributes of certain elements in the district, such as:

- Identify the average ratio of the size of historic additions relative to the size of the primary structure, especially in residential areas. This will define an appropriate range for the size of additions in the future.
- Discover the average aggregate lot coverage for a residential property, built as compared to open, including the primary structure, outbuildings, and hardscaping.
- Consider implementing the plan to divide the Historic Preservation Overlay District into three districts. This would assist future commissions in evaluating applications based on a more refined list of comparison properties.

Replacement Materials

The Pinehurst NHL District was designated with approximately 25 percent of the buildings having inauthentic replacement materials such as vinyl siding or simulated divided-light windows.⁵⁰ The *Secretary of the Interior's Standards for Rehabilitation*, which are the NPS's guidelines for the treatment of historic properties, favor repairing rather than replacing historic materials, and recommend that when replacement is necessary, new features match the old in design, color, texture, and other visual qualities and, where possible, materials (Figure 4.83).

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Figure 4.83. Secretary of the Interior's Standards for Rehabilitation (U.S. Department of the Interior, 2017).

50 Hood and Phillips, "Pinehurst Historic District," 9.

Recommendation: The HPC should encourage homeowners to repair and retain original materials. When reviewing COAs for properties within the Historic Preservation Overlay District, the HPC should reject vinyl siding, aluminum, or cementitious sidings, aluminum- or vinyl-clad windows, simulated divided-light windows, and other synthetic building elements when the new materials will replace original ones.

Wood siding should be repaired. If its condition is too deteriorated for repair, original wood siding should be replaced with new wood siding that matches the composition, dimension, size, shape, color, pattern, texture, and profile of the original. Replacement of deteriorated siding pieces is strongly encouraged over the wholesale replacement of all siding. Cementitious siding should only be considered for secondary elevations with minimal visibility from public view (NPS 2017). The Village of Pinehurst Historic District Design Standards should be amended to address acceptable uses of cementitious siding.

Replacing non-historic siding or windows with newer models and materials may be an opportunity to return a property to a more historic appearance. For example, replacing a simulated divided-light vinyl window with a true divided-light wood window would strengthen the integrity of the individual property and the district as a whole.

Sand and Clay Paths

A defining feature of Pinehurst is its system of sand and clay paths, planned in concert with the road system, which acted as sidewalks throughout the district. Of concern is the loss of the paths in many places and the gradual hard surfacing of the paths in others. The VOP has conducted a partial inventory of soft surface paths, which include both sand-and-clay paths and a more durable “screenings” material made of earth, sand, and grit (Figure 4.84). The VOP has re-established soft surface paths in several areas, but the opportunity to re-establish more of these lost paths is extensive. In highly traveled areas, such as the Village Center, the VOP has installed brick pavers for durability and pedestrian safety.

Recommendation: An inventory of the original sand and clay paths (where they survive, where they have been lost or encroached upon, etc.) and their materials conditions (original, brick, etc.) should be conducted and form the basis of any new effort to repair or reestablish sand historical paths.

Prevent the replacement of soft surface paths with hard surfaces outside of commercial areas such as the Village Center. Rather than maintain new hard surface materials, return the sidewalks to sand and clay paths where pedestrian usage levels permit. Investigate the use of modern, durable materials that replicate the look and feel of sand and clay, but hold up to heavy pedestrian use, bicycles, and golf cart traffic.

Midland Traffic Circle

The 1956 Midland traffic circle functions as the five-way confluence of four regional highways and is a contributing resource to the NHL. Twenty-year traffic projections suggest the traffic circle’s design may need to be improved.

Recommendation: The VOP and the NCDOT will need to strike an appropriate balance in accommodating traffic increases and consideration of the NHL. A possible outcome of reconsideration of the NHL's period of significance is that the traffic Circle can be assigned contributing or non-contributing status. The NHL inventory list entry for the Planned Road System (#279) should be expanded to include its component parts.

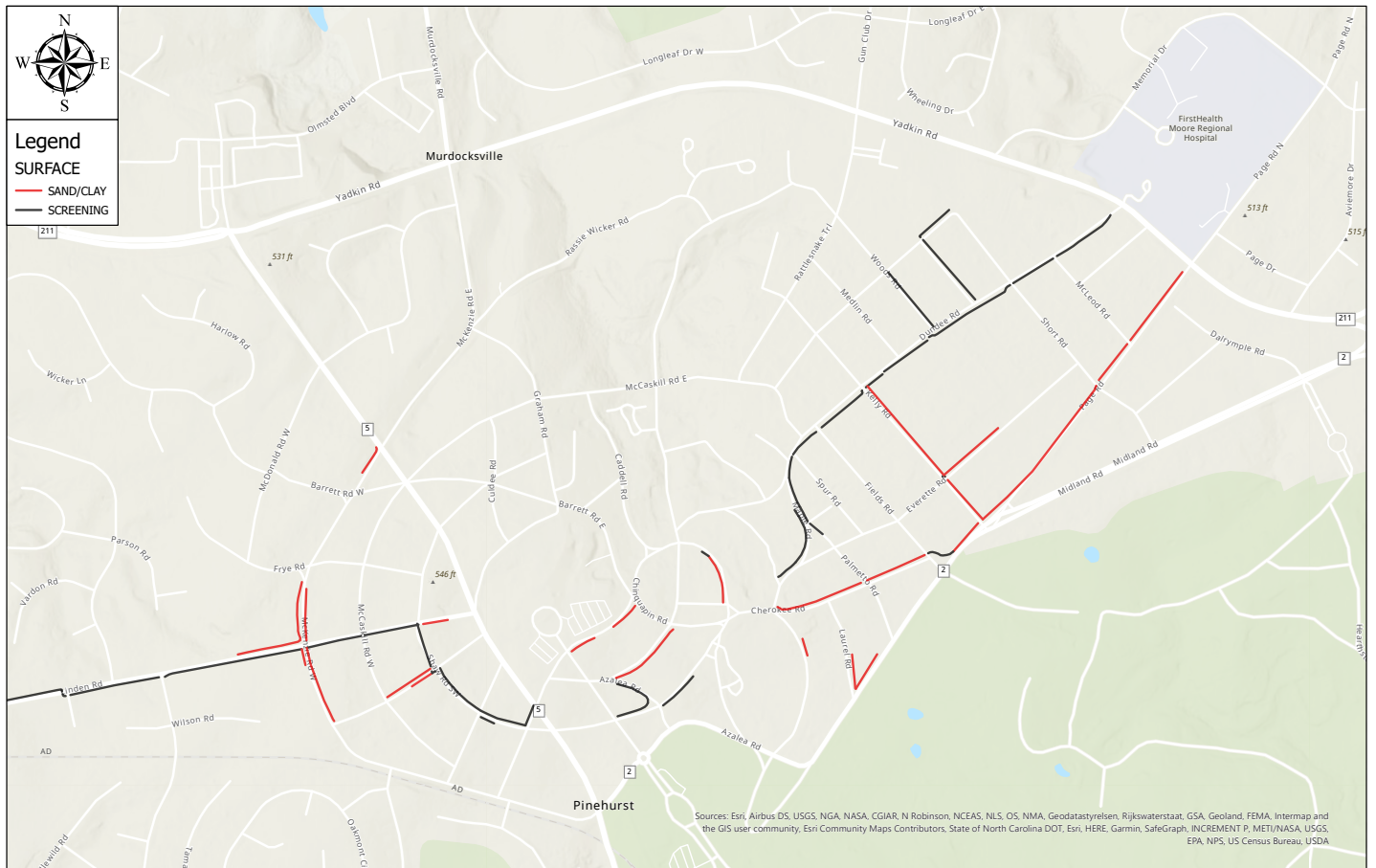


Figure 4.84. Map of sand-and-clay paths and screening paths inventoried by the Village of Pinehurst (Courtesy of John Strickland).

CHAPTER 5.0 OPPORTUNITIES

Historic preservation resources, including funding and expertise, flow from the federal level to the local level, in both public and private capacities. In many cases, historic preservation occurs at the grassroots level led through local government and citizen partnerships. Due to the overlapping boundaries of the NHL District and the local Historic Preservation Overlay District, the VOP and its appointed HPC are strategically placed to manifest opportunities to support and strengthen the Pinehurst NHL.

To understand the historic preservation opportunities provided in this chapter, recognizing the structure of historic preservation entities is key. Identifying the correct partner for any given project is vital. In general, financial assistance and technical expertise flows from the federal or state levels to the local and is often supplemented by nonprofit organizations.

5.1 Programs Offered by the Federal Government

Certified Local Government Program

The VOP is eligible to apply for the Certified Local Government (CLG) program. Funded by the federal government according to the National Historic Preservation Act of 1966, the CLG program supports local historic preservation programs and initiatives. Managed by the SHPO, CLG communities are eligible to receive federal Historic Preservation Fund (HPF) grants towards a variety of historic preservation goals. Practically speaking, a designation of the VOP as a CLG may assist in funding programs such as historic preservation commission training, resident and property owner education, historic preservation planning, feasibility studies, and future historic preservation research projects including National Register nominations and archaeological surveys. For example, the study of the period of significance and boundaries for the National Historic Landmark district may qualify for an HPF grant.

The VOP would be qualified to become a CLG based on the following criteria: (1) The VOP has a comprehensive inventory of its historic and cultural resources; (2) The VOP has a local historic overlay district; (3) The VOP maintains a local historic preservation commission with rules of procedure as found in the VOP ordinance and historic overlay district design standards; and (4) The VOP can provide resumes of the members of its historic preservation commission, as well as a description of its functions. The applicant for the CLG program would be the VOP Council; the SHPO would be the processor of the application. A local government may apply to the SHPO for certification at any time during the calendar year.

Federal Historic Preservation Tax Credit Program for Income-Producing Properties

For property owners of income-producing properties which are listed in the NRHP, either individually or in historic districts, the federal government offers a 20 percent tax credit towards rehabilitation projects completed according to the Secretary of the Interior's Standards for Rehabilitation. In North Carolina, owners and developers of National Register listed properties, or contributing properties within a National Register or NHL district, may potentially receive an additional 15-25 percent

state income tax credit for certified rehabilitations. The tax credit provides a financial incentive for property owners to rehabilitate their properties, which in turn benefits the entire community by preserving its historic character, increasing property values, and enlarging the tax base. Since 1984, Holly Inn, the Magnolia Inn, the Manor Inn, Palmetto House, and Mystic Cottage have utilized these tax credits for investments totaling over 19 million dollars.⁵¹

5.2 Programs Offered by the National Park Service

[Olmsted Center for Landscape Preservation](#)

The Olmsted Center for Landscape Preservation offers assistance to nonprofit organizations as well as to National Historic Landmark property owners on the protection and preservation of cultural landscapes. The areas of technical assistance include cultural landscape research, planning, stewardship, and education that perpetuates the traditions of the Olmsted Offices and Frederick Law Olmsted, Sr.'s lifelong commitment to people, parks, and public spaces. As a well-known example of an Olmsted-designed landscape, Pinehurst has the opportunity to partner with the Olmsted Center and may receive assistance in the form of advisory consultation, planning services, site visits, and co-sponsored conferences and workshops.

[Discover Our Shared Heritage Travel Itineraries](#)

The Discover Our Shared Heritage Travel Itinerary program highlights sites that are listed in the National Register and brings historic sites to the attention of anyone interested in learning more about American history, architecture, and culture. The program seeks to develop and distribute travel itineraries that feature National Register properties, and partners with local preservation organizations, historical societies, regional or statewide groups, and federal, state, and local governments on the development of its itineraries. Pinehurst appeals to travelers from across the United States and the world as a golfing destination. A partnership with the Discover Our Shared Heritage Travel Itinerary program could help increase tourism and expand tourism beyond golf.

5.3 Programs Offered by State Agencies

[Historic Preservation Tax Credits for Non-Income-Producing \(Residential\) Properties](#)

The State of North Carolina has a Historic Rehabilitation Tax Credit Program which allows a 15 percent state tax credit for qualified rehabilitation of owner-occupied residential properties which are listed in the NRHP, either individually or as a contributing resource in a National Register-listed historic district. Homeowners of contributing buildings in the Pinehurst NHL District can qualify for this credit, provided that all rehabilitation work meets the Secretary of the Interior's Standards for Rehabilitation. The tax credit provides a financial incentive to homeowners to rehabilitate their houses, which in turn benefits the entire community by preserving the Village's historic character, increasing property values, and enlarging the tax base. Only four non-income producing properties in Pinehurst have taken advantage of this program since 1998.⁵² This underutilized program should be promoted to property owners in the Pinehurst NHL District. The HPC may want to partner with the SHPO to present a tax credit workshop for the community.

⁵¹ NCHPO, Restoration Branch, email message to Debbie Bevin, June 29, 2021.

⁵² Ibid.

NC Main Street & Rural Planning Center

The National Trust for Historic Preservation created Main Street America to assist historic communities with downtown revitalization through preservation-based economic development. A grassroots public-private partnership, the Main Street program takes a four-point approach to downtown revitalization, through organization, design, promotion, and economic vitality.

The North Carolina Main Street & Rural Planning Center within the North Carolina Department of Commerce administers the Main Street program in North Carolina. The Main Street & Rural Planning Center offers training, design, economic development and planning assistance, and funding to participating communities. Aberdeen in Moore County participates in the Main Street program. North Carolina Main Street Center holds excellent [annual conferences](#), which are open to any individuals, organizations, and municipalities interested in learning more about topics related to economic development in historic communities.

The Main Street America model has the potential to address several goals that were raised in the public meeting and listening sessions, namely promotion and marketing of Pinehurst and the balancing of historic preservation and progress. The VOP could apply to the Center's Downtown Associate Community program, which is the first step towards Main Street designation.

Tourism

Several state agencies provide opportunities to advertise communities for tourism, such as the North Carolina Department of Commerce, the [Economic Development Partnership of North Carolina](#), and [Visit NC](#). While the VOP successfully advertises golf tourism, Pinehurst might also develop a tourism package based on historic preservation, day tripping, shopping, and dining to share with these and other statewide entities.

5.4 Programs Offered by Nonprofits

Historic Preservation Easements

A historic preservation easement is the most powerful way to ensure that an individual historic property is preserved for future generations. An easement is a legal contract between a qualified organization and a property owner by which the owner agrees the property will not be changed in a way that would compromise its historical and architectural integrity. The agreement is filed in the county land records and is binding on both the owner who grants it as well as all subsequent owners. Easement donors may be eligible for a federal income tax deduction equal to the appraised value of the easement. North Carolina also offers a state income tax credit for eligible easement donors. [Preservation North Carolina](#) North Carolina's statewide historic preservation non-profit is qualified by the IRS to hold property easements.

National Association for Olmsted Parks

The National Association for Olmsted Parks (NOAP), established in 1980, is a "coalition of design and preservation professionals, historic property and park managers, scholars, municipal officials, citizen activists, and representatives of numerous Olmsted organizations around the United States" which raises "awareness of the importance of the Olmsted legacy among public officials, community leaders, landscape design professionals, and academics...and encourages scholarship,

publishes key reference materials, supports local park restoration, and provides technical assistance to preservation efforts” (NOAP 2021). In 2022, the NOAP will celebrate Frederick Law Olmsted’s 200th birthday with a nationwide series of events called [Olmsted 200](#). The VOP could consider becoming an Olmsted 2020 Celebration Partner and join a network of places and organizations across the country that are celebrating in 2022.

5.5 Programs Offered by the Pinehurst HPC

Signage/Wayfinding

Signage or outdoor exhibits were an idea brought forward at a listening session. A network of pedestrian-oriented signs could convey information on a wide variety of themes, from local architecture and Olmsted and Manning’s impact on the village, to social history topics such as the role of African American caddies in Pinehurst. Signs could be produced quickly and would provide a big impact for a relatively low investment. Heritage trails allow a community to share its stories with residents and tourists alike. North Carolina municipalities such as Asheville (Farm Heritage Trail) and Princeville (Princeville Heritage Trail) have established or are working towards implementing curated walks for the public. The NPS and the National Trust for Historic Preservation offer guidance on the steps for designing such a trail.

Historic Preservation Commission Training

The revolving nature of historic preservation commissions due to term limits results in the need for a frequent and ongoing training regimen. The SHPO’s CLG program provides excellent opportunities for training. In addition, the nonprofit [National Alliance for Preservation Commissions](#) (NAPC) is a membership organization that offers the [Commission Assistance and Mentoring Program](#) (CAMP®), customized training for HPCs and their staff. The program includes practical, technical assistance such as how to interpret Design Standards, and how to build community awareness regarding historic preservation regulation. [Heritage Arts of North Carolina](#) is a Raleigh-based firm that provides Historic Preservation Commission training and organizational dynamics consulting.

Historic Landmarks Program

North Carolina’s state statutes allow the designation of individual historic landmarks and landmark districts by a local government. The VOP does not currently designate individual landmark properties. An individual landmarks program honors individual properties with a high level of historical, cultural, or archaeological significance. A roster of the most significant properties in the Village with a corresponding plaques program may be an excellent placemaking. Individual landmark properties are eligible for a 50 percent property tax deferral, so the VOP must carefully consider the tax implications of the designation of individual properties. Clear and high standards for qualification would have to be developed and applied.

A historic landmark designation program also provides the opportunity to designate a property as having statewide significance through the SHPO. This form of designation provides the only regulatory means to prevent demolition in perpetuity.

CHAPTER 6.0 CONCLUSION

The objective of this study was to document changes that have occurred within and adjacent to the NHL District since its designation in 1996, to analyze the current integrity of the Pinehurst NHL District as compared to when it was designated, to identify threats to its integrity, and to recognize preservation successes. Because Pinehurst is not a museum, but a growing and evolving community, change is to be expected. And change inevitably exerts pressure on the physical characteristics of any place. Sometimes growth brings about the irretrievable loss of historic fabric; other times it can restore or reinforce historic features. This study attempted to quantify the ways in which big and small changes that have occurred since the Pinehurst NHL District was created in 1996 have affected the district both negatively and positively. This was achieved by assessing the district's component parts and evaluating its overall cohesiveness, with more weight given to the latter quality. The fundamental question that guided this study was this: Does the Pinehurst NHL District today continue to strongly convey the historic themes of recreation, resort communities and golf as identified in the NHL nomination?⁵³

Despite the changes documented in this report that have occurred within the Pinehurst NHL District since 1996, the overall historic character of the district remains strong. This description of the district at the time of its nomination is still accurate today, 25 years later:

“Although many of the buildings in Pinehurst are of architectural significance individually, it is the group of buildings in the developing landscape which has remained the strongest reflector of the historic character of the place. The Pinehurst Historic District possesses unity of overall design, location, setting, materials, workmanship, feeling, and association. The early vision of the place remains remarkably in focus, thus strongly conveying the historic development of Pinehurst during its period of significance—1895-1948.”⁵⁴

However, it is important to note that the cumulative effect of small- and large-scale changes to the district's landscape and buildings has the potential to significantly erode its integrity in the near future. Proactive measures, such as those recommended in this report, undertaken by the VOP, resort management, individual property owners, and other stakeholders can help to protect and enhance the Pinehurst NHL District and ensure its long-term preservation and vitality.

53 Hood and Phillips, “Pinehurst Historic District,” 73.

54 Ibid., 9.

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Appendix A – NHL Nomination

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

Page 1

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: PINEHURST HISTORIC DISTRICT

Other Name/Site Number:

2. LOCATION

Street & Number: Vicinity of junction NC 5 and NC 2

Not for publication: N/A

City/Town: Pinehurst

Vicinity: X

State: NC

County: Moore

Code: 125

Zip Code: 28374

3. CLASSIFICATION

Ownership of Property

Private: X

Public-local: X

Public-State: X

Public-Federal: X

Category of Property

Building(s):

District: X

Site:

Structure:

Object:

Number of Resources within Property

Contributing

288

11

3

0

302

Noncontributing

101 Buildings

2 Sites

10 Structures

2 Objects

115 Total

Number of Contributing Resources Previously Listed in the National Register: 160

Name of related multiple property listing: N/A

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria.

Signature of Certifying Official_____
Date_____
State or Federal Agency and Bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting of Other Official_____
Date_____
State or Federal Agency and Bureau**5. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

- Entered in the National Register
 Determined eligible for the National Register
 Determined not eligible for the National Register
 Removed from the National Register
 Other (explain): _____

Signature of Keeper_____
Date of Action

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

6. FUNCTION OR USE**Historic:**

Domestic
Domestic
Domestic
Commerce/Trade
"
"
"
Social
Government
Religion
"
Recreation and Culture
"
"
"
Agriculture/Subsistence
"
Landscape

Sub:

Single Dwelling
Multiple Dwelling
Hotel
Business
Financial Institution
Specialty Store
Restaurant
Club House
Post Office
Religious Facility
Church Related Residence
Theater
Music Facility
Recreation Facility
Outdoor Recreation
Animal Facility
Horticulture Facility
Park

Current:

Domestic
Domestic
Domestic
Commerce/Trade
"
"
"
Social
Government
Religion
"
Recreation and Culture
"
"
"
Landscape

Sub:

Single Dwelling
Multiple Dwelling
Hotel
Business
Financial Institution
Specialty Store
Restaurant
Club House
Post Office
Religious Facility
Church Related Residence
Theater
Music Facility
Recreation Facility
Outdoor Recreation
Park

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

7. DESCRIPTION**ARCHITECTURAL CLASSIFICATION:**

Late Victorian/Queen Anne Shingle Style
Late 19th and 20th Century Revivals
 Colonial Revival
 Tudor Revival
 Classical Revival
 Late Gothic Revival
 Mission Revival
Late 19th and Early 20th Century Movements
 Bungalow/Craftsman

MATERIALS:

Foundation: Brick

Walls: Wood/weatherboard
Wood/shingle
Wood/log
Brick
Stone
Stucco

Roof: Metal/tin
Metal/copper
Asphalt
Asbestos
Terra Cotta
Stone/slate

Other: Metal/cast iron
Concrete
Glass

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

Describe Present and Historic Physical Appearance.**PHYSICAL DESCRIPTION - PINEHURST**

The Village of Pinehurst today is a lush resort paradise, green in all seasons and filled with the buildings of its birth and development during the last years of the nineteenth century and first several decades of the twentieth century. The core of wooded village green, hotels, shops, churches, and late nineteenth-early twentieth century cottages spreads outward along curving and concentric roads to include the larger estates of the 1910s and 1920s. Throughout, mature landscaping envelopes the various parts into a unified whole. On the south side of the village, manicured golf courses, tennis courts, and an equine sports facility provide the physical setting for the resort's primary recreational activities. Pinehurst, located 650 feet above sea level in the Sandhills of southeastern North Carolina, fits a 1909 description of the place as published in *The Pinehurst Outlook*. It is truly "an oasis in the desert."

The Pinehurst Historic District consists of 417 total resources, of which 389 are buildings, 13 are sites, 13 are structures, and 2 are objects. Of the 417 total resources, 318 are primary resources (e.g. houses) and 99 are secondary resources (e.g. outbuildings). Approximately 75% (239), of the primary resources contribute to the historic character of the district. Of the non-contributing primary resources, approximately 72% (57) post-date the district's period of significance.

The physical plan for Pinehurst was prepared in 1895 by the firm of Olmsted, Olmsted and Eliot of Brookline, Massachusetts. Although Frederick Law Olmsted, Sr. was involved with the conceptual planning of the place, the major design work and implementation were carried out by one of Olmsted's assistants, Warren H. Manning. Manning was involved from the beginning and continued to work with Pinehurst for several decades, planning and directing any changes in the layout of the village and working with more than a score of property owners on their own private cottage grounds and gardens.

Manning himself best describes, in the December 10, 1897 issue of *The Pinehurst Outlook*, the landscaping task at Pinehurst.

To provide a healthful, convenient and attractive town in which home-like accommodations and varied means of recreation could be secured at a moderate cost, in a region having a superior climate, but where much of the landscape had been made unattractive by fire, the axe and the poverty of the soil, was the problem presented to the landscape architects of Pinehurst.

The hundred-acre town site is made up a succession of broad ridges and valleys which merge into each other so gradually that it is hard to realize that there is a variation of over fifty feet in elevation in different parts of the ground.

. . . The dry upland has a less varied and interesting growth for the greater part of the year, the larger growth being made up of scrubby and stunted oaks, tall swindling pines--many dead and all with woefully scarred trunks. Under these trees is a ground covering of tuft grasses or a surface of nearly bare sand which is densely littered in many places with a ghastly ruin of fallen trunks, blackened stumps and decayed branches. . . .

It was on the topography and in the landscape that I have described that the landscape architects were called upon to design an attractive village. The site selected for them to do this was on the dry upland--not in the moist rich green valleys. The wide sweeping slopes and valleys suggested a broad treatment and required a curvilinear system of roads. It became at once evident that artificial means must be resorted to if an attractive evergreen landscape was to be provided during the winter, and an abundance of flowers during the early spring--conditions which would not be presented by the original landscape.

PINEHURST HISTORIC DISTRICT

United States Department of the Interior, National Park Service

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National Register of Historic Places Registration Form

Upon a topographical survey of the town site prepared by the engineer the plan of the town was studied. Its central feature was the Village Green, located in a broad, shallow amphitheater-like valley, and designed to be the heart of the village, with the inn, the hall, the store and the casino sites at its head on the main street and along the line of the electric tracks. The homes for the residents were along the sides of the green and on the streets radiating from it.

. . . The new plantations about the edge of the Village Green and in the planting space between walk and road were arranged in a manner that gave a series of views from each building over a foreground of low evergreen foliage between groups of evergreen trees to a broad stretch of green turf in the center of the green, with groups and scattered trees standing upon it. About the base of and in the immediate vicinity of the buildings, plantations were made with a view to giving the structures the appearance of growing out of a mass of foliage and thus being connected more intimately with the landscape. In such places and along the edges of the walks where the plantations would come closely under the eye, greater variety is provided and more attention given to an attractive ground covering.

After fixing upon the design of the town and its surroundings the details of construction and planting were to be worked out. Plans showing cross sections of roads and walks, and grading plans of side slopes were prepared; also plans showing the position of plantations and the kind of plants to go in them. . . .

From the inception of Pinehurst careful thought and investigation were given to the question of planting--a problem for which there were no precedents. . . . a nursery was established of exotic and native plants. . . . It was recognized . . . that native plants must be depended upon chiefly for the results we wished to secure, for they only could be procured in sufficiently large quantities to do, at a reasonable cost, the immense amount of planting that was required in the town.

Indeed, during the first two years, more than 225,000 plants were set out in an attempt to create the effect of a park-like oasis. The majority of plants to survive were the native materials. Evergreens and winter flowering shrubs were used primarily to create a green village in the winter. Today, pines, hollies, magnolias, laurels, and a range of evergreen shrubs fulfill the requirements.

Other details were involved with the development of the landscape at Pinehurst. Most of the roads--which are frequently named after native trees--are curvilinear, providing a more relaxed approach to "getting there," compatible with a resort environment. The width of the roads was designed to be sixty feet between lot lines. Sixteen feet of this was used for a hard surfaced road made from a mixture of sand and clay (now paved). On each side of the road there was a sixteen-foot shrubbery bed and beyond each bed a five-foot sand and clay sidewalk which stopped one foot short of the lot lines.

Ornamental trees were planted in the shrubbery bed two feet from the edge of the sidewalk. The shrubbery beds were designed to serve as gutters, being made a foot or so lower than the level of the streets and sidewalks, so that rain water would run off into the beds and be absorbed into the ground. The road surface on Main Street (now Cherokee Road) was twenty-five feet wide and the shrubbery beds on each side eleven-and-a-half feet wide. The surface of this road was wider in order to accommodate the tracks of the trolley which operated along it in the early years of the village. In later years the use of the automobile necessitated changes in the landscape plan, such as the widening of roads, the resulting narrowing of planting beds, and the introduction of some parking areas.

Planning included regulations for individual lots as well. A thirty-foot building set-back was established across the front of all lots, and on most of the original lots there was a six-foot reservation along each side of the back lot lines for public utilities and service roads.

A series of plan maps of Pinehurst, made every few years between 1895 and 1925, demonstrates the physical

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development of the plan over time. In 1895, the original layout of roads, parks, and some buildings was shown. In 1899, the site of the Carolina Hotel was added. The 1904 map showed the newly created street named Carolina Vista and the addition of the developed service area around the power plant. In 1911, the first rough layout of the area west of Beulah Hill Road was shown, but it was not until 1917 that the bulk of this area was clearly delineated--in its final form--with many of the houses shown as having been built. The new roads west of Beulah Hill Road continued their curved layout, but the house lots became much larger than they were in the center of the village. This set the stage for larger, more spread-out houses with the additional opportunity for more extensive landscaping. Throughout these years, Pinehurst's plan evolved at the hand of designer Warren Manning and in response to the increasing need for additional private residences. The 1925-1926 map differs little from Pinehurst today. In the 1920s, Midland Road was built as the first divided, two-lane road in the state, and houses extended eastward along this landscaped boulevard. In 1956, the traffic circle at the junction of NC 2, NC 211, and US 15/501 was created at the east end of the district to ease congested traffic. Its circular design continued the historical layout of the village, and it immediately became the primary ornamental gateway to Pinehurst.

Meanwhile, beginning in 1898, golf courses developed on the south side of the village. The courses both increased in number and evolved in character through the years, as golf course architect Donald Ross worked constantly to improve them according to new theories and methods. In 1910, the present equine sports facility off of Morganton Road was begun.

Along with the landscape component of Pinehurst, architecture contributes significantly toward defining the town physically. Writing in *The Pinehurst Outlook* issue of December 10, 1932, New York architect Aymar Embury, II addressed the architectural character of the place.

The appearance of any town or village is not dependent upon the few good pieces of architecture which it possesses, but upon the average of all the work, and Pinehurst is singularly fortunate in possessing not only a few buildings of outstanding merit, but in having practically nothing which is offensive architecturally, so that the average of all the buildings is exceedingly high, and no matter where one turns, one feels that the community possesses good taste, and demands an agreeable background to the business of living.

The initial development of the built environment in Pinehurst was heavy during its first several seasons and was located in the center of the village. Between 1895 and 1897, thirty-eight cottages and boarding houses were erected, and thirty-two of these survive. In addition, the Holly Inn, the Department Store, the Casino, the Village Hall, the school, and the Pinehurst Museum were erected during these earliest years. In 1900, the Carolina Hotel was built, and it comprised a major addition to the architecture of the village. All these early buildings display a combination of Queen Anne and Colonial Revival stylistic traits typical of the time. Although the hotels were large and were well appointed, they were not overly lavish. Similarly, the early cottages were well-built and tasteful, but were not mansions of the rich. Pinehurst, after all, was initially conceived as a health resort for a more middle-class clientele. Good examples of these early cottages are the Hale Cottage (#125) and Wayside (Cypress, #103). (Numbers in parenthesis after the cottage name refer to the inventory list which follows this section.) The buildings were predominantly frame, and many were clad in wood shingles--all efforts at creating the feel of a New England village in the North Carolina Sandhills.

Few cottages were built during the first decade of the twentieth century. One exception is Box Court (#1), built in 1909. It is a large, stuccoed bungalow with an engaged, colonnaded porch and a pair of long rear ells.

Then, as lots were being sold to individuals, numerous houses were erected during the 1910s, displaying a greater degree of individuality. A particularly heavy year for building activity was 1917, when over thirty cottages were erected. As materials became difficult to acquire during World War I, however, construction activity slowed dramatically. Houses built during the 1910s were of two types. Some were moderately-sized bungalows or

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gambrel-roofed Colonial Revival dwellings. Others were large Colonial Revival dwellings. In 1914, the 1904 Queen Anne-style Magnolia (#115) was transformed into a substantial Colonial Revival frame house with a hipped roof, pedimented dormers, and classical porches. The same year Henry C. Fownes built a sprawling Colonial Revival shingled house on Village Green East. Fownes Cottage (#222) is one of the largest houses in the district. In 1916, The Chimneys (#32) was built in the area being developed beyond Beulah Hill Road. It is an impressive two-story wood-shingled Colonial Revival dwelling with a gable-on-hip roof, three large interior chimneys in a row, and classical quoining. The 1920s arrived with another building rage which lasted until the early 1930s when the Depression began to take its toll in Pinehurst. During these years, numerous buildings in a variety of types and styles were erected along the outer rings of streets and eastward along Midland Road. As ever, the Colonial Revival dominated, and, again, moderate bungalows and major structures were both in evidence. Two of the larger houses of the period are Dornoch Cottage (#258), the 1925 Colonial Revival brick-and-frame home of golf architect Donald Ross, and Shadowlawn (#13), a stone-and-stuccoed Tudor Revival dwelling of major proportions. In 1924, the Village Chapel (#138) was built on the Village Green. Designed by Hobart Upjohn, it is an impressive Colonial Revival brick church with a classical pedimented portico and a tall, multi-stage spire.

Excellent examples of commercial buildings of the 1920s are represented by the Market Square Building (#155) and the Pinehurst Warehouses (#272). Both are two-story brick structures. The Market Square Building is a large Colonial Revival block in the commercial center of the village. It was during the early 1920s that Market Square was cut through between Dogwood and Magnolia roads to allow for more commercial development. The Pinehurst Warehouses were built in 1925 and 1926 along the railroad track on the southern edge of town. This large structure features a corbelled cornice and decorative raised parapet typical of the more elaborate warehouse and industrial buildings of the early twentieth century. In 1922, the Pinehurst Country Club (#273) was greatly enlarged and remodeled, taking on a Mediterranean feeling with its rough concrete walls, varied roof forms, and terrace with Tuscan colonnade overlooking the golf courses. As in most places during the Depression, building activity in Pinehurst slowed in the 1930s, with Lansmyr (#17) being one of the last residential efforts on a grand scale. In fact, by this time the village lots had been largely filled, and for several decades thereafter the construction of new buildings was infrequent. During the 1970s and 1980s new housing subdivisions and condominium complexes were developed near the golf courses, but these are located outside the historic district. A few other post-1970 houses are scattered within the district.

Throughout the district's period of significance, the service area of the village played an essential role in supporting the resort. Northeast of Magnolia and Community roads, large service buildings and structures, such as the power plant (#90), the livery stable, the laundry (#89), the greenhouses, and the community garage (#182) were built, along with small staff cottages. The power plant, the laundry, the community garage, and some of the cottages survive.

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STATEMENT OF INTEGRITY

The historic integrity of Pinehurst remains strong. While some of the roadways have been modified over the past one hundred years, the majority of the planned layout remains intact. The system of curvilinear roads, which began with the 1895 plan, continued with the expanded plan west of Beulah Hill Road in the 1910s, and culminated with the 1956 traffic circle, still plays a major role in conveying the historic character of the Pinehurst resort. Although paved roads have replaced the sand and clay of the early years in Pinehurst, the aggregate used on most roads creates a grey surface which fits comfortably with the landscape. The grass, sand, or pine needle verges help to integrate this man-made feature with the surrounding natural elements.

Landscape features were considered important to the make-up of this planned village from the beginning, and the years of careful planning and planting have created a landscape in which the lush vegetation is a major aspect of the physical character of the district. For the most part, Pinehurst buildings appear to be embraced by the landscape. Golf courses comprise a significant element of the planned landscape of Pinehurst. The No. 2 and No. 4 courses, which are part of the historic district, have evolved in various ways since their creation--typical of the essential nature of good golf courses in general--but continue to reflect in a tangible way the primary historical role of golf at Pinehurst. Course No. 2 survives as one of the best preserved Donald Ross-designed courses in America. Course No. 4 reflects the design work of Ross as well as Robert Trent Jones and Rees Jones. Except for the Village Hall and the Berkshire Hotel, all the major early buildings survive, as do most of the early cottages. Likewise, few of the buildings which date from later in the period of significance have been lost. Alterations have occurred, particularly in the case of interior remodeling and the application of vinyl or aluminum siding (on approximately 25% of the historic frame buildings). Much of the replacement vinyl and aluminum siding is identical in form to the original wooden "German" siding. These changes have not significantly diminished the character of the buildings. Many of these alterations are associated with the shift of houses from seasonal to year-round residences. In several instances, however, remodeling efforts have so substantially altered the appearance of a building dating from the period of significance that the property no longer contributes to the historic character of the district. These are noted in the inventory list. Most of the non-contributing resources, however, post-date Pinehurst's historic period of significance.

Although many buildings in Pinehurst are of architectural significance individually, it is the group of buildings in the developing landscape which has remained the strongest reflector of the historic character of the place. The Pinehurst Historic District possesses unity of overall design, location, setting, materials, workmanship, feeling, and association. The early vision of the place remains remarkably in focus, thus strongly conveying the historic development of Pinehurst during its period of significance--1895-1948.

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INVENTORY LIST

The following inventory is a descriptive listing of all properties recorded in the Pinehurst Historic District National Historic Landmark Study. For each, a supporting file has been created which contains current photos, a North Carolina Historic Structures Data Sheet, and copies of pertinent documentary information. These files will be maintained at the State Historic Preservation Office in Raleigh.

The format for the inventory list was chosen for ease of reading and location of various types of standardized information. The first line of each entry presents the inventory number assigned to the property (keyed to the district maps), the historic name of the property (with an attempt to select the first known name), the location of the property, and the date of construction. The second line includes the names of architects and contractors, if these are known. The third line includes an assessment of the contributing or non-contributing status of the property as it relates to the character and significance of the district. In several cases, a number has been included in parenthesis after the assessment to indicate how many contributing or non-contributing resources are included for that entry, e.g. the number of buildings in a group of condominiums. Following the heading is a brief descriptive and historical summary of the property, including a clarification of the contributing or non-contributing status of the property, if deemed necessary.

Note: Buildings from the district's period of significance (1895-1948) that clearly retain the salient features of their period of construction are considered contributing. Some have been altered with such changes as replacement siding, replacement windows, or sensitive additions yet retain their essential appearance and integrity. At the same time, other buildings which originated during the period of significance have been determined non-contributing because an overriding combination of remodeling efforts has so substantially altered their appearance that they have lost those qualities that originally distinguished them. These overriding factors are addressed in the individual inventory entry descriptions.

At the end of each descriptive summary, the village lot number and any other names by which the property has been known are included in parenthesis. This is intended as a way to help further identify a property.

In addition to on-site observations of the properties, sources of information for the inventory list include *The Pinehurst Outlook* from 1897 to 1948, correspondence, documentary photos, historic maps, deeds, and other documentation available at the Tufts Archives of the Given Memorial Library in Pinehurst.

Although the site/property map suggests that there are some vacant lots within the district, those lots are actually totally or partially landscaped and are associated with adjoining lots that have been built upon.

1. **BOX COURT** 445 Beulah Hill Rd. 1909

Architect - Frank Ashburton Moore, New York

Contributing building

New York publisher Tyler L. Redfield was the original owner of this large one-and-one-half-story bungalow, the first house to be built on the west side of Beulah Hill Road. The stuccoed house has a broad, slate-covered gable roof, a shed dormer, and an engaged porch with heavy Tuscan columns across the front. A pair of wings extend from the rear of the house. (Other names - Redfield Villa, Box Lodge, Boxwood Court)

2. **HOUSE** 5 McKenzie Rd. mid-20th cent./post-1948

Non-contributing building

This brick veneered house with gabled roof and pedimented central entrance is a post-World War

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II version of the Colonial Revival style. (Lot #111)

3. **HOUSE** 20 Barrett Rd. mid-20th cent./post-1948
Non-contributing building

A combination of brick veneer and frame siding and large picture windows characterize this ranch house. (Lot #110-A)

4. **HOUSE** 45 Barrett Rd. late 20th cent.
Non-contributing building

This is a one-story modern hacienda with stuccoed walls and a red tile roof. (Lot #110)

5. **BOXWOOD COTTAGE** 55 Barrett Rd. 1912
Contributing building

This one-and-a-half-story, stuccoed frame house was originally a part of the Redfield estate, Box Court (#1). It served as the gardener's cottage. (Lot #110-B)

6. **MORGANTON** 40 McDonald Rd. 1920s
Contractor - Sandhills Construction Co.
Contributing building

Morganton is a large one-and-a-half-story frame bungalow with a clipped gable roof, shed dormers, and a porte-cochere. Heavy paneled porch posts replace original Tuscan columns. (Lot #126; Other name - Stockholme)

7. **HOUSE** 50 McDonald Rd. 1920s
Contributing building

Probably built during the 1920s, this two-story brick Colonial Revival house features a gable roof, a three-bay facade, and a pedimented entrance. (Lot #127-A)

8. **BRADFORD LEWIS HOUSE** 165 Frye Rd. 1920
Architect - Charles Barton Keen, Philadelphia; Contractor - E. F. Caldwell
Contributing building

The Lewis House is an expansive Edwardian cottage distinguished by rolled roof eaves giving a thatched effect, multiple French doors on the first story, and a pergola with lush vegetation over one set of doors. During the ownership by J. Herbert Todd of Rye, N. Y., the terrace on two sides of the house was used as a nine-hole putting green. (Lot #127; Other name - Coolidge)

9. **SLEEPY HOLLOW** 95 McKenzie Rd. 1922
Contributing building

Sleepy Hollow is a one-and-a-half-story frame bungalow with a shed-roofed dormer across the facade. (Lot #108)

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GARAGE

Non-contributing

Sleepy Hollow's garage appears to be of later date and has paired windows.

10. **HOUSE** 97 McKenzie Rd. late 20th cent.
Non-contributing building

This one-and-a-half-story brick and frame house of modern Colonial design is camouflaged by multiple surrounding trees. (Lot #108-A)
11. **HOUSE** 40 Barrett Rd. late 20th cent.
Non-contributing building

This is a modern frame ranch house with a low gabled roof. (Lot #109)
12. **HOUSE** 91 Frye Rd. mid-20th cent./post-1948
Non-contributing building

Stuccoed walls and a broad gable roof characterize this one-story house.
13. **SHADOWLAWN** 128 Frye Rd. 1929
Architect - A. B. Yeomans, Southern Pines; Contractor - Reinecke and Dixon
Contributing building

Harold C. Buckminster of Boston was the original owner of this English Manorial Revival country house. The two-story stone and stucco dwelling features a steeply pitched slate roof, half timbering, and both casement and arched windows. Extensive gardens surround the house. (Lot #128)
14. **HOUSE** 150 Frye Rd. 1920s
Contributing building

This two-story Colonial Revival frame house has a gable roof, a three-bay facade with a classical side entrance, and offset side wings--one a shallow sleeping porch and the other three bays wide. (Lot #107)
15. **HARRIS-WING HOUSE** 105 McKenzie Rd. 1920s
Contributing building

In the 1920s, Edward M. Harris of Philadelphia built this two-story frame Colonial Revival house, but never used it. In 1933, Mr. and Mrs. Daniel G. Wing purchased the house, renovated it, and became its first occupants. Wing was president of the First National Bank of Boston. The house has a gable roof with tiny gabled dormers, a five-bay facade with semi-circular entrance porch, and a side wing. (Lot #106)
16. **LINDEN LODGE** 125 Linden Rd. mid-20th cent./post-1948
Non-contributing building

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Linden Lodge is a one-story frame ranch house with gabled roof and attached garage.

17. **LANSMYR** 175 Linden Rd. 1934
Architect - William C. Holleyman, Greensboro; Contractor - Reinecke and Dixon
Contributing building

When insurance man Lansing B. Warner of Chicago announced his intention to build this house in Pinehurst, there was much excitement, for it was the first substantial winter home to be built in the village after the Depression. The expansive two-story frame house (now sheathed with vinyl siding) is Colonial Revival in design with a variety of handsome Georgian details. An interesting feature of the property is a sunken garden west of the house. It was created from the remains of a borrow pit from which road workers had for years taken clay for use with the local roads.

COTTAGE

Non-contributing building

In the late 1980s, David MacHarg built this small, one-story frame cottage with broad gable roof for his son.

18. **HOUSE** 195 Linden Rd. 1940s
Contributing building

This modest Colonial Revival house appears to have been built in the late 1930s or 1940s. The one-story dwelling has a broad gable roof, a central chimney, a five-bay facade with a shed-roofed entrance porch, and an attached garage.

19. **ROBERT W. WHITE HOUSE** 110 Linden Rd. 1939
Contributing building

This rambling one-story frame Colonial Revival dwelling has a gabled roof, a large chimney on the front, and an arch-headed entrance porch. The house was built for the Robert W. Whites from Scarsdale, N. Y. (Lot #105)

20. **THE PINES** 140 McKenzie Rd. 1929-1930
Architect - Chandler A. Platt, New York
Contributing building

Nils B. Hersloff of Orange, N. J. built this large Colonial Revival house before the effects of the Depression hit Pinehurst. The two-story dwelling features Flemish bond brickwork, a gabled roof, a five-bay facade with a central pedimented entrance porch, and two-story side wings. (Lot #238)

21. **EDGEWOOD** 90 Linden Rd. 1917
Contributing building

Pinehurst Realty Company purchased this lot on July 12, 1917, and the Colonial Revival house was built soon thereafter. Nils B. Hersloff of Orange, N. J. became the first individual owner in 1918. The two-story house is clad with wood shingles and has a gambrel roof and off-set side wings. The windows have been altered to a single pane style. (Lot #237)

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22. **LISCOMBE LODGE** 75 Linden Rd. 1927
Contributing building

Liscombe Lodge is a large one-story frame bungalow with multiple gables, widely overhanging bracketed eaves, groups of casement windows, and a corner porch. Mrs. Florence W. Cunningham built the house in 1927. Its primary historical significance came in 1944, when General George Catlett Marshall and his wife purchased the house, which became their winter home for the last fifteen years of his life. Marshall was Army Chief of Staff 1939-1945, Secretary of State 1947-1949, Secretary of Defense 1950-1951, author of the Marshall Plan, and winner of the Nobel Peace Prize. President Harry Truman visited Marshall at Liscombe Lodge. Marshall Park, formerly Deer Park and now the tennis club at Pinehurst, was named for George C. Marshall, and the American Legion erected a monument honoring him in Pinehurst. In 1965, the house was purchased by General and Mrs. Leonard Heaton. Heaton served ten years as Surgeon General of the Army. Mamie Eisenhower was a guest of the Heaton family twice during their ownership. (Lot #206; other names - Tuckaway, Linden Lodge, Chapman)

GARAGE

Contributing building

Behind Liscombe Lodge is a two-car frame garage which appears to date from the period of significance.

23. **LITTLE BRICK HOUSE** 115 McCaskill Rd. 1917
Contributing building

Leo F. Wanner was the original owner of this Colonial Revival house. Typical of its period, it is a one-and-a-half-story dwelling with a gambrel roof and dormers. It exhibits Flemish bond brickwork on the first story, wood shingles on the upper story, triple nine-over-nine sash windows, and a hooded entrance. (Lot # 205.5)

24. **THE GREEN HEDGES** 125 McCaskill Rd. 1928-1929
Contributing building

Mrs. Lindley Stanton, of Great Neck, Long Island, was the original owner of this house. Since 1945 it has been owned and occupied by members of the Gen. Stuart Cutler family. The one-and-a-half-story brick Colonial Revival house is painted white and has a steep, slate-covered gable roof, three front dormers, gable-end chimneys, a pedimented entrance porch, and an offset wing. (Lot # 205)

GARAGE

Contributing building

The two-car brick garage with living quarters above appears contemporary with the house.

25. **HENRY HORNBLOWER HOUSE** 100 McKenzie Rd. 1917-1918
Architect - Gay and Proctor, Boston
Contributing building

Henry Hornblower of Boston was the original owner of this expansive brick and stuccoed house.

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The Flemish bond brickwork of the first story once provided a contrast to the stucco and timbering of the second story, but now all is painted a single color. The house has a slate-covered gable roof, a long shed wall dormer, groups of casement windows, projecting one-story ells at either end of the facade, and an attached garage. (Lot #236)

GARAGE

Contributing building

A separate garage, which appears to be original, stands on the northeast side of the house.

26. **HOUSE** 90 McKenzie Rd. late 20th cent.
Non-contributing building

This is a one-story brick veneer ranch house with a two-car garage on the north end. (Lot #235)

27. **THE ARCHES** 55 McCaskill Rd. 1917-1918
Contributing building

Mrs. A. Craige Spring of Boston was the original owner of this large, two-story brick house. Mrs. Spring was the mother of John Cary Spring, who built Log Cabin, (#129). Colonial Revival in design, the house has a slate-covered gambrel roof, gambrel-roofed ells projecting from either end of the symmetrical facade, Flemish bond brickwork, and a central pedimented entrance porch. (Lot #208)

28. **JOHN L. GIVEN HOUSE** 75 McCaskill Rd. 1929
Architect - Francis Y. Joannes, New York; Contractor - Reinecke and Dixon
Contributing building

The Given House is a large two-story brick Georgian Revival dwelling. Notable features include Flemish bond brickwork, a slate-covered hipped roof with segmental-arched dormers, massive paneled chimneys, a five-bay facade with a central entrance decorated with a swan's neck pediment, and a two-story offset wing on the northeast side. (Lot #207)

GARAGE

Contributing building

South of the house stands a one-and-a-half story brick garage with quarters above that appears to be original to the house.

29. **WARBICK** 45 McCaskill Rd. 1917
Architect - Meade and Hamilton, Cleveland
Contributing building

Warbick derives its name from that of the original owner, Warren Bicknell, of Cleveland. Warbick's plan was similar to that of Box Court (#1), with ells running back from either side of the main body of the house and thereby forming a central court. The two-story frame house has wide weatherboards, paired windows, and broad eyelid roofs on the wall dormers. (Lot #209)

30. **T. H. HOGSETT HOUSE** 25 McCaskill Rd. 1923
Contributing building

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T. H. Hogsett of Cleveland was the original owner of this house, but by 1929 it was the home, called Marerwyl, of W. H. B. Ward of Congress Lake, Ohio. It is an expansive but elegant two-story frame Colonial Revival dwelling with a central pedimented entrance porch with barrel vaulted ceiling echoed by pedimented roof dormers with round-arched windows. An original one-and-a-half-story garage wing extends from the west side of the house. (Lot #210-B; Other name - Marerwyl)

31. **HOLLYPOINT** 15 McCaskill Rd. 1920s
Contributing building

Hollypoint, also known as the Stevens House, appears to have been built in the 1920s. It is a two-story frame dwelling with a combination hipped and gabled roof, triple casement windows on the three-bay facade, and a central pedimented entrance porch. (Lot #210-A)

32. **THE CHIMNEYS** 30 McCaskill Rd. 1916
Architect - Clark and Arms, New York
Contributing building

Henry Frothingham Noyes of New York was the original owner of this impressive two-story frame Georgian Revival house, unlike any in Pinehurst. The house is distinguished by its gable-on-hip roof, three interior chimneys in a row, and wood-shingled siding with corner and pilaster quoining. (Lot # 329; Other name - Three Chimneys)

33. **C. S. BAUSER HOUSE** 40 McCaskill Rd. 1917
Architect - Clark and Arms, New York
Contributing building

Like The Chimneys next door, the Bauser House is clad in wood shingles. The large Colonial Revival house is symmetrical in design, with a central recessed porch with two-story posts flanked by gable-fronted projecting ells. Other features include a prominent dentiled cornice, a central entrance with broken pediment, a roof balustrade, and lattice trellises on the south side elevation. (Lot #330)

GARAGE
Contributing building

A matching shingle-clad garage accompanies the Bauser House.

34. **BISHOP COTTAGE** 50 McCaskill Rd. 1917-1918
Contributing building

Simeon B. Chapin of New York built this house for his sister, Mrs. F. E. May, while building another house for his own family (see #37). The house is a two-story frame dwelling with a gambrel roof, a shed dormer across the facade, and a broad bracketed arch over the recessed entrance. In later years a two-story portico was added to the center bay of the facade. (Lot #331; other name - Blinkbonnie)

POOL HOUSE
Non-contributing building

Mr. and Mrs. Charles H. Pray of Manchester, Vermont, were the original owners of this massive

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two-story brick Colonial Revival house. The house has a gabled slate roof with gable-end chimneys, a dentil cornice, a five-bay facade with a classical entrance porch, an offset south wing which continues the design of the main block and sash windows with keystone lintels on the first story and pine tree shutters. (Lot #310)

41. **J. D. HATHAWAY HOUSE** 50 Linden Rd. 1923
Planned by and built under supervision of A. H. Cassels
Contributing building

The November 1923 issue of *The Pinehurst Outlook* describes this as "a house of the California type shingled on the roof and side walls. All rooms are on the ground floor with a cellar and garage underneath..." The house retains this appearance, and has an eyelid vent dormer, a front chimney, casement windows, and overhanging eaves with shaped rafter ends. The Hathaways were from Toronto, Canada, and had stayed previously for many years at the Carolina Hotel before making this their permanent winter home. (Lot #311)

42. **DR. D. M. MARR HOUSE** 60 Linden Rd. 1921-1922
Architect - Kelly and Graves, Boston
Contributing building

The Marr House was described in 1921 in glowing terms as "an elaborate residence of old English half timber design." The first story is of Flemish bond brick veneer, while the second story is of stucco with exposed timbers. The high hipped roof has small shed dormers, the second story has banks of casement windows, and the northwest corner of the house has a turret with polygonal roof. (Lot #312)

GARAGE

Contributing building

Northeast of the house is a one-story garage with high hipped roof.

POOL HOUSE

Non-contributing building

On the garden side of the house is a pool and pool house.

43. **MYRTLE TERRACE** 35 Shaw Rd. 1916
Architect - Loring and Leland, Boston; Contractor - Priest and Newcomb (Pinehurst)
Contributing building

Judge Sanford H. Steele of Brooklyn was the first to occupy this Colonial Revival house when it was completed toward the close of 1916. The two-story frame dwelling has a hipped roof, a symmetrical five-bay facade, and a two-story pedimented portico across the center three bays. It is sheathed with aluminum siding. (Lot #313; other names - Myrtle, Bagatelle)

44. **ONODAGA** 25 Shaw Rd. 1916
Contractor - John McCleary
Contributing building

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Mr. A. J. DeMott of Syracuse was the first owner of this bungalow, a one-and-a-half-story frame house with wood-shingle siding. It has a front-facing gable, a shed dormer on the east side, and a large porch with paired posts set on brick piers and a pedimented entrance bay. On the east side of the house, the porch extends to form a porte-cochere. (Lot #314)

45. **COTTON COTTAGE** 315 Beulah Hill Rd. 1916-1917
Architect - Lyman Sise, Boston
Contributing building

In March 1916, Spencer Waters purchased the lot upon which this house was built. By the following fall, the house was under construction, and *The Pinehurst Outlook* described it as "a two-story structure, the upper portion of stucco" which was designed by Boston architect Lyman Sise. An early photo of the house shows it sheathed with wood shingles, and at present it is weatherboarded. The hip-roofed house has a masterfully proportioned three-bay facade with a recessed central entrance, an entrance porch with heavy posts and a balustraded deck, and sets of four narrow sash windows flanking the entrance and above the porch deck. Additional pairs of individual sash windows complete the second story of the facade. (Lot #315)

46. **BUNGALOW** 275 Beulah Hill Rd. ca. 1917
Contributing building

James Barber purchased this property in 1916, along with two other lots on which he was to build his own home, Cedarcrest (#47). Here, within a couple of years, he built this one-and-a-half-story frame bungalow for investment purposes. In 1924 the house was sold to Michael DeZutter for the Bronx Club. He had been managing the Tom Morris Cottage (see #47) next door. The shingle-clad house has a clipped gable roof facing the road, side shed dormers, and a large porch with heavy Tuscan columns. (Lot #424; other names - Bronx Club, Candle Pines)

47. **CEDARCREST** 225 Beulah Hill Rd. 1916
Architect - Lyman Sise, Boston
Contributing building

In March 1916, James Barber of Englewood, New Jersey, who was president of the Barber Steamship Company of New York, purchased this property. Soon thereafter, he built a house for himself which he called Cedarcrest. Barber lived in the house only a couple of years, after which he moved across the road to his new house, Thistle Dhu (#62). During this time, however, he laid out a miniature golf course--a kind of glorified and elongated putting green--beside his house. Here, at this earliest-known miniature golf course in America, Barber held social events and small tournaments. Although published photos of the course from 1918 survive, little on-site evidence remains. In 1920, William Hamlin Childs (d. 1929) of New York purchased Cedarcrest, and renamed it the Tom Morris Cottage. He planned to use it as a place where he and his friends could go at their pleasure, and he made Michael DeZutter manager. Interestingly, after Childs' death, Florence B. Moseley, daughter of James Barber, purchased the house in 1941. Early photographs show that originally the two-story house was weatherboarded, with half-timbered gables. Heavy Tuscan columns ran across two-thirds of the facade, there was a large stone chimney on the southwest side, and the first story had banks of eight-over-twelve sash windows. The house has been remodeled, enlarged, and covered with wood shingles, but many of its identifying features remain intact, including the configuration of the facade, the banks of

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windows, and the stone chimney. The house and grounds take up two lots extending from Beulah Hill Road to Shaw Road. (Lots #410 and 425; other name - Tom Morris Cottage)

48. **LINDEN COTTAGE** 25 Linden Rd. 1914
Contributing building

Linden Cottage was the first house to be erected in this part of the village, and it was only the second (after Box Court) to be built west of Beulah Hill Road. H. W. Priest (d. 1925), manager of the Carolina Hotel from 1899 to 1920, was the original owner, but for the first several seasons he rented his cottage to others. The two-story hip-roofed house with interior chimneys is weatherboarded on the first story and wood-shingled on the second. The entrance bay originally had a two-level porch, but this has been modified to a two-story portico. The porch on the west side of the house has been enclosed and extended to form a handsome sun room. (Lot #426)

49. **HILLCREST** 20 Shaw Rd. 1915
Architect - Meade and Hamilton, Cleveland
Contributing building

Malcolm B. Johnson (1862-1920), lawyer and business magnate of Cleveland was the original owner of this large two-story frame house. The expansive Colonial Revival house has a gable roof, a central bay window over the Shaw Road entrance, and a one-story wing. The original one-story porch on the south side of the facade has been enclosed. (Lot #427)

50. **MAYTHORNE COTTAGE** 30 Shaw Rd. 1916-1917
Contributing building

Donald Parson of Youngstown, Ohio, was the original owner of this large Colonial Revival house. He was a published poet, author, and national authority on the game of bridge. The two-story frame house features a clipped gable roof, long shed dormers, and a one-story wing on the north side. (Lot #428)

51. **THE DEODARS** 40 Beulah Hill Rd. 1916
Contributing building

On April 5, 1916, W. H. Thurston purchased this property and proceeded immediately to build a house on the site. The following year he built the Albemarle (#38) and sold this house to Jay V. Hall. For many years this house was the winter home of Samuel Young Ramage (1853-1940), an oil magnate from Oil City, Pa. and a member of the Oakmont Country Club of Pittsburgh. The Deodars is a handsome one-and-a-half-story Colonial Revival dwelling with wood-shingle siding, a gambrel roof with pedimented dormers, and classical entrance porches on both the Beulah Hill Road and Shaw Road sides of the house. (Lots #406 and 429; other name - Happy Ours)

GARAGE
Contributing building

On the Shaw Road side of the property, there is a brick two-car garage which appears to date from the early years of the house.

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52. **HOUSE** 60 Shaw Rd. late 20th cent.
Non-contributing building

This is a long, one-story frame ranch house with a broad gable roof. (Lot #430)

GARAGE

Non-contributing building

A free-standing garage accompanies the house.

53. **THE CASTLE** 75 Shaw Rd. 1930
Architect - William C. Holleyman, Jr., Greensboro
Contributing building

"The Castle" is an appropriate name for this large house which looks like an English country estate. It was built for Mr. and Mrs. Percy Thompson of St. George, Bermuda, on the western edge of the village. The house is a rambling two-story painted brick dwelling with a steep hipped roof, both a round tower and a polygonal tower, and a large front chimney. On the south end there is an underground garage, and on the north end a wall-enclosed pool extends outward from the house. The house is sited on two lots and addresses the intersection of Shaw Road and Ritter Road. Early photographs show that the exterior remains virtually unaltered. (Lots 304 and 305)

54. **HOUSE** 135 Beulah Hill Rd. ca. 1930
Contributing building

This two-story brick Tudor Revival period house has a steep, slate-covered gable roof, gabled wall dormers, and a projecting entrance bay with a stucco and half-timbered gable. A one-and-a-half-story wing extends from the right end of the house. (Lot #405)

55. **ROSEMARY** 5 Linden Rd. 1915
Architect - Hoggson Brothers, New York; contractor - Pinehurst Building Company
Contributing building

Mrs. F. E. May of Chicago was the first to occupy this Colonial Revival dwelling built by the newly formed commercial organization, the Pinehurst Building Company. The two-story weatherboarded house has a stone foundation and chimney, a steep gable roof with long shed dormers, and a four-bay facade with a recessed entrance, and single, paired and triple sash windows. (Lot #409)

56. **CRAVEN** 15 McCaskill Rd. 1920-1921
Contractor - Sandhills Construction Company
Contributing building

This was one of five bungalows built in a row by the Sandhills Construction Company during 1920 and 1921. All (#56, 57, 59, 60) but Carteret survive. The remaining four are all similar in form, if not detail, and may have originated from a single basic plan. The Craven is a one-and-a-half-story German-sided frame cottage with its broad gable end to the street, a half-timbered panel in the peak of the facade gable with an oriel window below, half-timbering on the side dormer, and a Tudor-arched enframed entrance. (Lot #212-A; other name - Longleaf)

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GARAGE

Contributing building

An original garage accompanies the house.

57. **CLARENDON** 45 McCaskill Rd. 1920-1921
Contractor - Sandhills Construction Company
Contributing building

The Clarendon is a one-and-a-half-story wood-shingle clad bungalow with a broad, front-facing gable and side shed dormers. Notable features include overhanging bracketed eaves, a three-part arched window on the upper story of the facade, and a corner porch with half-timbered gable end and classical posts. Latticework has replaced the porch balustrade, and the first story windows have lost their shed hoods. (Lot #212-B; other name - Cardinal Cottage)

GARAGE

Contributing building

A rusticated cast concrete garage which appears to date from the 1920s is located west of the house.

58. **VANCE** 55 McCaskill Rd. 1920-1921
Contractor - O. H. Stutts and A. S. Newcomb
Contributing building

In the midst of the bungalows erected by the Sandhills Construction Company, Stutts and Newcomb built the Vance at the same time. It is a one-story, wood-shingled bungalow with a clipped side-gable roof, pairs of nine-over-one sash windows, and a small glazed and shingled central entrance porch. (Lot 212-C)

59. **BERKELEY** 60 McCaskill Rd. 1920-1921
Contractor - Sandhills Construction Company
Contributing building

The Berkeley is nearly identical to the Clarendon (#57) in plan, though it varies in some of its detailing. It is stuccoed rather than shingled, the first-story facade windows retain their bracketed shed hoods, and the corner porch features heavy Tuscan columns. (Lot #213A)

GARAGE

Contributing building

A frame garage which appears to date from the 1920s stands to the rear of the house.

60. **ASHLEY** 65 McCaskill Rd. 1920-1921
Contractor - Sandhills Construction Company
Contributing building

The Ashley forms another variation on the plan used with the Clarendon (#57) and the Berkeley

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(#59). It is a one-and-a-half-story weatherboarded frame bungalow with broad gable end facing the street. It features side shed dormers, overhanging bracketed eaves, paired facade windows with bracketed shed hoods, and a corner entrance porch with square posts set on paneled plinths. (Lot #213-B)

GARAGE

Contributing building

Behind the house is a pre-cast cement block garage which appears to date from the early years of the house.

61. **IVY POINT** 10 McCaskill Rd. ca. 1920
Contributing building

Ivy Point is a two-story Colonial Revival dwelling similar to several others built during the same period in the area west of Beulah Hill Road. It has a steep gable roof with long shed dormers across the front and rear slopes, gable-end chimneys, and a handsome hooded entrance. Brick openwork fences run along the McCaskill Road and Barrett Road sides of the property. Dickinson Bishop is believed to have been the original owner of the house. (Lot #326)

62. **THISTLE DHU** 5 Shaw Rd. 1918-1919
Contributing building

Thistle Dhu was the second home of James Barber in Pinehurst. From Englewood, New Jersey, Barber was president of the Barber Steamship Lines in New York and was referred to as the dean of American shipping. During the late 1910s and 1920s, he also played a significant role in the continued development of Pinehurst and the surrounding area. On April 10, 1917, Kate M. Barber purchased the Thistle Dhu property. By April of the following year, the residence was under construction and by the spring of 1919, it had been completed. The larger, grander Thistle Dhu replaced Cedarcrest (#47) as Barber's residence. It is a two-story frame classical house with a low hipped roof and aluminum siding. The formal garden facade has a slightly projecting center pavilion with two-story engaged columns and arched French doors. The house is surrounded by the remains of formal gardens. On the west side, the gardens incorporate the famed Thistle Dhu miniature golf course, designed by Edward H. Wiswell, "an amateur architect of fiendish ingenuity." The course was featured in an issue of *Country Life* in 1920, and was celebrated for the role it played in the early development of miniature golf in John Margolies' *Miniature Golf* (1987). The central garden--with brick walks, brick fountain, and classical summer house--remains intact, and elements of the course itself can still be discerned on either side of the garden. After Barber's death in 1928, Michael J. Meehan, "one of the most spectacular operators on the New York Stock Exchange," purchased Thistle Dhu from the Barber estate. In 1947, Meehan gave Thistle Dhu to the Catholic Church for a retreat house for the Sisters of the Raleigh Diocese. At that point its name was changed to Maryhurst. (Lots # 316, 317, and 327; other name - Maryhurst)

63. **HOUSE** 20 Shaw Rd. late 20th cent.
Non-contributing building

This one-story brick ranch house stands on the land where James Barber once had a tennis court for his Thistle Dhu estate. (Lot #422)

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64. **PINECANDLE** 290 Beulah Hill Rd. late 20th cent.
Non-contributing building

This one-story brick and frame ranch house stands on the land where James Barber once had a tennis court for his Thistle Dhu estate. (Lot #423)

65. **PINEHURST APARTMENTS** 15 McLean Rd. late 20th cent.
Non-contributing buildings (3)

The Pinehurst Apartments consist of (2) two-story frame rectangular buildings and a one-story frame former three-bay garage, all with low hipped roofs. (Lots #411 and 412)

WATER TOWER

Non-contributing structure

East of the apartments is a modern water tower. (Lot #412)

66. **CASA BLANCA** 250 Beulah Hill Rd. 1920-1921
Contributing building

Casa Blanca was built by James Barber as the first fireproof house in the Sandhills of North Carolina. The walls and floors were constructed of concrete and the partitions of asbestos blocks. Sash and exterior doors were of metal, while the roof was sheathed in tile. The handsome one-and-a-half-story stuccoed house has a hipped and gabled roof, a modillioned cornice, and a bold entrance porch with an arched frontispiece. A brick and stuccoed wall separates the house from the Pinehurst Apartments next door. (Lot #411)

67. **SACRED HEART CATHOLIC CHURCH** 35 McLean Rd. 1919-1921
Architect - Rev. Father Michael, O.S.B.
Contributing building

The cornerstone of Sacred Heart Catholic Church was laid in 1919, but the dedication was not until the spring of 1921. The brick church with stucco-covered foundation follows a cross plan, with a handsome gabled and timbered entrance porch at the southwest corner of the nave. A belfry tops the steeply pitched gable roof at the south end, and a slender spire heads the crossing. The interior features stuccoed walls above an exposed brick wainscot. An attached parish hall is at the rear. (Lot #413)

68. **SACRED HEART RECTORY** 20 Culdee Rd. 1927
Contributing building

Behind the Sacred Heart Church is the two-story rectory. It is characterized by a steep gable and hip slate roof, tapestry brickwork, a pointed arch entrance, and a one-story wing with engaged front passage. (Lot #421)

GARAGE

Contributing building

Between the rectory and the church is a matching two-car garage.

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69. **BLACKJACK COTTAGE** 40 Culdee Rd. 1923
Contractor - Pinehurst, Inc.
Contributing building

Blackjack Cottage was built for Mrs. C. M. Butterfield. It is a one-and-a-half-story stuccoed dwelling with steep front and side gables and a shed dormer across the facade. Front and side entrances are headed by round arches. A matching gabled addition has been built to the west side of the house, and a garage is connected to the east side by a walkway. (Lot #318)

70. **HOUSE** 55 Graham Rd. 1920s
Contributing building

This one-story frame house sheathed in vinyl siding has a multi-gabled roof, interior chimneys, and shed hoods over pairs of windows. A Palladian window is found at the south end of the house.

71. **HOUSE** 35 Graham Rd. late 20th cent.
Non-contributing building

This is a one-story brick and frame ranch house with a broad garage in the gable end.

72. **SILVA NIDUS** 195 Barrett Rd. 1921
Architect - George B. Keyser, New York
Contributing building

Silva Nidus was built for Mr. and Mrs. Lawrence Barr of Pittsburgh. It is a two-story, weatherboarded frame house of Colonial Revival design with a gabled and hipped roof. The most unusual feature is the inset corner entrance with its classical frontispiece. (Lot #910)

73. **HOUSE** 175 Barrett Rd. late 20th cent.
Non-contributing building

This one-story brick veneer ranch house has front ells, one of which houses the garage. (Lot #912)

74. **HOUSE** 165 Barrett Rd. late 20th cent.
Non-contributing building

This is a one-story ranch house clad in brown brick. (Lot #913)

75. **HOUSE** 155 Barrett Rd. late 20th cent.
Non-contributing building

Tan brick and a front ell characterize this one-story ranch house. (Lot #914)

76. **STEP IN STONES** 145 Barrett Rd. 1926
Contributing building

Step in Stones was built for Louise B. Elkins. The one-and-a-half-story weatherboarded frame house is representative of the Colonial Revival style. It has a steep gable roof with shed dormers, gable-end brick chimneys, and a gabled entrance porch. The most unusual feature of the house is

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the treatment of the west end, which has a chimney split at upper story level to reveal a lancet-arched window and at the base of the chimney a latticed and gabled outdoor sitting nook. (Lot #915)

SERVANTS QUARTERS

Contributing building

East of the house is a two-story German-sided building which appears to date from the early years of the house.

77. **HOUSE** 70 Caddell Rd. ca. 1920
Contributing building

This modest cottage may have been built for a staff person in the village. It is a one-story frame house with a gable roof and an inset corner porch. (Lot #939)

78. **HOUSE** 60 Caddell Rd. ca. 1920
Contributing building

This one-story, three-bay, frame house with gable roof, central chimney, and shed-roofed front porch appears to have been moved to its present site from another nearby site, probably on Magnolia Rd. It was likely the home of a Pinehurst staff person. (Lot #940)

79. **HOUSE** 50 Caddell Rd. ca. 1920
Contributing building

Probably a worker's cottage, this one-story wood-shingled house has a gable roof with a central chimney, a three-bay facade, and a central rear ell. (Lot #941)

80. **HOUSE** 40 Caddell Rd. ca. 1915
Contributing building

This two-story, German-sided frame house features a gable roof, two-over-two sash windows, and a one-story shed porch with replacement posts and balustrade across the three-bay facade. (Lot #942)

81. **HOUSE** 30 Caddell Rd. ca. 1915
Contributing building

German siding covers this one-and-a-story frame bungalow. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch. (Lot #943)

82. **CRUTCHFIELD-RANSELL HOUSE** 20 Caddell Rd. 1914
Contributing building

This two-story frame house was built for Mrs. Fred C. Crutchfield. In 1920 it was sold to J. M.

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Brown, and in 1944 to Sylvester Roosevelt Ransdell, with whose family it has remained. In 1980 Ransdell's granddaughter named the house "The S. Roosevelt." The double-pile house is sheathed in German siding, has a hipped roof with a center front cross gable, a five-bay facade, and a wrap-around porch with turned posts and sawn brackets. (Lot #944; other name - The S. Roosevelt)

83. **MCKENZIE HOUSE** 10 Caddell Rd. ca. 1911
Contributing building

Maps suggest that this house had been built by 1911, but the first known private owner was John M. McKenzie, who purchased the property on September 11, 1912. The one-story frame late Victorian cottage has a cross-gable roof, a central chimney, and a partially enclosed front porch with turned posts and sawnwork brackets. (Lot #945; other name - Leavitt's Cottage)

84. **FIVE POINTS** 225 Magnolia Rd. ca. 1913
Contributing building

Rolin A. Barrett, Pinehurst's first postmaster, purchased this lot and the one next to it in 1912 and 1914. A 1915 village map shows that by 1915 the house had been built. It is a two-part house with a hyphen connecting the front and rear sections. The house is German-sided and has a gable roof, central chimney, and partially-enclosed front porch. Of particular note is the brick gutter edging the property which runs northward along Magnolia Rd. (Lot #946)

85. **S. T. RITTER HOUSE** 245 Magnolia Rd. ca. 1914
Contributing building

S. T. Ritter purchased this property September 18, 1914, and by 1915 the house is shown on a village map. Local tradition claims it was built from part of the old bowling alley. The one-story worker's cottage had a gable roof, German siding, a three-bay facade, a screened front porch, and a large rear ell. (Lot #948)

86. **HOUSE** 255 Magnolia Rd. ca. 1910
Non-contributing building

Although built during Pinehurst's historic period of significance, this one-story frame worker's cottage has been greatly altered and no longer retains its architectural integrity. The combination of vinyl siding, replacement windows, replacement front porch, and added rear shed substantially disguise its early 20th century origin. (Lot #949)

GARAGE

Non-contributing building

Behind the house is a German-sided garage.

87. **HOUSE** 265 Magnolia Rd. ca. 1910
Contributing building

This worker's house is a one-story frame cottage with a broad gable roof, a gable-end chimney, and an engaged porch across two-thirds of the facade. A low stone wall borders the front yard. (Lot #950)

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88. **HOUSE** 275 Magnolia Rd. ca. 1910
Contributing building

A metal-sheathed gable roof, German siding, an engaged front porch with replacement balustrade, and an added north side wing characterize this one-story frame worker's cottage. (Lot #951)

89. **PINEHURST LAUNDRY** 250 McCaskill Rd. 1933
Contributing building

From its earliest years Pinehurst had a laundry to attend to the needs of both the hotels and the residents. Around 1930, the old laundry, a frame building located on the outskirts of the village next to the power plant, burned to the ground. This facility was built just north of the old site. The substantial brick building (no longer used as a laundry) had laundry operations on the first floor and living quarters for some of the employees on the upper floor. The building has a seven-bay, gable-end facade and an unusually broad, metal sheathed gable roof, the gable of which is stuccoed. The windows are metal casements, and the corner front entrance has a handsome bracketed hood.

90. **PINEHURST POWER PLANT** 300 Magnolia Rd. 1895 and after
Contributing building

One of the structures erected during the first year of the development of Pinehurst was the power plant. It supplied the necessary electricity for the entire village (including lights every evening from six to eleven o'clock) as well as power to operate the trolley line. The original source of power was wood, but this was soon changed to coal. The power plant is a large brick building with arch-headed windows and a heavily corbelled cornice. At the east end of the building is a tall, columnar brick smokestack.

GARAGE

Contributing building

West of the power plant is a garage associated with it. It is a two-bay brick structure with a metal-sheathed hip roof.

91. **UNITED TELEPHONE BUILDING** 270 Magnolia Rd. mid-late 20th cent.
Non-contributing building

The telephone exchange building is a brick rectangular box softened with classical details. These include a cornice, keystone lintels over blind windows, main entrance frontispiece, and entrance porch to the offset gable-roofed south wing. (Lot # 64-1-7)

92. **THE MANOR** 5 Community Rd. 1923
Contributing building

In 1922 Mrs. E. C. Bliss, who built and for years operated the Pine Crest Inn (#157), purchased the Lexington, a two-story frame hotel of moderate size. The following year Bliss demolished the Lexington, and in its place constructed a new four-story hotel, The Manor. The exterior of the L-shaped building is a concrete material called Kellastone (some of which has been covered with vinyl siding). A heavy cornice serves as the base of a low hipped roof, and a front porte-

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cochere identifies the main entrance. Hotel rooms are found on the top three floors, where the six-over-one sash windows are in pairs. The first floor houses the lobby, the dining room, and other public and service rooms. (Lot #1106)

93. **THREE PINES COTTAGE** 135 Chinquapin Rd. 1921
Contributing building

The November 1920, *The Pinehurst Outlook* reported that Leonard Tufts was to build this house for rental purposes. It is a two-story gambrel-roofed frame cottage with a shed dormer across the facade. The house has a classical central entrance and one-story side wings. (Lot #906)

94. **BEAU SOLEIL** 125 Chinquapin Rd. 1916
Contributing building

Mr. and Mrs. George A. Magoon of Pittsburgh were the original owners of Beau Soleil. Magoon was the president of the Commonwealth Fuel Company which supplied Pinehurst with coal. The house is a two-story, wood-shingled frame dwelling with a gable roof, gable-end chimneys, and a three-bay facade with three-part and paired sash windows. The original dormers and entrance porch no longer remain, but the front terrace spanning the facade does. (Lot #907)

GARAGE
Contributing building

Behind the house stands a wood-shingled one-bay garage with glass and wood-paneled doors and pedimented gable ends matching those of the house.

95. **H. H. RACKHAM HOUSE** 115 Chinquapin Rd. 1922
Architect - Herman and Simmons, Detroit
Contributing building

Horace Hatcher and Mary Horton Rackham of Detroit were the original owners of this Tudor Revival house. Rackham was a lawyer and one of the original twelve shareholders of Ford Motor Company. The two-story Rackham House has a brick first story, stucco and half timber second story, a wood shingled roof which slopes down to first story level on the south end, an unusual chimney arrangement, and grouped sash windows. The lot to the south forms a side lawn for the house. (Lots #908 and 909)

96. **MYSTIC** 105 Magnolia Rd. 1899-1900
Architect - Kendall, Taylor and Stevens, Boston
Contributing building

The Mystic was the first home of the Leonard Tufts family in Pinehurst. It was described in 1900 as "a very elaborate cottage with 14 rooms and all the modern improvements." The two-story, shingle-clad house has a hipped roof with large dormers on each side and widely overhanging bracketed eaves, and a wrap-around porch with paired posts on the first story. The major change in the appearance of the exterior has been the addition of a second-story tier to the porch. The Mystic is now used for commercial purposes. (Lot #901)

GARAGE

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Contributing building

Behind the Mystic is a shingle-clad two-car garage with a gable roof and sash windows.

97. **MISTLETOE** 115 Magnolia Rd. 1895
Contributing building

Mistletoe was one of the original cottages built by James W. Tufts. It was first located across the street where Razook's now stands and was moved to its present location in 1912. Mr. and Mrs. Leonard Tufts lived here for several years after moving from the Mystic next door. The one-story frame cottage has a hipped roof with cross gables and a slightly projecting entrance bay with a polygonal porch. The original turret was replaced by a gabled dormer. (Lot #902)

98. **WALDHEIM** 125 Magnolia Rd. 1895
Contributing building

The Waldheim was one of the original cottages built by James W. Tufts. It stood originally on Chinquapin Rd. where the bank now stands and was operated as a boarding house. In 1920 it was sold to the Sandhills Construction Company who moved it to its present site and enlarged it. In 1943 the house was partially destroyed by fire. Waldheim is a one-and-a-half-story frame cottage with multiple gables and a partially enclosed front porch. (Lot #903; other name - Seven Gables)

99. **SUFFOLK COTTAGE** 135 Magnolia Rd. 1921
Contributing building

Suffolk Cottage was originally owned by J. Ebb Weir of Jamesport, L.I.. It is a one-and-a-half-story frame bungalow with a gable roof with dormers. A sun room is located on the south corner of the facade, and the entrance porch has unusual shingled piers. (Lot #904)

GARAGE
Contributing building

Behind the house stands a frame garage which appears to date from the early years of the house.

100. **HOUSE** 145 Magnolia Rd. mid-late 20th cent.
Non-contributing building

This is a one-story brick ranch house with attached carport. (Lot #905)

101. **SOUTHERLAND HOUSE** 140 Magnolia Rd. mid-20th cent./post-1948
Non-contributing building

This is a one-story ranch house sheathed in a combination of asbestos shingles and formstone. (Lot #807)

102. **CRADDOCK** 130 Magnolia Rd. 1896
Contributing building

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The Craddock was built in preparation for the second season at Pinehurst. It was once the home of Mrs. Edith Ware Sise and later of Albert Sise Tufts. The one-and-a-half-story frame cottage has a gable-end facade and a front porch with square posts and turned balustrade. Additions have been made to the north side of the house. (Lot #808)

GARAGE

Contributing building

Behind the house is a frame garage which appears to date from the early 20th century.

103. **WAYSIDE** 120 Magnolia Rd. 1896
Contributing building

Following her husband's death in 1902, Mrs. James Walker Tufts occupied this house for several years. In its early years an addition was made to the north side, giving the cottage its present appearance. It is a delightful two-story frame house with German siding on the first story and decorative wood shingles on the second story. It has a gable roof with decorative stick work in the peaks, a projecting hip-roofed bay on the facade, a shed wall dormer, and a porch with chamfered posts. (Lot #809; other name - Cypress)

104. **UTOPIA** 15 Dogwood Rd. 1895/1913
Contributing building

The Utopia was among the first rental cottages to be built in Pinehurst. In 1913 it was sold to Mr. and Mrs. Leslie D. Pierce of Rochester, Vermont, who completely remodeled it. It may have been at this point that the house took on its most commonly known name of Maple. The two-story frame house is distinguished by its gambrel roof which faces the front. Other features include German siding on the first story, wood shingles on the second story, shed dormers, a front porch with square posts, and a sun room surmounted by a sleeping porch on the south side. (Lot #805; other name - Maple)

105. **OASIS** 25 Dogwood Rd. 1896
Contributing building

The Oasis was originally operated as a boarding house and later became a private residence. It is a one-story frame cottage with German siding and a gabled roof. The central entrance has colored glass sidelights and is sheltered by a front porch with fluted posts and a turned balustrade. (Lot 805 ½; other name - Dogwood)

GARAGE

Contributing building

Behind the house is a garage which appears to date from the early twentieth century.

106. **CHATHAM** 35 Dogwood Rd. 1921
Contributing building

Mrs. Emma C. Bliss, who was the original owner of the Pine Crest Inn built this house. It is a

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one-and-a-half-story gable-fronted frame cottage clad in wood shingles. It has gabled dormers and a gabled entrance porch. (Lot #806)

GARAGE

Contributing building

Behind the house is handsome, gable-fronted two-car brick garage which appears to date from the 1920s.

107. **LA CASITA** 100 Ritter Road 1914
Contributing building

Commodore and Mrs. John T. Newton were the original owners of this one-and-a-half-story frame cottage. It has a gable roof whose front slope extends down to first story level, shed dormers, and a Colonial Revival entrance porch. It is now covered with vinyl siding. (Lot #714)

GARAGE

Contributing building

Behind the house is a garage which appears to date from the 1920s.

108. **RED BRICK COTTAGE** 90 Ritter Rd. 1920s
Contributing building

Red Brick Cottage is a two-story brick house with a red tile gabled roof and leaded casement windows. The entrance is particularly handsome with its Tudor-arched door and surrounding patterned brickwork. The lawn consumes the side lot west of the house. (Lots #712 and 713)

109. **COLUMN LODGE** 80 Ritter Rd. 1913
Contributing building

George T. Dunlap, Sr., founder of the New York publishing firm of Grosset and Dunlap was the original owner of this bungalow, the first of three houses he built for himself in Pinehurst. The one-story frame house is named for the single heavy column which originally supported the entrance porch. Although the column has been removed, the rest of the house remains substantially the same with its hipped roof, eyelid window, overhanging eaves with flat modillion blocks, and six-over-one and nine-over-one sash windows. (Lot #711)

110. **ANGLIN-HALLOWELL HOUSE** 70 Ritter Rd. 1909
Contributing building

This house was originally part of the Red Gables estate, located next door (#111). In 1941 Red Gables was divided into three cottages, one of which became this house. It is a one-story stuccoed dwelling with a red tile gable roof, gabled dormers, multiple three-over-three sash windows, and Tuscan columns on the side porch. Lantern kiosks, which were part of the overall Red Gables estate, border the property and announce the driveway. (Lot #709 and 710)

GARAGE

Contributing building

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Behind the house is a matching two-car garage.

111. **RED GABLES** 5 Magnolia Rd. 1909

Architect - W. W. Dinsmore, Boston
Contributing building

Red Gables is a one-and-a-half-story Mission style house. Its first owner was Mrs. Emma J. Sinclair of Boston, mother of Mrs. John C. Spring who lived in the Log Cabin across the road (#129) and of Mrs. Parker W. Whittemore, who lived at nearby Killcare (#128). It was later the home of Henry Bucher Swoope (d. 1927). In recent years the red tile roof was replaced, but the stuccoed walls, the shed-roofed dormers, the Tuscan porch posts, and other design features remain. Original lantern kiosks remain, and a picket fence lines the Magnolia Rd. side of the property. (Lot #705; other names - Golden Gate, Ailsa House)

112. **BERKSHIRE PLACE** 25 Magnolia Rd. late 20th cent.

Non-contributing building

Berkshire Place is a one-story, modern French Provincial style house. It takes its name from being on part of the site of the 1898 Berkshire Hotel. (Lot #704)

113. **BERKSHIRE COTTAGE** 35 Magnolia Rd. late 20th cent.

Non-Contributing building

Berkshire Cottage is a one-story frame cottage with gable-end chimney facing the street and side bay windows. Like Berkshire Place, it takes its name from being on part of the site of the 1898 Berkshire Hotel. (Lot #703)

114. **THE ROSE** 45 Magnolia Rd. 1895

Designer - Mrs. E. P. Morrill, Dover, Mass.
Contributing building

The Rose was among the first cottages built by James W. Tufts, and it was the first cottage to be sold to an individual owner. George F. Blake of Worcester, Mass. purchased it on June 1, 1906. In 1929 it was sold to H. G. Chatfield, who renamed it "Adoketon." The house, which during its early years was doubled in size, is a one-and-a-half-story wood-shingled dwelling with a hipped roof, hip-roofed dormers, and a shed-roofed front porch with a turned balustrade. One of the most interesting features of the house is the large sun room on the east end. Old photographs show that this first story room was once completely open, except for its supporting piers. It is now enclosed with pairs of nine-pane, side-sliding sash windows. (Lot #702; other names - Rose Cottage, Adoketon)

115. **MAGNOLIA** 65 Magnolia Rd. ca. 1904; 1914

Contributing building

The Magnolia was built as a tall, two-and-a-half-story, Queen Anne style frame house with projecting bays, a central three-level dormer, and a wrap-around porch with turned posts, balustrade, and roof deck balustrade. In 1914 it underwent a major conversion to a two-and-a-half-story German-sided Colonial Revival house, with a truncated hip roof, pedimented dormers, and a massive porch with heavy Tuscan posts and plain balustrades. The house today retains its

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1914 appearance. (Lot #701; other name - Magnolia Inn)

116. **THE NEST** 60 Magnolia Rd. 1896
Contributing building

The Nest was built by James W. Tufts in 1896. By 1901 the house was doubled in size and renamed "The Crown." In 1902 it was again renamed "The Oaks," and that year Frederick Bruce began to rent it. In 1907 he purchased the property, and it became the home of Bruce and his sister, Mary Bruce, until their deaths. In 1908 landscape designer Warren Manning designed a private garden for the Bruces which was greatly admired in the village. The house is a one-and-a-half-story German-sided cottage with multiple gables, facade porch, and picket fence. (Lot #610; other names - The Crown, The Oaks)

117. **HAWTHORNE** 50 Magnolia Rd. 1896
Contributing building

Hawthorne Cottage was another of the houses which James W. Tufts built in preparation for Pinehurst's second season. In 1912 it was sold to sisters Edith and Helen Barnett. In 1919 they sold it to golf architect Donald Ross, who made it his home for the next several years. The Hawthorne is a richly decorated Victorian cottage with German siding on the first story and decorative wood shingles on the second. The house has a gabled roof, a large hip-roofed facade dormer, and fancy front and side porches with turned and sawn work detailing. A picket fence borders the front of the property. (Lot #609)

118. **CASA YUCCA** 40 Magnolia Rd. 1898-1913
Contributing building

Casa Yucca was originally a one-story frame cottage with a three-gable roof. In 1913 Mrs. Clara B. Metcalf of Providence, R. I. purchased the house and rebuilt it. It is a two-story, frame, Colonial Revival dwelling with a gambrel roof, shed dormers, three-bay facade, and a one-story side sun room. It is covered with vinyl siding. (Lot #608)

119. **MY CABIN** 20 Magnolia Rd. 1920s
Contributing building

My Cabin is a rustic, camp-style, one-story log house with gabled roof and central stone chimney. It is related architecturally to Little Cabin (#121) and Log Cabin (#129) located nearby. (Lot #607)

120. **TURN THE KEY** 10 Magnolia Rd. 1914
Contributing building

Turn the Key is a one-and-a-half-story Tudor Revival period house. It is stuccoed white and has a steep gabled roof, a large corner chimney, a tall multi-paned bay window on one gable end, and a Tudor porch on the Cherokee Rd. side. (Lot #607-B)

121. **LITTLE CABIN** 80 Azalea Rd. 1920s
Contributing building

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Little Cabin, a rustic, one-story log house with gabled roof and central stone chimney is architecturally similar to My Cabin (#119), and both were probably influenced by the earlier Log Cabin (#129). A tall gate of narrow vertical boards in a tall hedge leads to the front walk. (Lot #607-A)

122. **PINE GROVE HOUSE** 55 Cherokee Rd. 1895
Contributing building

James W. Tufts built Pine Grove House as a boarding house. During its early years it catered primarily to the village musicians, but others boarded here as well, including Donald Ross and his bride for the season in 1905. In 1908 it was purchased by William L. Hurd of Pittsburgh, who transformed it to a private residence. Pine Grove House is a one-and-a-half-story gambrel-roofed cottage with vinyl siding, shed dormers and a front porch which extends on the north side to form a porte-cochere. In the early 1900s the pagoda sun room from the Holly Inn was moved here and attached to the house. It no longer remains. (Lot #606)

GARAGE

Contributing building

At the end of the driveway is a one-story frame garage.

123. **GOOD LUCK** 65 Cherokee Rd. 1895
Designed by Mrs. E. P. Morrill of Dover, Mass.
Contributing building

This one-story frame cottage was one of the first built by James W. Tufts. The house suffered a fire ca. 1950, but it still retains many of its early features, such as its steep pyramidal roof, central chimney, and corner porch with turned posts and balusters. It is covered with asbestos shingles. (Lot #605; other name - Honeysuckle)

124. **PLYMOUTH** 75 Cherokee Rd. 1895
Contributing building

The Plymouth was another of the first cottages built by James W. Tufts. In 1914 it was sold to Col. and Mrs. H. W. Ormsbee of Fitchburg, Mass. The Plymouth is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides. The front porch has been glazed and an addition has been built on the rear. (Lot #604)

GARAGE

Contributing building

Behind the house is a two-bay garage which appears to date from the early 20th century.

125. **HALE COTTAGE** 85 Cherokee Rd. 1895
Contributing building

The Hale was built in preparation for Pinehurst's first season and was named for James W. Tufts's

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friend and associate, Dr. Edward Everett Hale. In 1914 it was sold to G. M. Howard. The Hale is a one-story frame cottage with a hipped roof, an engaged front porch with turned posts, and small additions on both sides of the house. It is sheathed with vinyl siding. (Lot #603)

126. **SCOTLAND SAVINGS BANK** 77 Cherokee Rd. late 20th cent.
Non-contributing building

This modern two-story brick commercial has a central two-story portico. (Lot #506-A)

127. **DARTMOUTH** 60 Cherokee Rd. 1897; ca. 1935
Architect - Bertrand E. Taylor
Contributing building

The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. In 1911 it was sold to R. C. Shannon. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace. The house was remodeled in the 1930s. (Lot #504; other names - Stanwood, Thenewold)

128. **KILLCARE** 5 Village Green West 1905
Contributing building

Lot #501 was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. In 1913 the house was sold to Mr. and Mrs. Parker W. Whittemore, with whom it is often associated. Mrs. Whittemore was a daughter of Emma J. Sinclair, who lived at Red Gables (#111). The house looks today much as it did when it was built, although it now serves as a branch of Nations Bank. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade. (Lot #501; other name - The Cones)

129. **LOG CABIN** Block bounded by Azalea Rd.,
Shaw Rd., and Carolina Vista 1908
Architect - W. W. Dinsmore, Boston
Contributing building

John Cary Spring of Boston was the original owner of this expansive log cabin, built of unpeeled juniper logs and rough split shingles. (The roof shingles have been replaced.) Originally a bungalow, the house received several log additions, so that now it is a rambling camp-style

estate. The property consists of an entire triangular block and is remarkably private because of sheltering plant materials. (Lot #401; other name - Centerwood)

SUMMER HOUSE
Contributing building

West of the house stands a rustic log summer house contemporary with the main house.

130. **BEACON** 65 Carolina Vista Rd. 1897/1913
Architect - Bertrand E. Taylor
Contributing building

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The Beacon is located on a triangular island in front of the Pinehurst Hotel. It was built in 1897 to provide apartment suites for Pinehurst guests. It was built on the same plan as the Dartmouth (#127), Marlborough (#238), and Tremont (#167). In 1913 it was purchased by Kate E. Smithers (Mrs. John) and Jennie Rumsey (Mrs. J. D. C.) from Brooklyn and remodeled. The house is a one-and-a-half-story shingle-clad frame cottage with a pyramidal roof, hipped dormers, and shed-roofed porches. (Lot #708)

131. **VILLA VISTA** 45 Carolina Vista Rd. ca. 1915
Contributing building

Lot #402 was purchased by George L. Wilson in 1914, and Villa Vista is believed to have been built within the next several years. It is an expansive one-and-a-half-story frame bungalow with shingled elevations, a pyramidal roof, hip-roofed dormers, and a broad, engaged porch. The tapered porch posts are shingled, as are the balusters of the porch railing. A two-story shingled garage with rooms above has recently been added to the northwest side of the house. (Lot #402; other names - Vista Lodge, The Vista)

POOL HOUSE

Non-contributing building

A pool house and pool have been built southeast of the house.

132. **STATZELL COTTAGE** 35 Carolina Vista Rd. 1915
Contributing building

In 1915, George W. Statzell of Drexel Hill, PA purchased Lot #433 and built this handsome two-story frame Colonial Revival dwelling. It is stuccoed on the first story and shingled on the second and has a gambrel roof, shed dormers, and paired windows. In 1934, *The Pinehurst Outlook* announced that the house was to be air conditioned--probably one of the first in Pinehurst. (Lot #433; other names - Crossroads, Delaney, Kilbean)

133. **BROADVIEW** 100 Beulah Hill Rd. ca. 1927
Contributing building

Broadview was the third house built by New York publisher George T. Dunlap, Sr. in Pinehurst (after Column Lodge, #109, and Green Dial Cottage, #134). The two-story Tudor English Manorial Revival house utilizes tapestry brick, stucco, and half-timbering to achieve the proper stylistic effect. The house has a hipped roof and a two-story polygonal bay next to the entrance. (Lot #432)

134. **GREEN DIAL COTTAGE** 105 Magnolia Rd. 1916
Contributing building

Green Dial was the second of three houses built by New York publisher George T. Dunlap, Sr. in Pinehurst. This one takes its name from the sun dial located on the grounds. The stuccoed house is a one-and-a-half-story gable-roofed cottage with a long shed dormer across the facade. It has an off-center Colonial Revival entrance porch. (Lot #403)

135. **LITTLE HOUSE** 15 Carolina Vista Rd. 1915
Contractor - J. J. Stroud, Southern Pines

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Contributing building

Little House is a Colonial Revival dwelling built by Mr. and Mrs. James H. Andrews of Akron, Ohio. In 1944 it suffered a fire and was rebuilt. In 1950 it became the home of James Walker Tufts, III. The house is a two-story weatherboarded frame dwelling with a gable roof, a three-bay facade with paired windows, and a classical entrance porch with columns. (Lot #301)

GARAGE**Contributing building**

Behind the house is a one-car frame garage contemporary with the house.

LOG CABIN**Contributing building**

Behind the house is a small log cabin of uncertain original use.

136. **HALFWAY HOUSE** 5 Carolina Vista Rd. 1919
Contributing building

Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk. (Lot #301 ½)

137. **DRY DOCK** 40 Beulah Hill Rd. 1920s
Contributing building

Dry Dock is a one-story wood-shingled dwelling with a low hipped roof and a central chimney. Its southeast elevation suggests that it may at one time been a multi-bay garage. (Lot 298)

138. **VILLAGE CHAPEL** South end of Village Green 1924
Architect - Hobart Upjohn, New York
Contributing building

The Village Chapel is a handsome Colonial Revival brick church with a terra cotta style Tuscan portico and a spire which reaches 126 feet into the air. Round arches define doors and windows. Compatible one-story brick additions were added to the rear and side of the church in 1961 and 1991. Hobart Upjohn won a Diploma of Merit at an international exhibition at Turin, Italy in 1926 for the chapel's design. The Village Chapel was a result of the growth and development of the Pinehurst Religious Association, founded in 1906 to form a church where people of various religious persuasions could live and worship together in Christian love and harmony. Prior to the erection of this chapel, the group worshiped in the old village hall which was remodeled for that purpose. The Village Chapel was the first building to be built on the Village Green and, with the Given Memorial Library (#139), remains one of only two buildings on the green today.

139. **GIVEN MEMORIAL LIBRARY** North end of Village Green 1964/1975
Architect - C. C. Benton, Wilson; Contractor - W. L. Jewell and Son, Sanford
Non-contributing building

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Pinehurst has had a library of some sort since 1902. The present library building was erected in 1964 through a grant from the Irene Heinz Given and John LaPorte Given Foundation as a memorial to Mr. and Mrs. Given, who were long-time residents of Pinehurst. In 1975 the Tufts Archives Wing was added to the rear of the library. The building is a one-story, Colonial Revival structure with Flemish bond brickwork, a classical tetra style portico, round-arched and Palladian windows, and other Colonial Revival features.

140. **VILLAGE GREEN** 1895
Contributing site

The Village Green was part of the original Olmsted, Olmsted and Eliot design for Pinehurst. It is an egg-shaped piece of land in the center of the village filled with tall pines, interspersed hollies, and dogwoods. The floor is carpeted in pine needles, and sand walks lead through the green.

141. **CAROLINA THEATRE** 90 Cherokee Rd. 1922
Architect - Aymar Embury, II, New York; Contractor - J. A. McPherson, New York
Contributing building

The Theatre opened on the twenty-sixth of February, 1923. Charles W. Piquet was the theatre manager. The theatre was built primarily for the showing of movies, but live theatrical events were to be staged periodically. An adaptation of Byzantine form was chosen for the design. The building is hexagonal in shape and is surmounted by a cupola. Shops with shed roofs project on two sides of the building, with a classical tetra style entrance in between. The walls are of patterned brick and stucco, and the roof is covered in Spanish style with green tiles. (Lot #507)

142. **UNITED STATES POST OFFICE** 95 Cherokee Rd. 1934
Architect - Louis A. Simon
Contributing building

An 1895 cottage named the Laurel stood on this lot and was torn down to make way for the post office in 1934. The post office is a typical one-story brick Classical Revival building with limestone trim, a gabled roof with parapeted ends, and a central classical entrance. (Lot 602)

143. **PINEHURST DEPARTMENT STORE** Jct. of Cherokee and Chinquapin Rds. 1897
Architect - Rand and Taylor, Kendall and Stevens, Boston;
Contractor - Bain and Longest, Greensboro
Contributing building

When built, the Pinehurst Department Store was second in size only to the Holly Inn. Its exterior appearance has changed little since it was built. It is a two-story frame structure, German sided on the first story and wood-shingled on the second. Ells project forward at each end of the building and are connected by a porch with second-level deck in between. Shop windows utilize plate glass; other windows are two-over-two sash. The building is crowned with a hipped roof with widely overhanging bracketed eaves. The Department Store building originally provided quarters for the post office, general store, village offices, and second-floor apartments called the Franklin Flats. A one-story brick structure, attached to the rear of the building, was added within a few years. It has round-arched windows and a door with granite sills and was used as the meat market. (Lot #601)

144. **COMMERCIAL BUILDING** 30 Chinquapin Rd. mid-20th cent./post-1948

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Non-contributing building

This is a two-story, five-bay brick commercial building with a gable roof and a one-story side wing. (Lot #611-A)

145. **VILLAGE COURT** 40-48 Chinquapin Rd. ca. 1930
 Architect - William C. Holleyman, Greensboro
 Contributing building

The Village Court is a block of one and two-story stores. They are ingeniously designed with different forms and details but all within the Colonial Revival style, thereby promoting both unity and variety and providing a more intimate appearance to an otherwise large commercial block. (Lot #611-611-E)

146. **MERROW BUILDING/RAZOOK'S** 35 Chinquapin Rd. pre-1918; 1934
 Architect - William C. Holleyman, Greensboro
 Contributing building

By 1918 a large, two-and-a-half-story frame building, known as the O'Brien Building, had been erected at the corner of Chinquapin and Magnolia Rds. Around 1934 William C. Holleyman remodeled the building, sheathing it in brick, creating more modern shop windows, and adding more dormers. The Razooks store has occupied it since then. (Lot #801; other names - O'Brien Building, Razook's)

147. **THE HARVARD** 25 Chinquapin Rd. 1901
 Architect - Kendall, Taylor and Stevens, Boston; Contractor - W.C. Bain, Greensboro
 Contributing building

The Harvard was built as a small hotel to supplement the other residential options in Pinehurst. It is a two-story Queen Anne building, German-sided on the first story and wood-shingled on the

second, with a steep hipped roof and multiple large dormers. A small one-story hyphen addition has been built to the east side. (Lot #801-B) (A larger annex, #152, was attached in the 1920s.)

148. **COMMERCIAL BUILDING** 19 Chinquapin Rd. late 20th cent.
 Non-contributing building

This is a modern two-story brick commercial building with a corner entrance. (Lot #801 ½)

149. **BANK OF PINEHURST-II** 15 Chinquapin Rd. 1921
 Contributing building

This was the second home of the Bank of Pinehurst. It is a handsome two-story classical structure built of hollow tile covered with Kellastone, a mixture of ground marble and other crushed stone. The three-bay facade has a semi-circular classical entrance porch. A one-story brick addition is at the rear. (Lot #802)

150. **BANK OF PINEHURST-I** 10 Chinquapin Rd. 1914
 Contributing building

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This was the first home of the Bank of Pinehurst, founded by William Hurd of Pittsburgh. The one-story, brick, temple-form structure is a copy of an old "counting house" in Cheraw, S. C. The facade windows have been enlarged, and a bay window has been added to the west side. (Lot 802-B)

151. **CASINO** 5 Chinquapin Rd. 1896
Contributing building

The Casino was one of the first public buildings constructed in Pinehurst. It provided an eating facility, a ladies' parlor with a piano, a men's smoking room and reading room, and other opportunities for socializing. The Casino is a handsome two-story frame structure with a low hipped roof, a two-level wrap-around porch, and a pedimented central entrance bay. It is covered with vinyl German siding. (Lot #803)

152. **THE HARVARD ANNEX** Market Square 1920s
Architect - probably Aymar Embury, II, New York
Contributing building

The attached annex to the Harvard building (#147) is an unusual two-and-a-half-story brick structure with a diaper-patterned surface on the upper stories and pre-cast columns on the first story with bow-shaped display windows. The metal casement windows of the upper stories have heavy, block-like lintels.

153. **THE FRED WOOD BUILDING** Market Square 1985
Non-contributing building

This is a modern two-story brick commercial/office building with a gabled roof, a corner entrance, copper-roofed bay windows for display, and modest Colonial Revival details.

154. **CLIFTON CHAMBERS** Market Square 1922
Architect - Aymar Embury, II, New York
Contributing building

Clifton Chambers is a two-story brick building erected for stores on the first story and apartments on the second story. Colonial Revival in style, it has a gable roof with an egg-and-dart molding at the cornice and delicate Federal Revival-style detailing around the doors.

155. **MARKET SQUARE BUILDING** NW cor. Market Square and Dogwood Rd. 1922
Architect - Aymar Embury, II, New York
Contributing building

The Market Square Building is a two-story, brick, Colonial Revival commercial structure with a matching addition. It was built on the site of the old bowling alley. The building has a gabled roof, a triglyph-and-metope frieze, and classical entrances. (Other name - Wellesley Block)

156. **HOLLY INN** Cherokee Rd. opposite Village Green 1895
Architect - Burr and Sise, Boston
Contributing building

The Holly Inn was the first hotel built in Pinehurst. The two-story frame Colonial Revival

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building is sheathed in German siding, has a truncated hipped roof with gambrel-roofed cross gables, and multiple hip-roofed dormers. For the first several seasons, the Holly Inn was enlarged annually to meet demands for its use--using plans by Rand and Taylor of Boston--until it became a large, square-shaped building with a central court. On the east side of the hotel, and attached to it by a corridor, is an octagonal structure with cupola, used in the early years as the music room. In 1925 Haven and Hoyt and Lyman Sise Associated Architects of Boston remodeled the Holly Inn, replacing the original central tower with a classical pedimented frontispiece, the one-story porch with an uncovered piazza, and adding a two-story brick porte-cochere on the west side. At the rear of the building is a two-story brick service wing with a monitor roof.

157. **PINE CREST INN** 50 Dogwood Rd. 1913
Contributing building

The Pine Crest Inn was originally owned and operated by Mrs. E. C. Bliss and was later owned by Donald J. Ross and W. J. MacNab. Although the hotel has been altered with replacement siding, it retains its presence as an early 20th century hotel through its form and many details. It is a two-and-a-half story structure with a three-story wing--added between 1921 and 1933--on the southeast end. Originally frame, the hotel now is sheathed with formstone on the first two stories and vinyl German siding on the top story. The front of the hotel has alternating gable and shed dormers, and the southeast wing has bracketed balconies. A one-story columnar porch carries across the majority of the facade. (Lot #1303)

158. **HOUSE** 10 Community Rd. mid-20th cent./post-1948
Non-Contributing building

Little is known of this small, one-story brick house with slate-sheathed gable roof, gable-end chimney, and classical doorway. (Lot #1304)

159. **ESSEX** 55 Orange Rd. 1918
Contributing building

This one-and-a-half-story frame bungalow has a clipped gable roof, hip-roofed dormers, and a one-story porch with one enclosed bay. (Lot 1307-B)

GARAGE
Contributing building

Behind the house is a period frame garage.

160. **PINECREST LODGE** 45 Orange Rd. 1918
Contributing building

Pinecrest Lodge is a one-and-a-half-story frame dwelling with German siding, a gable roof with front shed dormers, and a hip-roofed front porch. (Lot 1307-A; other names - The Lodge, Pine Lodge)

GARAGE
Contributing building

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Behind the house is a two-bay frame garage with German siding and a cast cement foundation.

161. **HOLLY** 35 Orange Rd. 1916
Contributing building

The Holly is a one-and-a-half-story frame cottage with a gable-end facade, gabled dormers, molded siding, and an enclosed front porch with additions. (Lot #1308)

162. **LAWSON FIELDS HOUSE** 50 Orange Rd. 1917
Non-contributing building

Although records suggest that the Fields House was built in 1917, its present form, windows, entrance porch, asbestos shingle siding, and breezeway connecting to the garage give it the appearance of a 1950s house. (Lot 1505)

163. **AFTERGLOW** 40 Orange Rd. ca. 1920
Contributing building

Afterglow is a one-and-a-half-story frame cottage with wide German siding, a clipped gable roof, three shed dormers on the facade, casement windows, French doors, and an arched hood over the central entrance. (Lot #1504)

GARAGE
Contributing

Behind the house is a German-sided, one-car, frame garage.

164. **HOUSE** 30 Orange Rd. ca. 1920
Contributing building

This one-story house is stuccoed, has a gable roof, front ell, and classical front and side entrances. (Lot #1503)

GARAGE
Contributing building

Behind the house is German-sided frame garage.

165. **NEAL HOUSE** 20 Orange Rd. ca. 1917
Contributing building

This one-story frame house has a form typical of the period, but is unusual in being sided with ceramic blocks. The gables are stuccoed, and there is a screened corner porch. (Lot #1502)

166. **SUNNYSIDE** 5 Everette Rd. 1915
Contributing building

Thomas H. Craig, Pinehurst's Superintendent of Sanitation, was the original owner of this house. It is a one-story, shingle-clad frame cottage with a gable roof, pedimented entrance bay, and one-story side wing. (Lot #1501)

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GARAGE

Contributing building

Behind the house is a one-bay German-sided frame garage.

167. **TREMONT** 15 Maple Rd. 1897
Architect - Bertrand E. Taylor
Contributing building

The Tremont was built following the same plan as the Beacon (#130), the Dartmouth (#127), and the Marlborough (#238) and originally consisted of four rental suites. The Tremont is a one-and-a-half-story frame dwelling with a hipped roof, hipped dormers, interior chimneys, and front bay windows. The front porch has been lost. (Lot #1510)

168. **RAMBLER** 25 Maple Rd. 1915
Contributing building

Mr. F. W. VonCannon, cashier of the Bank of Pinehurst, built this house for year-round occupancy. The one-story German-sided cottage has a gable roof, a front shed dormer, a side sun room, and a remodeled entrance. (Lot #1509)

GARAGE

Contributing building

Behind the house is a one-car German-sided garage.

169. **BOX** 35 Maple Rd. 1912
Contributing building

S. J. Stutts was the original owner of this small frame house named for its simple shape. It is a one-story, shingle-clad house with a hipped roof, shaped rafters, and a projecting center entrance bay. (Lot #1508)

GARAGE

Contributing building

Behind the house is a shingle-clad frame garage with a pair of board-and-batten doors.

170. **THISTLE** 80 Community Rd. 1916
Contributing building

Thistle is a two-story wood-shingled house with a hipped roof and front and side columnar porches. (Lot #1506)

171. **HOUSE** 25 Community Rd. ca. 1920
Contributing building

This is a one-story German-sided frame house with a steep hipped roof, interior chimneys, and a gabled east side wing. The front porch has been partially enclosed, creating a sun room. (Lot

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#1105)

172. **LIONS CLUB BUILDING** 35 Community Rd. ca. 1920
Non-contributing building

The substantial remodeling of this low, one-story frame building with replacement vinyl siding, added fake shutters, and replacement front porch and front door has compromised its historic integrity. (Lot #1104)

173. **COMMUNITY HOUSE** 45 Community Rd. 1934
Contributing building

In 1934, using C. W. A. funding supplemented by local contributions, the old Community Hall of 1915 was completely remodeled to create the present building. The existing temple-form building was turned halfway around and redesigned. The present building is a two-story brick structure with pedimented gables, a central cupola, a projecting center bay with arched openings for the fire trucks, and flanking shed-roofed entrances. The building originally housed all functions of a local governmental nature--fire and police departments, council room, etc. (Lot #1103)

174. **COBOURN HOUSE** 55 Community Rd. 1916
Contributing building

The Cobourn House is a one-and-a-half-story frame bungalow (now sheathed with vinyl siding) with a gable roof, a front shed dormer, and an entrance porch with tapered posts on brick piers. A long modern ell extends from the rear of the house. (Lot #1102)

175. **HOUSE** 65 Community Rd. ca. 1920
Contributing building

This tiny frame house, probably originally a worker's cottage, is a one-and-a-half-story dwelling with a gable roof, shed dormers, and shed hoods over the entrances. It has aluminum siding. (Lot #1101-A)

176. **HOUSE** Across from 65 Community Rd. ca. 1920
Non-contributing building

The replacement windows, replacement front door, and especially the added front deck of this small frame worker's cottage have seriously compromised its historic integrity. (Lot #1009)

GARAGE
Contributing building

Behind the house is a one-car frame garage on a brick foundation. It retains the appearance of its period of construction.

177. **MERRIMAC** 85 Community Rd. 1919
Contributing building

Roswell E. Wicker was the original owner of this delightful shingled cottage. The small one-

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story frame house is wood-shingled and has a clipped gable roof, an eyelid attic vent, casement windows, trellis on the facade, and a hooded entrance. (Lot #1010)

STORAGE BUILDING

Contributing building

Behind the house is a small, wood-shingled storage building which appears to be contemporary with the house.

SHED

Non-Contributing building

Northeast of the shingled storage building is a long modern shed with paneled doors.

178. **HEATHER** 95 Community Rd. 1916
Contributing building

This two-story, double-pile, frame Colonial Revival house has a pedimented gable roof, a three-bay facade, and a one-story classical porch. It is sheathed with vinyl siding. (Lot 1011)

GARAGE

Non-contributing building

Behind the house is a modern two-car garage.

179. **HOUSE** 10 Spur Rd. ca. 1920
Contributing building

This one-story frame house with vinyl siding has a gable roof, an off-center end chimney, and a prominent classical entrance porch. (Lot #1012)

180. **HOUSE** 20 Spur Rd. ca. 1920
Contributing building

This worker's cottage is a one-story, German-sided frame dwelling with a gable roof, a corner porch, and a rear ell. (Lot #1013)

STORAGE SHED

Contributing building

Behind the house is a small frame storage building with a paneled door in the gable end.

181. **HOUSE** 15 Spur Rd. ca. 1920
Contributing building

This one-story frame house with aluminum siding has a broad gable roof and an engaged corner front porch. (Lot #1208)

GARAGE

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Non-contributing building

Behind the house is a creosote pole garage.

182. **PINEHURST GARAGE** NE cor. of Dundee and McCaskill Rds. 1923

Architect - Haven and Hoyt, Boston

Contributing building

Pinehurst, Inc. constructed its first community garage in 1912 at a site near the laundry. It served until the increasing number of automobiles required a larger facility and the present structure was built. In addition to repairing and storing automobiles, the garage maintained a fleet of taxis, several buses, a fleet of commercial trucks, and a gas station. On the second floor were quarters for chauffeurs and mechanics. The building is a handsome two-story brick structure of Medieval flavor, with a crenelated cornice, quoined corners and window surrounds, and a paired gable entrance with patterned brickwork, half-timbering, and arched drive-throughs. In 1948 an automobile showroom was added to the southwest side of the garage. (Lot #2400)

GAS STATION

Contributing structure

In front of the garage is a handsome shelter for gas pumps. It has a massive hipped roof with widely overhanging eaves and four heavy brick corner posts.

183. **HOUSE** cor. of Maple and Community Rds. mid-20th cent./post-1948

Non-contributing building

This one-story frame house has a broad gable roof and a perma-brick front elevation. (Lot #1604)

184. **IDLEWILDE** 70 Maple Rd. ca. 1915

Contributing building

Roswell E. "Rassie" Wicker was the owner most commonly associated with this one-story frame cottage. It has a gabled facade, two-over-two sash windows, and various alterations, including vinyl siding. (Lot #1604)

GARAGE

Contributing building

Behind the house is a one-car frame garage with attached shed.

185. **ARCADIA** 50 Maple Rd. 1917

Contributing building

Arcadia is a one-story, shingle-clad, frame bungalow with a corner front porch, porch roof with overhanging braced eaves, and eight-over-one and six-over-one sash windows. (Lot #1603)

186. **BRITTANY APARTMENTS** 30 Maple Rd. late 20th cent.

Non-contributing buildings (2)

The Brittany Apartments consist of two-story brick and wood-shingled apartment buildings with

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parking in between. (Lots #1602/1601)

187. **DUNDEE** 180 Palmetto Rd. 1914
Contributing building

Calvin C. Edson was the original owner of this house. It is a one-story frame cottage with a low hipped roof, an eyebrow roof over the center bay of the porch, and an added garage on the south side. The original wood-shingle siding has been replaced with German siding. (Lot #1600)

188. **RAINBOW** 45 Everette Rd. 1929
Contributing building

Rainbow is a one-story stuccoed house with a Spanish flavor and a variety of roof types. (Lot #1600)

189. **EVERETT COURT** 54 Everette Rd. 1920s
Contributing building

This one-story wood-shingled duplex may originally have been associated with the Willow Oaks duplex behind which it stands. (Lot #1701)

190. **WILLOW OAKS** 170A-B Palmetto Rd. 1922
Contributing building

Mr. O. H. Stutts built this handsome rental bungalow. It is a large one-and-a-half-story wood-shingled building with a broad gable roof, off-center side chimneys, side bay windows, and round-arched braced hoods over the two front entrances. A deck has been added to the east side. (Lot #1701)

191. **CLOVER LEAF** 160 Palmetto Rd. 1895; 1919
Contributing building

This building started as a two-and-a-half-story frame apartment building. After some years of neglect, it was purchased in 1919 by James Barber and completely transformed inside and out--other than the shell--and renamed the Clover Leaf. Four apartments of four rooms each were created, with the rear for a janitor and rooms on the third floor for maids. The Clover Leaf looks today as it did in 1919. The two-and-a-half-story wood-shingled Colonial Revival structure has a gable roof with dentiled cornice, a pair of central chimneys, both pedimented and segmental-arched dormers, a nine-bay facade with a central classical entrance, and a rear "T." (Lot #1701; other name - Palmetto)

GARAGE
Contributing building

Behind the Clover Leaf is a one-car German-sided frame garage.

192. **CLOVER LEAF GARAGE** 160 Palmetto Rd. 1921
Contributing building

This one-and-a-half-story stuccoed building had four garage bays (now enclosed)--one for each

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apartment--with living quarters above. Paired and tripled windows, a round-headed central door with round-arched window above, dormers, and widely overhanging braced eaves over the garage bays characterize the well-designed building. (Lot #1702)

193. **EASTON HOUSE** 120 Palmetto Rd. 1930

Contributing building

Mrs. Frank Easton of Providence, R. I. was the original owner of this unusual one-and-a-half-story frame house. It is sheathed with mitered-corner log slabs, has gable-end rubble stone chimneys, and long shed dormers. The house has had additions on the east side and rear. The house is placed in the center of a triangular block, and the landscaping shelters it from the surrounding roads. (Lot #2104)

194. **THE TOWER** 50 Everette Rd. 1895/1948

Contributing building

The Tower was built by James W. Tufts as rental property. In 1910 it changed from use as a duplex house to a ten room cottage. In the 1940s it was sold to the Pinehurst School Board, who remodeled it into an apartment house for teachers. The two-and-a-half-story frame house has the remains of a tower on the northeast corner. The Everette Road porch has been enclosed, the main entrance has been moved to the Palmetto Road side, and the house is covered with aluminum siding. (Lot #1801; other names - Hazelwood, Teacherage)

195. **RETREAT** 30 Everette Rd. 1895

Contributing building

The Retreat is a one-story frame cottage with German siding, a hip-roofed porch, a gabled dormer, and an engaged front porch with Tuscan columns. From 1918 to 1946 it was owned by members of Mrs. Margaret A. Fitzgerald's family, and its name was changed to the Arlington. (Lot #1802; other name - Arlington)

196. **WOODBINE** 10 Everette Rd. 1895

Contributing building

The Woodbine is a one-story frame cottage with vinyl siding and a three-gable roof. The Victorian front porch has been enclosed and a room added to the west side. (Lot #1803)

GARAGE

Contributing building

Behind the house is a frame garage with pack house.

197. **APARTMENTS** 155 Cherokee Rd. 1970s

Non-contributing building

In 1976 the Radcliffe was torn down and thereafter this large apartment or condominium building was erected in its place. It is a two-story structure with both brick and frame sections with Colonial Revival details. It is broken down into several attached blocks to minimize the bulk of the place. (Lot #1805)

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- Behind the house is a modern two-story garage.

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203. **WELCOME** 200 Cherokee Rd. 1896/1934
Non-contributing building

Welcome was sold to S. J. Stutts in 1918. It burned in 1934 and was rebuilt. The one-and-a-half-story gable-fronted frame house has been altered with aluminum siding, replacement windows, fake shutters, and an enclosed front porch. Together these changes render the house non-contributing. (Lot #2002; other name - Sycamore)

204. **HEARTSEASE** 220 Cherokee Rd. 1896
Contributing building

Heartsease began as a four-room cottage and grew to meet the rental needs in Pinehurst. In 1922 the house was sold to Isham C. Sledge, Secretary-Treasurer of Pinehurst Inc. Heartsease is a one-and-a-half-story frame cottage with a gable-end facade, vinyl siding, hipped dormers, a front porch, and several small additions. (Lot #2001; other name - Elm)

205. **GATESIDE** 115 Palmetto Rd. 1920s
Contributing building

Gateside is a one-story stuccoed Tudor cottage with steep gables, and Tudor-arched window, an eyebrow hood over the entrance, and grouped windows. (Lot #2021)

CAR SHED
Non-contributing building

Behind the house is a modern car shed and storage room.

206. **OCHONEE** 105 Palmetto Rd. 1920s
Non-contributing building

Originally this one-story frame house was wood-shingled and had a pedimented front entrance porch and an engaged corner porch. Numerous significant alterations, which include replacement siding, a replacement front porch, replacement windows, the enclosure of the engaged corner porch, and brick side additions, have compromised the historic integrity of the house so that it no longer contributes to the historic character of the district. (Lot #2020)

207. **FAIRWAY** 95 Palmetto Rd. 1920
Contributing building

Fairway was the home in the 1920s of Richard S. Tufts. It is a large, two-story, five-bay wide Colonial Revival house with a hipped roof, interior chimneys, vinyl siding, and an altered classical entrance porch. An addition has been made to the north side of the house, and on the south side a two-story porch has recently been added. (Lot #2019)

GARAGE
Non-contributing building

Behind the house is a modern three-car garage.

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OUTBUILDING

Contributing building

West of the house is a one-story brick structure with a steep gable roof, a central chimney, and casement windows. It appears to date from the 1920s, but its use is unknown.

208. **NEEDLES** 30 Laurel Rd. ca. 1917
Contributing building

During its earliest years, the Needles was the winter home of the Patrick B. O'Brien family of Detroit. It is a one-and-a-half-story asbestos-shingled frame house with a gable roof, widely overhanging eaves, shed dormers, large porch, and porte-cochere. (Lot #2007)

GARAGE

Contributing building

Behind the house is a two-car garage with staff quarters on the upper floor.

209. **HOUSE** 40 Laurel Rd. 1970s
Non-contributing building

This is a one-story brick Colonial Revival ranch house with a large garage on the front.

210. **LENOIR** 50 Laurel Rd. ca. 1920
Contributing building

George W. Statzell was the original owner of this two-story frame Colonial Revival dwelling. The house has a gambrel roof, pedimented dormers, large grouped windows, a sun room, and a hooded entrance. (Lot #2005/2004)

211. **BESIDE THE POINT** 55 Palmetto Rd. ca. 1970s
Non-contributing building

This is a modern, two-story frame, Colonial Revival house with an attached garage. (Lot #1914)

212. **HOUSE** 15 Laurel Rd. ca. 1970s
Non-contributing building

This is a one-story modern brick ranch house with front garage ell. (Lot #1915/1916)

213. **HOUSE** 25 Laurel Rd. ca. 1970s
Non-contributing building

This is a one-story brick and frame ranch house with an attached garage. (Lot #1917)

214. **HOUSE** 35 Laurel Rd. ca. 1970s
Non-contributing building

This is another one-story brick ranch house with attached garage. (Lot #1918)

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215. **OVERBAGH HOUSE** 45 Laurel Rd. ca. 1917
Contributing building

R. B. Overbagh was the first owner of this one-and-a-half-story wood-shingled bungalow. It has a front gable roof with overhanging eaves, side shed dormers, and a hooded entrance. (Lot #1919)

216. **HOUSE** 55 Laurel Rd. unknown
Non-contributing building

This one-and-a-half-story frame cottage appears to be a post-1950 house whose design is based on some of the houses in Pinehurst from the late 1910s and 1920s. If it is actually an older house, it was moved to this site after the 1950s. It has a broad front gable roof, side shed dormers, pent eaves across the front, and aluminum siding. (Lot #1920)

217. **FERNLEIGH** 170 Cherokee Rd. 1914
Contributing building

Fernleigh was originally the home of the Henry S. Houston's of Holyoke, Mass. It is an idiosyncratic one-and-a-half-story brick and frame bungalow with widely overhanging braced eaves, battered skirts, and an unusual east side wing. (Lot 1901)

GARAGE
Contributing building

Behind the house is a one-car shingle-clad garage.

STAFF QUARTERS
Contributing building

Behind the house is a two-room, wood-shingled quarters building.

218. **HOUSE** 160 Cherokee Rd. unknown
Non-contributing building

This house does not appear on the 1957 Pinehurst map. Either there is a mistake in the mapping, the house was moved here from another site, or it is a house of more recent date which was built in an older style. It is a two-story frame house with a low hipped roof, grouped windows, a columnar porch, and a built-in garage. (Lot #1903)

219. **EUREKA** 100 Village Green East 1896
Contributing building

An early occupant of Eureka was Rev. Rufus Tobey, who was a frequent preacher at the Village and the Holly Inn. The house is a one-story frame cottage with a three-gable roof and a central chimney. The front porch has been enclosed and bay windows have been added. (Lot #1904; other name - Juniper)

220. **WISTERIA** 90 Village Green East ca. 1910
Contributing building

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Records suggest that this house may have started as the 1895 Beech Cottage, but if so, its appearance dates from a later remodeling. The house is a one-and-a-half-story frame cottage with a gable roof, hipped dormers, and a hooded entrance. (Lot #1905)

221. **WHITE SHINGLES** 80 Village Green East 1914
Contributing building

This was originally the home of George J. Jenks, of Harbor Beach, Michigan, and President of Huron Milling Co. It is an unusual one-and-a-half-story frame cottage with a central entrance recessed between projecting side bays and surrounded by large, multi-paned windows. (Lot #1906)

222. **FOWNES COTTAGE** 60 Village Green East 1914-1915
Contributing building

Henry Clay Fownes (1856-1935), president of the Standard Seamless Tube Company in Pittsburgh when he erected this house, built upon the fortunes created by his grandfather and father in the steel industry. In 1902 he founded the Midland Steel Company which he sold in 1911. Fownes and members of his family had been coming to Pinehurst since the turn of the century, and in 1913 he bought three lots on which he would erect this vast, rambling house, one of the largest in Pinehurst. The two-story dwelling is shingle-clad and has a hipped roof with shaped rafter ends, hipped dormers, multiple chimneys, and several porches, including a classical entrance porch. Mr. Fownes was the founder and long-time president of the Oakmont Country Club in Pittsburgh: the golf course he designed for the club has been designated a National Historic Landmark. After Fownes's death in 1935, the cottage remained the winter home of his family, including his son, William C. Fownes, Jr. (1877-1950). (Lots #1907, 1908, 1909)

GARAGE
Contributing building

On the north side of the house is a two-story, shingled garage with four bays and staff quarters above.

223. **AMPERSAND** 40 Village Green East 1916
Contributing building

Ampersand was the residence of Nat S. and Caroline Fuller Hurd. It is a one-and-a-half-story frame dwelling with a gable roof, a shed wall dormer, and a central hooded entrance bay flanked by one-story front ells with gable-end chimneys facing the road. The lawn is fronted by a picket fence. (Lot 1910)

GARAGE
Non-contributing building

Behind the house is a one-story frame garage of more recent date.

224. **WHISPERING PINES** 30 Village Green 1915
Contributing building

Whispering Pines was built by Dr. J. S. Brown. It is an expansive one-story shingle-clad frame

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house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner. (Lot #1911)

225. **CASEMENTS** 10 Village Green East ca. 1920
Contributing building

The Casements was built by Mrs. Dorothy Campbell Hurd from the design of a shooting lodge in England. It is an eccentric two-story frame house with a tower at the center of the facade next to the Tudor-arched entrance. Each room has either a row of windows or a bay window. At the south gable end is a rock chimney. (Lot #1912)

GARAGE

Contributing building

Behind the house is a frame garage of the period with two double-door bays.

226. **HOUSE** 10 Village Green Rd. 1920s
Contributing building

This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell. (Lot #1913)

CAR SHED

Non-contributing structure

A car shed with square posts is located on the property.

227. **HOUSE** 20 Village Green Rd. 1930s
Contributing building

This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance. (Lot #1922)

GARAGE

Contributing building

Behind the house is a matching one-car stuccoed garage.

228. **J. P. WILLIAMSON HOUSE** 40 Village Green Rd. 1930
Architect - S. S. Dixon, Fayetteville
Non-contributing building

This house was built for Mr. and Mrs. J. P. Williamson of Wilkes-Barre, PA. It is a long, two-story, frame dwelling with a gambrel roof, shed dormers, and vinyl siding. The house has been heavily remodeled, based on a 1930 photograph, and its present barn-like appearance no longer contributes to the historic character of the district. (Lot #1924)

229. **SANDHILLS WOMAN'S EXCHANGE** 15 Azalea Rd. early 19th cent.; ca.1895
Contributing building

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The Sandhills Woman's Exchange was founded in 1922 to help support local women through the sale of home crafts. In 1923 the organization moved into a one-room log cabin in the Pine Grove just south of the Village Green. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It dates from the early 19th century and was the home of the Ray family, and after the Civil War, the McKenzie family. In 1895 James Walker Tufts was charmed by the cabin and built a new kitchen for the McKenzie family in exchange for it. It was moved piece-by-piece to Pinehurst and placed in the Pine Grove. For some years thereafter the cabin served as a tiny museum for the village and exhibited miscellaneous early tools and equipment. As time went on, however, and golf became more popular, the museum was rarely visited, and eventually it closed. In 1923 it was offered free of rent to the directors of the Exchange for their shop. It still operates as such.

230. **CAROLINA HOTEL** NW end of Carolina Vista 1899-1900
 Architect - Kendall, Taylor and Stevens, Boston; Contractor - W.C. Bain, Greensboro
 Contributing building

The Carolina Hotel, erected in 1899-1900, and opened to the public on January 1, 1901, is a massive, four-story, frame, Colonial Revival hotel now sheathed in vinyl siding. When completed it was described in *The Pinehurst Outlook* as the largest and most modern hotel in North Carolina. It immediately became the center of resort activities. The building originally consisted of a major H-shaped block with 250 guest rooms including 49 suites with baths, along with a T-plan dining room and kitchen facility on an axis to the rear. A dormitory for hotel staff was erected behind the brick kitchen; however, it has since been removed. The exterior finish was in the Colonial Revival style and the central pavilion was crowned by an octagonal cupola. A Mission style music hall was constructed to the east. Because of the immense popularity of the resort hotel, expansions and refittings of the interior occurred in a series of projects in the following decades. The most substantial of these were the construction of a handsome Tuscan porte-cochere at the entrance and the erection of a major four-story east wing. (Today there are 232 rooms in the hotel.) In the 1970s, during the ownership of the Diamondhead Corporation, a major expansion for convention facilities was erected at the rear of the hotel and a modern porte-cochere was built on the front. This porte-cochere was recently replaced with one reflecting the original design. (Other name - Pinehurst Hotel)

GAZEBO

Non-contributing structure

On the west lawn is a modern hexagonal gazebo.

POOL HOUSE

Non-contributing building

On the west lawn is a modern gable-roofed pool house.

HOTEL VILLAS

Non-contributing buildings (5)

South of the hotel are five two-story frame modern buildings with hipped roofs, widely overhanging eaves, and exterior stairs. They provide another alternative in guest accommodations at the hotel.

231. **IDEAL HOUSE** 55 Midland Rd. 1925

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Architect - Aymar Embury, II, New York; Contractor - A. B. Sally
Contributing building

In 1925 an "ideal house" was built in Pinehurst, showcasing for potential home builders the type and quality of work that could be achieved locally. Various trade and building concerns active in and about Pinehurst erected the house in a cooperative venture. The house remained open for public view during the 1925-1926 season and was then sold to J. Frank Black. The house is a two-story, wood-shingled Colonial Revival dwelling with a gable roof, gable-end chimneys, a three-bay facade with recessed Colonial Revival entrance, and one-story side wings. (Lot #2206; other name - Nandina)

GARAGE

Contributing building

Behind the house is a one-and-a-half-story wood-shingled garage original to the house.

232. **FAIRVIEW** 280 Cherokee Rd. 1920s
Contributing building

This one-and-a-half-story Colonial Revival frame house has a gable roof, an interior chimney, gabled dormers, a five-bay facade with a projecting entrance bay, and one-story side wings. It is sheathed with vinyl siding. (Lot #1721)

GARAGE

Non-contributing building

Behind the house is a three-bay frame garage with attached shed.

233. **PIQUET HOUSE** 260 Cherokee Rd. 1920s
Contributing building

The Piquet House is a one-and-a-half-story frame Colonial Revival style house with a gable roof, shed dormer, central pedimented entrance, arch-headed window to the left of the door, and one-story side wings. A picket fence runs along the front of the property. (Lot #1720)

234. **HOUSE** N side Midland Rd. bet. Palmetto and Fields Rds. ca. 1970s
Non-contributing building

This is a one-story brick and frame ranch house with attached garage.

235. **HOUSE** 60 Everette Rd. 1920s
Contributing building

This house is a simple one-story stuccoed dwelling with a low hipped roof and an engaged corner porch. (Lot #1703)

236. **HOUSE** 65 Everette Rd. 1920s
Contributing building

This house was probably built about the same time as the house across the street (#235). It is a

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one-story stuccoed duplex with a projecting front bay at each end. (Lot #1214)

GARAGE

Contributing building

This two-car frame garage appears to be contemporary with the house. A third stall is found in the shed across the rear of the garage.

237. **HOUSE** 55 Fields Rd. 1930s
Contributing building

This one-story frame Colonial Revival cottage has a gabled entrance bay with classical detailing, a front chimney, and a side porch. (Lot #1213)

GARAGE

Contributing building

A one-car frame garage is associated with the house.

238. **MARLBOROUGH** 65 Fields Rd. 1897
Contributing building

Originally built on Lot #2103 but later moved to this lot, the Marlborough was built from the same plan as the Beacon (#130), Dartmouth (#127), and Tremont (#167). It is a one-and-a-half-story wood-shingled duplex with a hipped roof, hipped dormers, and a bungalow porch. (Lot #1212)

239. **CRESCENT MOON COTTAGE** 75 Fields Rd. 1930s
Contributing building

The Crescent Moon is a one-story stuccoed house with a front-and-side gable roof and an engaged corner porch. (Lot #1211)

GARAGE

Contributing building

Behind the house is a small frame garage.

240. **CHIPSHOT** 85 Fields Rd. 1920
Contractor - A. B. Sally, Sr.
Contributing building

Chipshot is a one-story wood-shingle-clad bungalow with a broad gabled roof and widely overhanging eaves. (Lot #1210)

241. **HOUSE** 105 Fields Rd. 1920s
Contributing building

This one-story frame house has German siding, a gable roof, and a front porch with lattice posts.

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242. **HOUSE** 20 Dundee Rd. ca. 1920
Contributing building

This one-and-a-half-story frame bungalow features a broad gable roof, a three-bay gabled dormer, and a front porch with both turned and latticed posts. It has vinyl siding. (Lot 1201)
243. **HOUSE** 10 Dundee Rd. 1920s
Contributing building

A broad gable roof, a central chimney, and an enclosed porch characterize this simple one-story frame bungalow. (Lot #1201)
244. **HOUSE** 40 Dundee Rd. ca. 1920
Contributing building

This one-and-a-half-story frame bungalow with vinyl siding has a broad gable roof, a long shed dormer across the front, both a central chimney and a side chimney, and a full-facade porch with turned posts. (Lot #2303)
245. **HOUSE** 120 Fields Rd. 1920s
Contributing building

This one-and-a-half-story frame bungalow is sheathed with rough-cut slab siding, a two-bay shed dormer, and a bracketed pent eave over the door. (Lot #2301)

GARAGE
Contributing building

Behind the house is a matching frame garage.
246. **HOUSE** 90 Fields Rd. 1920s
Contributing building

This handsome house is a one-and-a-half-story wood-shingled bungalow. It has a gable roof of double pitch with overhanging braced eaves, a full-facade shed dormer, and a full-facade porch with Tuscan columns. Four French doors open to the porch. (Lot #2307)

GARAGE
Contributing building

Accompanying the house is a one-car shingle-clad garage.
247. **HOUSE** 70 Fields Rd. mid-20th cent./post-1948
Non-contributing building

This is a one-story stucco-covered ranch house with a projecting front ell and an attached carport.
248. **HOUSE** 60 Fields Rd. 1920s
Contributing building

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Following the destruction of the original fire house by fire, Chief Wicker and his family and the truck were moved to this house temporarily. The one-and-a-half-story frame Colonial Revival dwelling has a gambrel roof, a shed dormer across the facade, a three-bay facade, and a one-story side wing. It is covered with vinyl siding. (Lot #2311)

249. **O. H. CROSS HOUSE** 50 Fields Rd. 1920s
Contributing building

Now the Community Church Preschool, this one-story stuccoed cottage has a pedimented gable facing the road and a pedimented entrance porch with Tuscan columns. There is a side wing at the rear. (Lot #2312)

COTTAGE

Contributing building

Behind the house is a smaller stuccoed cottage which appears to have been built at the same time as the house.

250. **BIRDSONG** 105 Everette Rd. 1930s
Contributing building

This house was associated with Eric Nelson. It is a one-story brick veneer dwelling with a projecting front ell, an eyelid dormer, and an enclosed porch. (Lot #2313)

GARAGE

Contributing building

Behind the house is a two-car, hip-roofed brick garage.

251. **COMMUNITY PRESBYTERIAN CHURCH MANSE** 115 Everette Rd. 1970
Non-contributing building

The one-and-a-half-story Colonial Revival brick ranch manse was built on a lot donated by Pinehurst, Inc. (Lot #2314)

252. **COMMUNITY CHURCH** cor. Everette and Kelly Rds. 1929-1930
Architect - Harry Barton, Greensboro
Contributing building

The Community Church was organized in 1920, and services were held in the old Community House. The church was organized through the Presbyterians, but served worshipers of many denominations. Within a few years the congregation had grown to the extent that it needed its own building. On March 2, 1929, the cornerstone was laid, and the first service was held on September 7, 1930. Harry Barton of Greensboro was the architect, with New York architect Hobart Upjohn serving as consultant. The church is a handsome Colonial Revival brick structure with a classical tetra style portico, a cupola (the one noticeable detail which appears not to have been built as designed), round-arched windows, and side wings at the rear. (Lot #2315)

253. **KENWORTHY** 60 Midland Rd. ca. 1925
Contributing building

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This one-and-a-half-story brick and stucco Colonial Revival period house has a gable roof with a shed-roofed dormer on the front, a front chimney, and a small entrance porch to the left of the chimney. (Lot #2205; other name - Wilson Cottage)

GARAGE

Contributing building

A one-car brick garage is contemporary with the house.

GARAGE

Non-contributing building

A two-car frame garage is also on the property.

254. **THOMAS S. WHEELER HOUSE** 70 Midland Rd. 1929
Architect - Stiles S. Dixon, Fayetteville;
Contractor - A. B. Sally
Contributing building

The Wheeler House is a two-story wood-shingled Colonial Revival L-shaped dwelling with a polygonal bay set within the corner of the L, a front-and-side gabled roof, and a one-and-a-half-story attached garage with rooms above. (Lot #3102)

255. **HOUSE** 80 Midland Rd. 1960s
Non-contributing building

This is an elongated one-story frame and stone ranch house with metal casement windows. (Lot #3103)

256. **HOUSE** 90 Midland Rd. 1930s
Contributing building

This one-and-a-half-story Colonial Revival brick house has a gable roof, a long shed front dormer, and a French door front entrance with sidelights. (Lot 3104)

GARAGE

Non-contributing building

A two-car brick garage stands on the east side of the house.

257. **HOUSE** 100 Midland Rd. 1930s
Contributing building

This is a one-and-a-half-story brick cottage with roof gable end toward the road, a side shed dormer, a recessed entrance, and a one-story, flat-roofed wing.

GARAGE

Non-contributing building

Beside the house is a garage of unknown date.

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258. **DORNOCH COTTAGE** 120 Midland Rd. 1925
Contributing building

This was the winter home after 1925 of golf architect Donald J. Ross and his second wife, Florence Sturdy Blackinton. It was named for the village in Scotland from which Ross came. The house is a large, one-and-a-half-story brick dwelling with a slate-covered gable roof, a long shed dormer across the front, one-story side wings, and a recessed front entrance. (Lot 3106)

GARAGE

Non-contributing building

West of the house is a later wide-door frame garage with a cupola.

259. **HOUSE** 130 Midland Rd. 1970s
Non-contributing building

This is a one-story modern brick and frame ranch house with attached garage. (Lot #3107)

260. **HOUSE** 150 Midland Rd. 1920s
Contributing building

This one-and-a-half-story painted brick and stucco house has a broad gable roof with widely overhanging gable eaves, a front shed dormer, an entrance porch with Tuscan columns, and an attached garage. (Lot #3074-A)

261. **HOUSE** 190 Midland Rd. 1920s
Contributing building

This large two-story frame house uses a combination of weatherboards and wood shingles. It has a gambrel roof with a full facade shed dormer on which is a second, hip-roofed central dormer. Wings have been added to the side of the house. (Lot #3109)

GARAGE

Contributing building

East of the house is a one-car frame garage with an attached shed for a second vehicle.

262. **EDWARD J. BEVAN HOUSE** 200 Midland Rd. 1929
Contributing building

The Bevan House is a large, two-story frame Colonial Revival house with a slate-covered hip roof, a modillion cornice, a five-bay facade with chimney, and an off-center classical entrance porch. (Lot #3110)

GARAGE

Contributing building

West of the house stands a two-car frame garage with paired doors.

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263. **E. H. BATSON HOUSE** 220 Midland Rd. 1929
Contributing building

The Batson House is an impressive, two-story brick Colonial Revival house with a gable roof and classical cornice, gable-end chimneys, a five-bay facade, a semi-circular Federal Revival entrance porch with Tuscan columns, and a two-story rear ell. A matching two-story brick recessed wing on the east side of the house was an early addition. The Batson's were from Washington, D. C. (Lot #3076)

264. **HOUSE** 230 Midland Rd. 1960s
Non-contributing building

This is a one-story, L-shaped, brick ranch house. (Lot #3077)

265. **RIVAS HOUSE** 240 Midland Rd. 1938
Contributing building

This large Colonial Revival house was built for Mrs. Helen W. Rivas of Leroy, New York. The expansive two-story dwelling uses such elements as a combination of wood shingles and stone, different sized blocks, projecting and receding planes, a two-story bay window, and a semi-circular classical entrance to establish visual variety. Unpaved McRae Road runs along the side of the house like a driveway, and it is from here that ornamental metal gates attached to stone piers provide entry to the grounds. (Lot #3078)

266. **HOUSE** 270 Midland Rd. mid-20th cent./post-1948
Non-contributing building

This is an L-shaped, stucco-covered house. (Lot #3080)

GARAGE

Non-contributing building

In front of the house is a two-car garage with a clipped gable roof.

267. **(Former) PGA/WORLD GOLF HALL OF FAME** 290 Midland Rd. 1974
Non-contributing building

The Hall of Fame is a large, modern, aggregate concrete, one-story structure of several sections with flat roofs, colonnades, and glass walls. The Hall of Fame closed on December 5, 1993, to relocate in Florida. (Lot #3083)

268. **HOUSE** 15 Muster Branch Rd. 1930s
Contributing building

This large, two-story frame Colonial Revival house has a large porte-cochere extension on the front. One of the gable-end chimneys has a multi-stepped shoulder and an open arch. A one-story sunroof is on the north side of the house, and a one-story wing with garage is on the south side. The house sits on a hill in a woodland of pines, hollies, dogwood, etc. (Lot #3099)

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269. **MUSTER BRANCH HOUSE** 25 Muster Branch Rd. 1922
Architect - Frank Meade, Cleveland
Contributing building

This was Leonard Tufts's last house in Pinehurst. It is a large, H-shaped Colonial Revival frame house with wide board siding and corner boards. The house has a hipped roof with pedimented dormers, large interior chimneys with decorative caps, small Federal Revival porches and other Colonial Revival details. (Lot #3100)

GARAGE

Contributing building

Northeast of the house is a multi-car frame garage with paired doors.

270. **PINEHURST TENNIS CLUB** Marshall Park 1970s
Non-contributing building

The present site of the tennis club was originally the Pine Grove and Deer Park. After World War II its name was changed to Marshall Park in honor of General George Catlett Marshall, who was a winter resident of Pinehurst during the last fifteen years of his life. The tennis club has a modern one-story brick and glass building with a pyramidal roof.

SHED

Non-contributing building

South of the club house is a one-story frame utility and storage shed.

TENNIS COURTS

Non-contributing structures (7)

There are twenty tennis courts--two hard and eighteen clay--in seven units.

271. **GOLF AND TENNIS LODGE** Off Cherokee Rd. 1970s
Non-contributing buildings (6)

This is a group of six two-story frame lodges erected in a grove of trees between the tennis club and NC 5. The units have vinyl siding, hipped roofs, and exterior stairs, and each contains four apartments.

272. **PINEHURST WAREHOUSES** E side Beulah Hill Rd. 1925-1926
Contributing building

The Pinehurst Warehouses were built and enlarged in the mid-1920s to supply those things not found in the ordinary dry goods and grocery stores. A strategic location between the railroad tracks and NC 5 was selected as the site. The warehouses carried such things as builders' supplies, hardware, paints, tools, farm implements, tractors, and fertilizer. The buildings are arranged in a U shape and are both one and two-story brick structures with corbelled cornices and decorative parapets.

273. **PINEHURST COUNTRY CLUB** S end Carolina Vista Rd. 1922

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Architect - Haven and Hoyt and Lyman Sise, Boston
Contributing building

Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses. Bronze statues of Donald Ross and Richard Sise Tufts stand east of the clubhouse near the 18th hole of the Number 2 course.

274. **PINEHURST NO. 2 COURSE** Pinehurst Country Club 1901; 1935
Architect - Donald J. Ross
Contributing site

Since its redesign by Donald Ross in 1935, the No. 2 Course has been praised as one of the top ten golf courses in America by every authority and was selected as one of the twelve most outstanding golf courses in the world by *Golf Magazine*. In 1936 it was the site of the PGA Championship. Designed by Donald Ross in 1901, shortly after his arrival in Pinehurst, it was always a focus of his attention. Its outstanding features include small, sloping greens, deep bunkers, loose, sandy soil, and rough accented by love grass and wire grass. Donald Ross called this "the finest test of championship golf I have ever designed." The course was altered in the 1970s, but has been subsequently restored. In 1994 it was the site of the U.S. Senior Open and in 1999 it will be the site for the U.S. Open.

275. **PINEHURST NO. 4 COURSE** Pinehurst Country Club 1914; 1919; 1973
Architect - Donald J. Ross; Robert Trent Jones
Contributing site

No. 4 Course is important in the history of Pinehurst as the site of one of the four Donald Ross-designed courses here which made the resort the first in America by 1919 to offer its patrons four courses and 72 holes of first-class golf. The design of this course reflects the evolution of the sport of golf at Pinehurst and in the nation. The first nine holes opened in 1914, with the second nine following in 1919; both sections were designed by Ross. In 1936, because of the Depression and declining patronage at the resort, nine holes were abandoned, and the remaining nine were shut down two years later. Between 1950 and 1953, all eighteen holes were returned to play. In 1973 Robert Trent Jones lengthened and adapted the course to make it more challenging for use with course No. 2 in the World Open. In 1983 Rees Jones rebuilt the greens.

276. **MISCELLANEOUS GOLF HOLES** Pinehurst Country Club 20th cent.
Non-contributing site

The first and last holes of Pinehurst golf courses No. 1-5 are located in close proximity to the clubhouse. While the entire No. 2 and No. 4 courses are included in the district, courses No. 1, 3, and 5 either do not retain sufficient integrity or are not over fifty years old and therefore have not been included as a whole. However, these holes--1, 17, and 18 of Course No. 1; 1 of Course No. 3; and 1 of Course No. 5--are included in the district, as a non-contributing resource, because of their location between the Pinehurst Country Club and the Pinehurst Race Track.

277. **GOLF COURSE MAINTENANCE DEPT.** SE cor Morganton Rd. and NC 5 1970s
Non-contributing building

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This is a large, L-shaped concrete and pre-fab metal building with numerous garage doors. A chain link fence surrounds the property.

278. **PINEHURST RACE TRACK** SE cor Morganton Rd. and NC 5 1910-1942

Contributing (19: 10 buildings, 8 sites, 1 structure)

Non-contributing (14: 11 buildings, 1 site, 2 objects)

The Pinehurst Race Track was placed on the National Register in 1992. It is a complex of barns, stables and other horse-related buildings and paddocks arranged around two oval-shaped race tracks. The Pinehurst Race Track is the oldest continuously operating equine sports facility in North Carolina. It is also the site of the oldest surviving early twentieth-century fair exhibition hall in the state. It is a unique example in the state of an early twentieth-century resort-oriented sports facility that also served as a county fairground for the Sandhills region of the state. (NR nomination)

279. **PLANNED ROAD SYSTEM** throughout Pinehurst Beginning 1895

Landscape architect - Frederick Law Olmsted, Sr., Brookline, Mass; Warren H. Manning, North Billerica, Mass.

Contributing structure

One of the central features of the design of Pinehurst is the system of curvilinear roads which reflects the late 19th century popularity of picturesque landscape planning and creates a leisurely environment consistent with resort life. Frederick Law Olmsted Sr.'s original plan centered on the oval-shaped Village Green, which was embraced by a series of concentrically arranged curvilinear roads. These were pierced by the straight spoke-like roads which were the main thoroughfares leading into Pinehurst. The planning of the roads included the flanking landscape and accompanying sand and clay sidewalks. Olmsted's plan was intended for use by the horse and cart, and the advent of automobile traffic necessitated some minor widening of the roads. Warren Manning's continued planning for the expanding Pinehurst resort remained true to the spirit of Olmsted's vision while at the same time accommodating the automobile. For example, when the roads to the west of the Carolina Hotel and Beulah Hill Road were planned in the early 1910s, they continued the concentric layout, only this time with broader, sweeping curves. Midland Road, which connects Pinehurst with Southern Pines, also exemplifies the careful planning of Pinehurst's road system. Designed by Warren Manning, this portion of NC 2 was built in the 1920s to connect the two towns with Knollwood, a Tufts-sponsored country club development. It was the first double road in the state and was beautified with a planted center strip and pine trees along either side. When the traffic circle in Midland Road (NC 2), at its junction with NC 211 and US 15/501, was built in 1956 to ease traffic congestion, its very design continued the theme of curves and circles that characterize Pinehurst's roadways; it immediately became a primary, ornamental gateway to Pinehurst. Today the roadways of Pinehurst continue to function as a unified whole and constitute one of the most significant aspects of the planned landscape.

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8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

Nationally: X Statewide: Locally:

Applicable National

Register Criteria: A X B X C X D

Criteria Considerations

(Exceptions): A B C D E F G X

NHL Criteria: Criteria 1 and 2

NHL Exception: 8

NHL Theme (s):

(1987)

XXXIV. RECREATION

C. General Recreation

2. Resort Communities

XXXIV. RECREATION

A. Sports

9. Golf

(1994)

II. CREATING SOCIAL INSTITUTIONS AND MOVEMENTS 4. Recreational Activities

Areas of Significance: Entertainment/Recreation

Architecture

Social History

Landscape Architecture

Period (s) of Significance:

1895-1948

Significant Dates: 1895, 1896, 1900, 1901, 1905, 1935, 1948

Significant Person (s): James Walker Tufts

Leonard Tufts

Richard Sise Tufts

Donald James Ross

Warren Henry Manning

Cultural Affiliation: N/A

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Architect/Builder:

Architects

Barton, Harry--Greensboro, NC
Benton, Charles C.--Wilson, NC
Burr & Sise--Boston, MA
Cassels, A. H.
Clark & Arms, New York, NY
Davis, M. Stuart--Louisburg/Rocky Mount, NC
Davis, McGrath and Kiessling--New York, NY
Dinsmore, W. W.--Boston, MA
Dixon, Stiles S.--Fayetteville, NC
Embury, Aymar, II--New York, NY
Gay and Proctor--Boston, MA
Haven & Hoyt with Lyman Sise--Boston, MA
Herman & Simmons--Detroit, MI
Hoggson Brothers--New York, NY
Holleyman, William C., Jr.--Greensboro, NC
Joannes, Francis Y.--New York, NY
Keen, Charles Barton--Philadelphia, PA
Kelly and Graves--Boston--MA
Kendall, Taylor and Stevens--Boston, MA
Keyser, George B--New York, NY
Loring, Charles G.--Boston, MA
Loring and Leland--Boston, MA
Marshall, Whitney--Boston, MA
Meade, Frank B.--Cleveland, OH
Meade & Hamilton--Cleveland, OH
Moore, Frank Ashburton--New York, NY
Morrill, Mrs. E. P.--Dover, MA
Platt, Chandler A.--New York, NY
Rand and Taylor--Boston, MA
Rand and Taylor, Kendall and Stevens, Boston, MA
Simon, Louis A.--Washington, DC
Sise, Lyman--Boston, MA
Taylor, Bertrand E.--Boston, MA
Upjohn, Hobart B.--New York, NY
Yeomans, Alfred Beaver--Southern Pines, NC

Contractors/Builders

Bain, W. C.--Greensboro, NC
Bain & Longest--Greensboro, NC
Caldwell, E. F.
Jewell, W. L. and Son--Sanford, NC
Longest, J. N. --Greensboro, NC
McCleary, John
McPherson, J. A.--NY
Pinehurst Building Company-- Pinehurst, NC

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Reinecke & Dixon Company-- Fayetteville, NC
Sally, A. B.
Sandhills Construction Company-- Pinehurst, NC
Stroud, J. J.--Southern Pines, NC
Stutts, O.H.and Newcomb, Arthur Simon

Landscape Architects

Manning, Warren H.--North Billerica, MA
Olmsted, Frederick Law, Sr.--Brookline, MA
Olmsted, Olmsted and Eliot--Brookline, MA

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.**Summary Statement of Significance**

The Pinehurst Historic District, an oasis-like planned recreational resort community comprising some 400 buildings and structures, two golf courses, tennis courses, a major equestrian facility and related resources, occupies a unique place in the history of American resort communities. At Pinehurst, a designed network of curvilinear roads embracing the village green in a lush evergreen landscape forms the canvas on which late-Victorian, Colonial Revival, and Bungalow-style hotels, cottages, stores, and churches were built, golf courses were laid out, tennis courts, bowling greens, and croquet courts were devised, and horse stables and a race track were erected. Here the captains of American commerce, finance, and industry, their families and their friends, sought active recreational pleasures at a winter resort which became the model for a subsequent generation of like resorts in the twentieth century. The story of this rich saga in American social and recreational life is recalled by the buildings, landscapes, and resources of the district and documented in the pages of the resort newspaper, *The Pinehurst Outlook*, published weekly from October 1897 until October 1961. The Pinehurst Historic District satisfies National Historic Landmark criteria 1 and 2. The district satisfies the requirements for designation in two categories under the theme of Recreation (XXXIV): C. General Recreation, 2. Resort Communities; and A. Sports, 9. Golf. The areas of significance are: Entertainment/Recreation; Social History; Landscape Architecture; and Architecture.

The creation of Pinehurst and its integrity as a remarkably intact planned recreational resort community reflect the genius of the Tufts family, the designers, and Donald James Ross, who oversaw the initiation of the handsome resort and its fortunes throughout its period of significance, 1895-1948. In the history of American resorts and the smaller category of winter resorts, Pinehurst is unique in having been conceived in 1895, originally as a health resort, and held until 1970 by three generations of the Tufts Family of Boston: James Walker Tufts (1835-1902), the founder; his son and heir Leonard Tufts (1870-1945) who directed the resort from 1902 until 1930; and Leonard Tuft's sons, Richard Sise Tufts (1896-1980) and his two brothers. The design of the picturesque village and the creation of an evergreen resort landscape were conceptualized by Frederick Law Olmsted, Sr. (1822-1903) in 1895. Warren H. Manning (1860-1938), designated as architect-in-charge of the project in the firm of Olmsted, Olmsted and Eliot, established his own office in 1896 and carried the Pinehurst project with him, with Olmsted's blessing. From 1896 until his death in 1938, Manning, who became one of America's most prominent landscape architects and city planners, was the single landscape architect for the Tufts family at Pinehurst: during this forty-six year period of design stewardship, he preserved the critical features of Olmsted's vision while expanding the resort to accommodate new patrons and winter residents and to offer additional recreational venues. The third major figure of overriding importance in the history of Pinehurst and recreation in America was Donald James Ross (1872-1948), a Scottish-born golf professional who came to Pinehurst in 1900 and remained here until his death. During this period he designed and refined the resort's golf courses, directed its golf programs, and achieved international fame as America's most prolific golf course architect (400+ courses). In the process, he created an extraordinary course on #2 which has been recognized for nearly sixty years as one of the top ten courses in the United States.

In addition to having been a principal locus of Ross's career, Pinehurst holds an extraordinary place in the history of golf in America for two primary reasons: its role as the nursery of golf as a sport in the United States; and its function as the model of the American golf resort. Pinehurst's first nine-hole course, laid out in 1897-1898, inaugurated golf as the principal sport at the resort, and by 1919, Pinehurst became the first and only resort in the world to offer its patrons four courses and seventy-two holes of first class golf. In the opening decades of the century, golfers from all over the nation--and the world--came to Pinehurst in the winter to be able to play golf the year-round. Through personal and professional camaraderie, developed with each other and with Donald Ross in the resort cottages and the hotels, on the golf courses, and in the country club, Pinehurst became the nursery of

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golf in the United States. Probably more games of golf were played at Pinehurst between 1898 and 1948 than at any other place in the nation. Having been described as "America's St. Andrews" and "America's golf capital," Pinehurst became the early-twentieth century prototype of the winter golf resort, a model that was built upon by other resorts and expanded as a year-round recreational concept in the second half of the twentieth century.

XXXIV. RECREATION C. General Recreation, 2. Resort Communities**XXXIV. RECREATION A. Sports, 9. Golf****HISTORICAL BACKGROUND****Introduction**

Under the date November 22, 1895, James W. Tufts of Boston sent a letter addressed "To Physicians" advising them of a new project he had undertaken in North Carolina. That letter, and the pamphlet mailed under its cover, was the first announcement made of the resort which Tufts was developing at Pinehurst, Moore County, in the Sandhills region of North Carolina. It would appear from the contents of the letter that Tufts clearly set forth the background of his undertaking in the pamphlet. While copies of that pamphlet are lost, the language of later pamphlets probably repeats its message:

The aim is to establish a health resort adapted to the needs of people of refined taste, who require the beneficial effects of a winter in the South, but cannot afford to pay the usual high price for accommodations. Those whose health is impaired must have such comforts and conveniences as they have at home. They must have plenty of good, nourishing food, well cooked; with pleasant surroundings, interests, amusements, occupations and agreeable companions. . . . Pinehurst is not a sanitarium for invalids but a health resort for the weary and overworked.

Care is taken in the selection of an orderly and refined class of guests. No liquors are sold.

The list of physicians to whom the letter was mailed is lost; however, it would have included the most prominent doctors in Boston and its suburbs. At the bottom of the letter Tufts listed five doctors including Vincent V. Bowditch and Arthur T. Cabot as references as well as the Rev. Edward Everett Hale.

As a businessman, Tufts realized that the success of his venture was dependant upon cooperation and a sure foundation. He put the matter plainly in the letter.

In order to secure the best possible results, I desire to obtain the cooperation of medical men who may send such tenants and guests as will help me to accomplish the purposes for which the town is established.

While it will be evident that my work is of a semi-philanthropic character, yet I desire it to appear in the light of a business enterprise, also that it may attract only a refined and intelligent class of people. Physicians are best qualified to judge not only of the physical condition, but also of the financial status of those who require a change of climate, and I trust that the benefits which may result from my undertaking will be furthered by their personal interest in making it successful.

His appeal made, Tufts also provided practical information to the physicians and their patients advising them of the reduced rates by steamer from Boston to Portsmouth, Virginia and the half rate of fare (which he had negotiated) by Seaboard Air Line Railroad from Portsmouth to Southern Pines, the nearest railroad station. There patients might also room and board at the Ozone Hotel until his own accommodations were available at Pinehurst after January 1, 1896. Tufts was able to open the doors of the Holly Inn (#156) to guests in February 1896 and to accommodate guests for a short season in the Winter of 1895-1896. He opened the resort for a second and longer winter season in 1896-1897. In his 1895 letter, Tufts had made it clear he did not wish to receive guests who

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were "in advanced stages of consumption," believing that tuberculosis was communicable only when the disease was near the end of its course. At the end of the second season, Dr. Arthur T. Cabot and Dr. F. B. Harrington, both cited as references on Tufts's 1895 letter, advised him that tuberculosis was communicable at any stage and recommended that he should not accept consumptives at his new resort. In June 1897, he issued a "Note to Consumptives":

Under the new rules admission of guests whose Lungs are diseased will be restricted. Association with persons afflicted with Tuberculosis is now regarded as hazardous especially to those who have hereditary tendency toward Consumption. The interest of the many whose health requires that they spend the winter at Pinehurst must not be sacrificed for the few who carry in themselves the danger of contagion.

Tufts's philanthropic hopes for Pinehurst were dashed by the advanced study in medical science, and he was forced to make even more calculated decisions about the future of his new resort at Pinehurst. Given relatively few options, Tufts re-focused his energies and the direction of the resort. In 1897, he both restricted consumptives from Pinehurst and laid the foundation for its development as a winter recreational resort of international fame. In that same critical year, he oversaw the laying-out of the first nine-hole golf course at Pinehurst by Dr. D. LeRoy Culver which would bring Pinehurst even greater renown.

While the philanthropic or "semi-philanthropic" nature of Tufts's undertaking is known and has been often described, the formative history of the project remains somewhat unclear and unknown. Even in the early 1970s when Richard Sise Tufts, the grandson of the resort's founder, undertook to write a history of the resort, he found himself grappling with the answers to various questions about his grandfather's activities. Some matters remained unexplained in the typewritten manuscript which was incomplete at his death in 1980.

James Walker Tufts and the Creation of Pinehurst

James Walker Tufts (1835-1902) was born in Charlestown, Massachusetts, on February 11, 1835 to Leonard and Hepsa (Fosdick) Tufts. He was educated at the Training Field School and at the age of fifteen, by his choice, he was placed as an apprentice with Samuel Kidder & Co., apothecaries. At the end of his apprenticeship, he established his own apothecary business in Somerville where he marketed his Tufts Bronchial Troches and other medicines. He later acquired a pharmacy in Medford Square, Medford where he met and was married to Mary E. Clough. Their son, Leonard Tufts, was born on June 30, 1870. Over the course of time Tufts established himself as a prominent and prosperous druggist in Boston and made the operation of his soda fountains an important line of his stores. His experiments led to the patenting and manufacture of Tufts Arctic Soda Fountains. In 1891, his company merged with three others to form the American Soda Fountain Company with Tufts as president. James W. Tufts also manufactured a line of Victorian silverplated hollowware for the home under his own name.

In the 1880s, as his wealth grew, Tufts was attracted to a number of benevolent causes. Interested in the conditions of labor, he established a mutual benefit association for his employees, built model tenement housing for Boston laborers, and was a director of the North End Union which sponsored an apprentice program. In the later 1880s or early 1890s, Tufts's health began to fail and, according to family tradition, he made one or more trips to Florida during the winter to rest and recuperate. During this period he also contributed to the efforts of the Invalid Aid Society in which the Rev. Edward Everett Hale was involved.

There are varying accounts of how Tufts came to learn of the warm climate and pine-scented and presumably therapeutic air of the Sandhills of North Carolina. Unfortunately, he left no surviving record and, after his death, a number of people were cited as having influenced his decision to come to North Carolina. One sure influence was the Rev. Benjamin Asbury Goodridge who came to Southern Pines in 1885 with his wife because of her health. Southern Pines was then touted as a health resort. The couple remained there until 1890 and during that period

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Goodridge published a journal called the "Pine Knot" which extolled the qualities of the Sandhills. Mrs. Goodridge recovered and the couple returned to Boston in 1890. Almost simultaneously, Dr. Goodridge's sister, Sarah, and her husband, Retyre M. Couch, began the construction of the Ozone Hotel in Southern Pines. In Boston, Mrs. Goodridge became associated with Rev. Hale's Lend A Hand movement and probably met James Tufts through that association. The Goodridge's long and successful stay in Southern Pines convinced them of the merits of the region, and they shared their appreciation of its mild climate and therapeutic pine-scented air.

It is unknown, at present, when James Tufts first came to Southern Pines and Moore County and looked over the region in which he would establish his resort. However, given the speed with which events occurred in the second half of 1895, it seems virtually certain that he must have inspected lands in the Sandhills prior to June 1895 when he settled on a specific location for his enterprise. These visits might well have occurred while he was traveling to or from Florida in the early 1890s. In addition to the Couches, his local contact for these visits appears to have been Henry A. Page, Sr. who, with his family, owned vast timberlands in the Sandhills as well as their railroad and other business interests at Aberdeen. According to tradition, Tufts also inspected a large tract near Hoffman, North Carolina, along the Richmond/Scotland County border, and a tract on the Harnett-Cumberland County line that eventually became the winter estate of Percy Avery Rockefeller (1878-1934).

Within this uncertainty, several facts are known and establish an early chronology of operations. On June 14, 1895, Leonard Tufts, the only son of James Walker and Mary Tufts, was married to Gertrude Ware Sise at Medford, Massachusetts. On June 21, 1895, Henry A. Page and Junius R. Page executed a bond for title covering land upon which Pinehurst would be built. During June 1895, Francis Deaton prepared a topographical sketch map of the area that became Pinehurst: prepared for Tufts, this map was conveyed to the Olmsted office. Between July 9, 1895 and December 1, 1896, James Walker Tufts purchased six tracts of land totaling 5,980 acres for \$7,400. The largest of these tracts was 4,703 acres of mostly cut-over former timber lands which he acquired from H. A. and J. R. Page on March 28, 1896 for \$5,300.

Although Tufts did not have absolute legal title to the property on which Pinehurst would be built until well after he had erected the core of the resort and opened it for its first season, he must have felt entirely confident of his actions. The preparation of the deed for the large tract was delayed until Francis Deaton could complete a thorough survey of the property, and prepare a comprehensive map of the acreage. Based on Deaton's preliminary map, Olmsted, Olmsted and Eliot prepared a "Diagram for location of Hotel and Cottages" with the date of July 6, 1895.

A series of five letters written by James Tufts to his wife Mary in July 1895 indicate the speed and extent of his operations in the summer of that year. On July 23 he wrote to her from the St. James Hotel in Norfolk, Virginia, where he stopped with Samuel F. Hubbard, a personal associate, who had accompanied Tufts to the Sandhills in June 1895. "I saw him (the president of the Seaboard Air Line Railroad) about 10 o'clock last night but did not make much impression upon him at first but when I showed him Mr. Olmsted's plans and the cottage plans he was much interested and it has finally resulted in my getting a half rate fare for my people."

The following Sunday, Tufts wrote from Southern Pines, "I have engaged a builder here to work for me at \$4.00 a day as superintendent but I fear there will be a delay in getting started. He thinks he can get all the help we want and we shall probably put on a hundred men." He concluded the third letter, of July 16, writing, "I shall increase the force of men employed in clearing the ground. It is strange and pitiful to see how anxious the men are to get work.... Indeed I am not expected to find even shelter for them and could employ hundreds. Carpenters and masons too are begging for work. So that I think we shall give employment for enough to get the houses ready in time."

The diagrammatic plan of Pinehurst which Tufts showed to the president of the railroad survives in the Olmsted

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Archives. The earliest surviving plan in the Tufts Archives is dated September 7, 1895 and it bears the firm name of Olmsted, Olmsted and Eliot and identifies Warren H. Manning as landscape architect in charge. This later plan, frequently used in Pinehurst publications in the early years, featured a curvilinear pattern of streets embracing an oval-shaped village green. The Holly Inn (#156), the first hotel erected in Pinehurst, stood at the head, or north end, of the green. The "cottage plans" which Tufts shared with the president of the railroad were probably prepared by Burr & Sise who designed the Holly Inn or by Kendall, Taylor & Stevens who later designed the Carolina Hotel. Both firms were located in Boston. Lyman Sise (1862-1943) of Burr & Sise was the brother of Tufts's daughter-in-law Gertrude.

Francis Deaton, a surveyor, was one of the first people hired by James Tufts. The two men worked together while Tufts was on site in July settling on the line of the electric railroad which would connect Pinehurst with the railroad station at Southern Pines to ferry guests back and forth. During the course of that summer, Deaton completed a topographic survey of the village, surveyed the boundary of the tract being purchased from the Page Family, and laid out a grid by which to locate the roads and lots making up the resort. He also located the boards for the cottages and other buildings except the hotel which Tufts himself is said to have located. Concurrently, there were crews of workmen clearing the 100-acre village site of scrub growth and debris left over from the timbering and turpentine operations.

At the same time, or shortly thereafter, Alex C. Campbell of Cameron, believed to be the builder engaged in July by Tufts, set about to erect the two dozen buildings which were ready when the resort opened to guests early in 1896. Richard Tufts writes that in late November 1895, when Campbell was pushing work forward, that he had a construction crew of 174 men. At the same time, J. H. Gillis had a crew of ninety-five men working on the railroad line, Retyre Couch had a crew of forty-seven men at work, and Arthur C. Butler had a crew of 134 at work at the power house and on the electric light, water and sewer systems.

Thus, at what might have been the height of activity, as many as 451 men were working at Pinehurst. During this period it appears that Retyre M. Couch, formerly the manager of the Ozone Hotel in Southern Pines, was Tufts's superintendent carrying out the general plan approved by Tufts. Also during the fall, Otto Katzenstein, a German nurseryman hired through Olmsted, Olmsted and Eliot, was developing the nursery and gathering local plant material to use in Pinehurst. The entire 100-acre village was eventually enclosed with a "Page Woven Wire Fence" to keep out the region's razorback hogs, stray cattle, and dogs.

The Resort Opens

Between July 1895 and the first opening of Pinehurst in February 1896, a total of twenty-three major buildings were erected for use by guests. The largest of these was the Holly Inn (#156) which contained forty-three bedrooms and opened under the management of John H. Atwood and his wife. The Pine Grove House (#122), The Oaks, and Hanover were boarding houses. There were fourteen cottages which ranged in size from four rooms to eleven rooms. Four buildings offered rooms, suites, or apartments. A store building was the lone commercial structure in the village. The cottages were rented by the season while the hotels and boarding houses

offered accommodations for shorter periods. The Magnolia (#115), a boarding house, and the Casino (#151) were started in 1895 but were not ready for use until the 1896-1897 season.

The hotel, boarding houses, and cottages all bore the names of plants or flowers or place names from New England given to them by Tufts's daughter. The exception was Hale Cottage (#125), named for the Rev. Edward Everett Hale. That pattern in naming cottages would continue into the early twentieth century when some cottages were given the names of counties in North Carolina or Colonial Governors. The streets in Pinehurst likewise bore a mix of plant and historical names including Dogwood, Magnolia, Azalea, Laurel, Palmetto, and Chinquapin roads. Cherokee Road might have been named either for the Cherokee Rose or the Cherokee Indians;

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Everette Road was surely named for the Rev. Edward Everett Hale.

From surviving correspondence, it is clear that Benjamin A. Goodridge was actively engaged by Tufts in the promotion of Pinehurst and assisted him in the preparation of the original brochure mailed to physicians in November 1895. A year later, in November 1896, Goodridge published an article on the resort in *New England Magazine*. Entitled "A New England Village in the Southern Pines," the article was illustrated with thirty photographs of the fledgling resort's buildings and landscapes, local inhabitants and scenery, and a map of the village plan. Goodridge repeated the benevolent intentions of Tufts's resort.

Pinehurst is intended to bring comfort, happiness and health within reach of those who must otherwise stay at home until they are beyond cure. It is not a sanitarium for hopeless invalids. It has no hospital features. It is a bright, cheery New England village, attractively laid out and carefully controlled to make its sanitary conditions perfect and permanent. It invites those in whom disease has not progressed too far for recovery, to avail themselves of advantages which so far as I know are absolutely unequaled.

To operate and manage his hotel and boarding houses, James Tufts turned to men and women who were experienced in operating summer hotels and inns in New England. These people not only brought their experience to the operation of the resort, but they were in positions, during the summer, to encourage their patrons and friends to enjoy their hospitality at Pinehurst during the winter. There, in Pinehurst, they would also attend to their every need and guarantee a pleasant stay. This practice proved to be important to the early success of the resort. J. H. Atwood, the manager of the Holly Inn, operated Weir's Hotel, Weirs, New Hampshire. J. L. Pottle, of the Highland House, Jefferson, New Hampshire, managed the Pine Grove House, a boarding house, for the first season and in 1896-1897 he moved to the Magnolia. He was replaced at Pine Grove by W. W. Trickey, the summer manager of the Jackson Falls House, Jackson Falls, New Hampshire. Mrs. E. A. Upham had charge of the Pine Rest House the first season but moved to the Casino for the following three seasons. During the first season the hotel and boarding houses accommodated guests and at least four of the cottages were rented. Dr. Frederick W. Bradbury of Providence, Rhode Island, opened an office in Mistletoe Cottage (#97) in December 1895 and would serve as the village physician for many seasons.

In anticipation of the second season, fourteen new cottages were completed in Pinehurst and a crew set about planting the decorative shrubbery beds. The pattern of operation continued in place for the second season. The Casino opened for meals on November 15 and offered a library and a parlor with piano for ladies, and a smoking room, billiard room, and reading room for gentlemen on the second story. Outdoor activities included tennis and rogue, a form of croquet. Surviving records show that at least nineteen cottages were rented for the second season. It should be noted that all of the cottages were fitted with electric lights and running water and were connected to the main sewer system.

At the close of the second season in the spring of 1897, James Tufts was faced with a series of decisions concerning the future of his young resort. The manner in which he resolved these and related issues established the foundation for the resort's impressive growth in the early twentieth century, its rise in status, and its emergence as a national golfing center. In retrospect, it appears that he made decisions quickly and acted decisively. Acting upon the advice of Drs. Cabot and Harrington in June 1897, immediately upon the closing of the second winter season, Tufts issued the notice that consumptives, in any stage of the disease, could not be allowed at Pinehurst in the future. Faced now with the need for healthy guests for his winter resort, Tufts was able to enlist the very hotel managers, boarding house and inn keepers who had served him ably in the first two seasons. They could encourage the families who spent summer holidays at their hotels in New Hampshire to come to Pinehurst for winter holidays.

The Early Years of the Winter Recreational Resort

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The idea of winter holidays for businessmen and families was one that was virtually unknown to the population of the United States in the late nineteenth century. Tufts had established his winter health resort in Pinehurst so that the ill could enjoy a warmer climate and the salubrious air of the Sandhills. That same appeal would now be put forward to citizens in the prime of health. It was a recreational resort concept which occurred at the right time in the economic history of the nation, when increasing numbers of people had ever larger incomes that could be expended on homes, travel, and personal enjoyment. For long years, if not generations, citizens of New England removed to summer houses and hotels on the coast or in the White Mountains. Like migrations occurred in the South as Charlestonians departed Charleston, South Carolina, for Flat Rock, North Carolina. Others sought destinations such as The Greenbrier and The Homestead, and the wealthiest went to Newport, Rhode Island, or to Saratoga, New York, for their summers. Increasing income and the opportunity for greater leisure now afforded the upper middle and upper classes with the possibility for a second seasonal holiday, one in the winter by which they could escape harsh winters in the North and upper Mid-West and remove southward to Cumberland and Jekyll Islands and Augusta in Georgia, Aiken in South Carolina, to Florida, or to the mid-South--to Pinehurst or to Southern Pines. Generally speaking, the "Winter Season" for Pinehurst began in November and lasted into mid-April. While the season did not officially begin with Thanksgiving, nor end with the celebration of Easter, it was largely enjoyed between those two holidays. Over time, and while the resort continued to open in early November, many of those who built cottages had a November golfing holiday at Pinehurst. However, they remained at their permanent residence through Christmas and immediately thereafter they came to Pinehurst and settled into their cottages (or hotels) and remained for several months.

To accommodate these new guests, Tufts realized that he would have to provide a wider range of recreational and leisure activities than the somewhat passive pleasures enjoyed by the guests of the first two seasons. A series of innovations and improvements was undertaken in 1897 which was largely available to guests by the 1897-1898 season. Tufts's investment in the expansion of the physical plant of the resort continued unabated and reflected the change in the nature of the guests to be accommodated and entertained. A major expansion of the Holly Inn, designed by Rand & Taylor of Boston, was undertaken and completed in February 1898. Rand & Taylor also prepared the plans for the (now lost) Village Hall erected for public assemblies, lectures, theatrical and musical entertainments, and church services. A school house, for the children of guests, was built at the foot of the Village Green. An old log house, given to the resort, was dismantled and re-erected near the south end of the green under the supervision of Bertrand E. Taylor for use as a museum (#229). The Department Store (#143), which would remain the principal commercial building for many years, also was completed. Four houses named for streets in Boston -- Beacon (#130), Dartmouth (#127), Marlborough (#238), and Tremont (#167)--were erected on the same plan and rented in suites of two or three rooms (*The Pinehurst Outlook*, October 15, 1897).

From the point of long-term influence, probably the most important innovation sponsored by James Tufts in 1897 was the publication of a weekly newspaper, *The Pinehurst Outlook*. The first issue appeared with the date October 15, 1897: Frank T. Spinney was the publisher and Arthur S. Spinney was editor. The newspaper carried articles about the resort, new buildings and improvements, local news and announcements of activities and entertainments for guests. *The Pinehurst Outlook* would serve as the chief organ for promoting the resort and for developing a shared community of interest among the guests. From early on, the newspaper carried listings of guests at the hotels and cottages, accounts of their private entertainments, news of their successes at sporting events, and a range of news which cultivated in the guests the feeling of being a part of an exclusive winter colony.

The survival of the complete run of *The Pinehurst Outlook* from Volume 1, Number 1, on October 15, 1897 to its termination on October 6, 1961, provides a remarkable portrait of the evolution of the winter resort and the role that golf shared in its fortunes from the laying out of the first nine holes until the death of Donald J. Ross in 1948. Photographs illustrated the physical development of the resort, its buildings, facilities, and landscape. During the first year, Warren Manning contributed an article on "Our Trees and Shrubs" (*The Pinehurst Outlook*, November 5, 1897) and a second article with the subtitle "The Landscape Architect's Difficult Work and Its Pleasing Results" (*The Pinehurst Outlook*, December 10, 1897) which briefly discussed his work in converting the pine

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barren into a "healthful, convenient and attractive town." Bertrand Taylor, a partner in the firm of Rand & Taylor, contributed an article on "Back-Woods Architecture." The biggest news of the season appeared in a story on the front page of *The Pinehurst Outlook* on February 18, 1898 under the headline "Pinehurst Golf Links." The author, Dr. D. LeRoy Culver, had designed the course and supervised its installation on a sixty-acre tract at the foot of the Village Green. Citing the course at St. Andrews, in Scotland, as his model, Culver proudly boasted, "There are no links in the South to be compared with those at Pinehurst, and they will prove the great magnet of attraction to lovers of the game."

Culver's boast would prove to be prophetic for both the short term and the long history of golf at Pinehurst. On December 9, 1898, the *Outlook* reported that John Dunn Tucker would shortly arrive to take charge of the links which were illustrated in the next week's newspaper. Two months later nearly the entire front page of the February 24, 1899 issue was taken up with a story illustrated by the Pinehurst Golf Club House which had been completed in the summer of 1898. Reflecting the interest in golf by both sexes, it contained dressing and toilet rooms for both ladies and gentlemen. In comparison with the golf club house at Shinnecock Hills designed by Stanford White, the first Pinehurst club house was a modest frame building that was designed as much for spectators as for players. It had a broad veranda on three sides of the first story: a stair rose to the second level of the building which was entirely open and overlooked the golf course and the countryside. The article concluded with the announcement that Mr. Tufts would offer a Mexican onyx cup to the player making the best score on the links during the 1898-1899 season.

The construction of the Pinehurst golf links in 1897-1898 and the erection of the golf club house in the summer of 1898 were two major projects that reflected both the growth of the resort and the role of golf in its development. In 1897 and 1898, James Tufts also made critical decisions in the matter of accommodations that, too, would influence the future of the resort and its role in American social and recreational history. While a series of small hotels, boarding houses, and rental cottages suited his original concept of Pinehurst as a retreat for those seeking rest and recuperation in a warm and balmy Southern climate, the change in the focus and character of the resort required new accommodations for guests. In the interim, an expansion of the Holly Inn served as a stop-gap measure, and in the summer of 1898 the freestanding Oaks and Hanover cottages on Magnolia Road were expanded by contractor J. N. Longest to become the Berkshire Hotel (*The Pinehurst Outlook*, December 16, 1898). In 1898, Tufts also made the decision to erect a major new hotel at Pinehurst which would become the heart of the resort's activities. The commission was handed to Kendall, Taylor & Stevens of Boston who designed a four-story frame hotel with 250 rooms including forty-nine suites with baths, a 500-seat dining room, and a long list of guest facilities making the hotel both the largest and the most modern hotel in the State. W.C. Bain of Greensboro undertook construction of the Carolina Hotel (#230) in 1899 and a description of the massive new building first appeared on November 3, 1899 in the *Outlook*. A second major undertaking at Pinehurst in

the summer of 1899 was the expansion of the golf links to eighteen holes and a map of the new course was published in the *Outlook's* inaugural issue of the 1899-1900 season. John Dunn Tucker remained in charge of the links.

The status which Pinehurst was achieving on the national golf scene was underscored on March 8, 1900 when Harry Vardon, the world champion golfer on his first tour to America, arrived to play the Pinehurst course. His every move in Pinehurst and elsewhere was observed and recorded: the account of his visit and matches with local professionals John Dunn Tucker and Lloyd B. Hallock occupied nearly three pages of the *Outlook* on March 16, 1900. As would be the case in subsequent years, the final issue of the *Outlook* for the 1899-1900 season, published on April 20, contained a review of the year's activities and entertainments and advised readers of improvements which would be undertaken in the summer while they were relaxing at the nation's summer hotels. Foremost among these efforts were the completion and furnishing of the Carolina Hotel under the management of Harry W. Priest. The newspaper also advised readers -- as it would for nearly every year thereafter -- that the golf links would "receive a great deal of attention during the coming summer and many improvements will be made."

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The year of 1901 was a very important year in the history of Pinehurst and the development of the American golf resort movement for three principal reasons. First, on January 1, 1901, the Carolina Hotel (#230) was officially opened under the direction of Harry W. Priest who would manage the hotel for the first two decades of its operation. Although the Holly Inn was the principal hotel at Pinehurst for five years from its opening in February 1896 until its position was taken by the Carolina Hotel in January 1901, and many would remain devoted to it, the Carolina Hotel became the resort's principal hostelry and the center of its social life. It has retained that distinction to the present--a period of ninety-three years.

The other two important events of 1901 are landmarks in the history of American golf. In the fall of 1900, Donald Ross came to Pinehurst and the season of 1900-1901 marks his initiation as the head of the golfing operations at Pinehurst and the beginning of an association that would last until his death in 1948. There is no other such unique partnership of person and place in the history of American golf. At the conclusion of his first season at Pinehurst, the resort inaugurated the United North and South Amateur Golf Tournament. The event was won by George C. Dutton, a member of the Oakley Country Club, Watertown, Massachusetts, where Ross had started his American career. The North and South Open Championship was added in 1902 and won by Ross's brother, Alec Ross, who had joined Ross as a professional at Pinehurst. The woman's tournament was added in 1903 and first won by Myra D. Paterson.

James Tufts did not rest on the laurels he earned from guests with the opening of the Carolina Hotel but moved forward with yet further improvements to his resort in the summer of 1901. One of the most extensive undertakings was the completion of a steam power plant and the piping of steam heat to the hotels, boarding houses and several of the cottages.

Despite the large number of new rooms which the Carolina Hotel provided, two additions were made to it immediately, each containing additional guest rooms. Toilet and bath rooms were installed in the original building. Toilet rooms also were added to the Holly Inn. Tufts placed yet another hotel on the roster of Pinehurst hostelries, the Harvard (#147), designed by Kendall, Taylor & Stevens and erected by W. C. Bain. It was placed under the management of W. W. Trickey of the Jackson Falls House, Jackson Falls, New Hampshire.

The November 15, 1901 issue of the *Outlook* announced the laying out of an additional nine hole course at Pinehurst, marking the first step in the design of Donald Ross's legendary #2 course. Donald Ross and his brother

Alec continued to be the golf professionals at the club. The retrospective article, "A Busy Summer," ended with a prophetic paragraph.

The most extensive work done, however, was that of planning and preparing the new nine-hole addition to the golf links, of which an account is given in another column. These extensive additions and improvements are of themselves the best evidence that Mr. Tufts has in nowise abated in the energy of his purpose to improve and maintain Pinehurst so that it may be for years to come what it is to-day, the most popular and complete winter resort in the sunny South.

The phenomenal expansion of Pinehurst as a winter recreational resort during the period from the summer of 1895 through the summer of 1901 was brought to a conclusion on February 2, 1902. On that Sunday evening, James Walker Tufts died unexpectedly in his apartment in the Carolina Hotel. The family and funeral party, accompanying the body, departed from Southern Pines on Monday evening and made their way to Medford, Massachusetts, where the funeral was held at the Tufts house on High Street and interment followed in Oak Grove Cemetery. The following week Leonard Tufts, who inherited Pinehurst, issued the following statement:

The village will be conducted henceforth along exactly the same lines as laid down and followed by my father. His

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plans and policies will be carried out as he would have wished. No changes will be made. The improvements begun or planned by him will be made or completed, and everything be done as nearly as possible as though my father were still in charge.

Leonard Tufts Assumes Management of the Resort

In the years immediately following James Tufts's death, the operation of the resort continued largely unchanged. The Pinehurst Shooting Preserves, embracing 30,000 or so acres under purchase or lease by Leonard Tufts, was opened in the fall of 1902 (*The Pinehurst Outlook*, November 28, 1902). The annual United North and South Golf Tournament, inaugurated in April 1901, continued each spring and golf continued to be the major sport in Pinehurst as reflected in increasingly broader coverage in the *Outlook*. During the summer of 1903, a trap shooting tower, believed to be the first one in America, was erected on the grounds of the Pinehurst Gun Club. Concurrently, the short nine-hole golf course was lengthened to 2,750 yards. The golf club house was enlarged and the Pinehurst Golf Club, a private membership society which survives to the present, was organized in 1903 with Leonard Tufts as president. Improvements were also made at the dairy farm, the poultry farm, and the market garden which supplied the resort kitchens (*The Pinehurst Outlook*, Early Season Number, 1903). The first equestrian gymkhanas were held in 1904-1905 providing yet another recreational offering at Pinehurst.

As the twentieth century grew in its number of years, so too did the popularity of golf at Pinehurst and its resident professional Donald Ross. Coverage of golfing, local tournaments, the United North and South Tournament, and other events increased year after year and the prizes to be awarded each season were illustrated on the pages of the *Outlook*. These were invariably sterling cups, and the most impressive cups were awarded to the winners of the United North and South Tournament. In addition to the formation of the Pinehurst Golf Club in 1903, the Tin Whistles Club, a private men's club made up of gentlemen from across the United States who played at Pinehurst, was organized in 1904. The ladies' counterpart, the Silver Foils, was organized in 1909. The first "Special Golf Number" of the *Outlook* was published on December 24, 1904. It outlined the long series of special golf events at Pinehurst, beginning with a Thanksgiving Tourney on November 24, 1904 and ended with a Spring Tournament on April 22, 1905. During this five month period, the two major events were the Midwinter Tourney, January 11-14, 1905 and the fifth annual North and South Tournament, April 4-9. A second "Special Golf Number" appeared on March 18, 1905 in anticipation of the forthcoming North and South Tournament.

The demands of operating a large multi-faceted resort such as Pinehurst forced Leonard Tufts to give up his position with the American Soda Fountain Company in 1906 and relocate with his family to Pinehurst to personally supervise the operations. Heretofore, the resort had been supervised by a general manager. About the same time, Leonard Tufts made a critical decision concerning the management and operation of the resort. From the beginning in 1895, it had been his father's intent that the resort property would be held by the family and operated through the general office. In late 1904 or early in 1905, Leonard Tufts came to realize that the future of the resort and his own investment would be best served and protected through outside investment. Although a strong sense of community had been cultivated and developed among the many who returned to Pinehurst year after year, Tufts understood that additional capital and broader personal commitment were needed if the winter colony was to reach its potential. As a result, he made the decision to sell small lots in the resort village to private owners whose construction of cottages would help guarantee his own larger investment while also encouraging the resort's appeal to the friends of cottagers who might also buy lots and build cottages, and thereby, enlarge the attraction of the winter colony.

Given the fact that no announcement of the sale of lots or cottages appeared in the *Outlook*, it appears that sales were initially handled by personal contact. This, in part, might be explained by the fact that sales were initially forbidden to either Blacks or "Hebrews." Warren Manning and Francis Deaton were both called upon to assist in this new venture. The first lot was sold to W. C. Peet (died 1907) of Warwick, New York. The "Special Early

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Season Number" of 1905 carried a notice that a cottage (#128) had been erected on his lot for Peet during the summer and would be occupied by the family for the season. The sale of lots and cottages was slow at first and it became clear that a coordinated approach was necessary. In 1911, Arthur Simon Newcomb was hired by Tufts to handle the real estate operations and he remained with Tufts and the resort for many years.

Up to the season of 1905-1906, guests traveling on the Seaboard Air Line Railroad had gotten off the train at Southern Pines and taken Tufts's own trolley to Pinehurst. In the summer of 1905 a new train began to run between Pinehurst and Aberdeen, providing a direct link.

The proposal to lengthen the nine-hole short course at Pinehurst to a full course of eighteen holes was announced in the *Outlook* on April 21, 1906. The progress on the effort was discussed in the "Special Early Season Number," 1906-1907, which also noted the extensive efforts being undertaken at the eighteen-hole course #1, including the planting of Bermuda grass. Work on the extension of course #2 continued through 1907 and it was completed by the opening of the 1907-1908 season. Simultaneously, preliminary work was undertaken on a third course of nine holes which would be the antecedent of course #3 at Pinehurst (*The Pinehurst Outlook*, April 20, 1907). The completion of work on courses #1 and #2 and the laying out and the seeding of course #3 were described in the "Special Early Season Number," 1907-1908.

Pinehurst and its golf are not only supreme, but complete, representing every worthy phase of the game, and doing more to perpetuate it as a National sport and to demonstrate not only its possibilities but its worth, than the combined clubs of the country. From all sections of the land its friends come, and the vast army of golfers which constitute the cosmopolitan assembly gathered here, familiar with golf in its every phase, had brought about a condition which would not be possible elsewhere; a condition which is, like the Village, complete, perfect and unique.

The development of a planned winter colony of private-cottage owners moved slowly in the first years. The most activity occurred with the sale of existing cottages to individuals who claimed the Dartmouth (#127), Oaks (#116), Rose (#114), and Beech cottages and Pine Grove House (#122). Frederick Bruce and his sisters hired Warren Manning to design their home grounds at the Oaks. Although the Peet cottage, Killcare (#128), was a large two-story shingle-clad residence, the second of the resort's privately-built cottages, John Cary Spring's handsome log cabin bungalow (#129) was more impressive. It was completed in the summer of 1908.

To stimulate development in Pinehurst among private cottage owners, Leonard Tufts directed Warren Manning to lay off approximately one hundred acres to the west and northwest of the Carolina Hotel into building lots. This was the first significant expansion of the original village plan since the enlargement in 1899 for the Carolina Hotel. This subdivision of Pinehurst lands was important for yet another reason and demonstrated changing tastes in residential construction. The original village conceived by Frederick Law Olmsted, Sr., featured concentric curvilinear streets winding through a dense village of small lots. The lots in the area which Manning began to lay out to the west of the Carolina Hotel were at least double the size of the lots in the original village and in some cases extended to four times the size of the 1895 lots. The curve remained a definite motif in the new plan, however, its sweep in the new subdivision was broader and easier. The new streets on the west side of the hotel and the Beulah Hill Road were arranged in a series of concentric arches with Linden Road as a primary cross axis leading to the northwest. In plan, Warren Manning's work demonstrates a remarkable sensitivity toward the Olmsted firm's original concept. Where lesser landscape architects might have directly challenged the by now old-fashioned curvilinear patterns of Olmsted's nineteenth-century village, Manning, with over a decade of experience working in Pinehurst, expanded the use of the pattern and broadened its dimensions. Doing so, he retained the integrity of the original village and created the architectural form of a larger resort that meshes seamlessly with its antecedent. Although the automobile had not come into popular use in Pinehurst, the plan anticipates just that eventuality. The expanded plan is a remarkable achievement. On the ground, crews had been busy in the summer of 1908 and they extended the road leading from the front of the Carolina Hotel southward, through the Pine Grove, toward the golf club, creating Carolina Vista Road (*The Pinehurst Outlook*,

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Early Season Number, 1908-1909).

During 1909 two important winter residences were built in Pinehurst which continued the scale and quality of construction seen in the John Cary Spring House. To the east and across Azalea Road, Mrs. Spring's mother, Emma Jones Sinclair of Boston, erected a stucco-covered bungalow with a red tile roof which was aptly named Red Gables (#111). Designed by W. W. Dinsmore, it was described in the *Outlook* as "a little gem in mission style." Tyler L. Redfield built Box Court (#1) on Beulah Hill Road, beyond the village. Designed by Frank Ashburton Moore, it was then the largest private house in Pinehurst and remains so. The grounds of both houses were designed for the owners by Manning and both were illustrated in the "Special Early Season Number" of the *Outlook* for 1909-1910.

During the opening decade of the twentieth century, the *Outlook* continuously reported on the improvements to the golf courses at Pinehurst and the persistent efforts to get a good cover of grass on the courses. In the summer of 1910, Donald Ross spent two months touring the golf courses of England and his native Scotland. His account of the trip was published in the *Outlook* on December 17, 1910. (That same year, Hugh Irvine Wilson (1879-1925) also made a tour of English and Scottish courses preparatory to designing the acclaimed East Course at the Merion Golf Club at Ardmore, Pennsylvania which opened in 1912. The Merion Golf Club was designated an NHL in 1992.) Ross continued to work on the Pinehurst courses while undertaking a broad range of golf course designs for other clubs, hotels, and resorts.

"The Early Season Number," 1911, reported that "No. 3 course has been brought to a state of perfection beyond the most sanguine expectations." The article informed readers also that the first nine holes of a fourth eighteen-hole course had been laid out. The same issue also announced that Donald Ross was ending his tenure as a professional at the country club and had been named Directing Superintendent.

The promotion comes as a natural result of the present golf equipment here which now requires his personal supervision and direction, a condition which exists at no other resort in the world, significantly emphasizing Pinehurst's preeminence.

The announcement concluded by stating: "He will also continue to devote a large share of his time to laying out courses, on which subject he is now a national authority."

Pinehurst in the 1910s

During the second decade of the century, the *Outlook* continued its extensive coverage of improvements to the courses at Pinehurst and the play and tournaments which occurred on them. Leonard Tufts had long realized that the future of Pinehurst lay in securing its role as the nation's preeminent winter golf resort. The qualities of course #2 were recognized early on and work on it was favored before the others. In the summer of 1912, a watering system was installed on #2 and mains installed on #1 and #3. The first six holes of Course #4 were made available to guests in the Fall of 1912 (*The Pinehurst Outlook*, Early Season Number, 1912-13).

A number of cottages were either in the planning stage in 1913, including a large one (#222) for Henry C. Fownes of Pittsburgh, or in the process of construction. One building which was completed in 1913 and opened on November 1 was the Pine Crest Inn (#157) on Dogwood Road immediately northwest of the Holly Inn. It was erected for Mrs. E. C. Bliss who had been involved in the operation of facilities in Pinehurst for several years. The novelty of the new hotel was upstaged in the news in January 1914 when Francis Ouimet, National Open Golf champion, came to Pinehurst on the 23rd.

In April 1914, the General Office at Pinehurst announced two important projects for the summer. On April 4 the *Outlook* detailed plans for a sixty-five room addition to the Carolina Hotel, designed by Haven & Hoyt and

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Lyman Sise. A week later it reported that the Magnolia (#115), one of the resort's oldest buildings, would be remodeled "into a stately Colonial mansion" as the winter home of Mrs. Anson Phelps Stokes who was taking it on a long term lease.

The transformation of the Magnolia (#115) was both illustrated and described in the "Early Season Number," 1914-1915. As impressive as that remodeling effort was, it was dwarfed by the very large, handsome house (#222) which Henry Clay Fownes erected on Village Green East. Fownes (1856-1935) and members of his family had been guests each season in Pinehurst since the turn of the century. In 1903, Fownes, a nationally known amateur golfer, was a founder and first president of the Oakmont Country Club at Pittsburgh for which he designed its acclaimed penal golf course, designated in 1987 as a National Historic Landmark. His construction of this vast cottage here was yet another indication of the place of Pinehurst in the early twentieth century history of golf. Fownes was president of the Tin Whistles Club in 1913, 1927, and 1928. His son, William C. Fownes, Jr., was president of the club in 1949, the year before his death. Smaller houses were built for Harry W. Priest (#48) and Commodore John T. Newton, (#107) among others, and the Bank of Pinehurst (#150) was completed in 1914 (*The Pinehurst Outlook*, Early Season Number, 1914-15).

Construction continued apace, if not faster, in the summer of 1915 when a larger group of private winter houses was erected. James H. Andrews (#135) and George W. Statzell (#132), president of the Aronimink Golf Club, both built houses on Carolina Vista Road while M. B. Johnson of Cleveland, Ohio, built a much larger Colonial Revival house (#49) from designs prepared by Meade & Hamilton of Cleveland. Hoggson Brothers of New York designed Rosemary Cottage (#55), constructed by the Pinehurst Building Company. Houses for year-around occupancy were built by Thomas H. Craig (#166) superintendent of sanitation and plumbing for Pinehurst, and F. W. Von Canon (#168) cashier at the Bank of Pinehurst (*The Pinehurst Outlook*, Early Season Number, 1915-16).

In the pre-World War I period, the years 1916 and 1917 were those of greatest investment in Pinehurst by the golfing captains of industry and commerce. In its annual retrospective of the events of 1916, the "Early Season Number" of the *Outlook*, 1916-1917, had as the headline above the review "Twenty-Seven Residences." It began with the statement: "The past summer has proven a period of persistent progress and unprecedented prosperity. . . . As this is written, there are twenty-seven new buildings in process of construction, twenty-four of which are for residential purposes. All but six are being built with outside capital; that is, by individuals who have purchased lots and are building or have built houses upon them." Foremost in this group were the winter residences of Henry Frothingham Noyes (d. 1922) (#32), a retired cotton dealer, New York clubman, and vice-president of the Brooklyn City Railroad, C. L. Bausher (#33), and Warren H. Bicknell. Bicknell's house (#29) was designed by Meade & Hamilton of Cleveland. The Noyes and Bausher houses were designed by Clark and Arms of New York. The partnership of Harry W. Priest and Arthur S. Newcomb, both employees of Pinehurst, erected a rental house, Myrtle Terrace (#43), designed by Loring and Leland of Boston; John McCleary built a bungalow cottage (#44) for A. J. Demott of Syracuse, New York; and, Lyman Sise designed a house for Spencer Waters (#45). Lyman Sise also designed the English Manorial style house (#47) for James Barber, president of Barber and Company which operated a trans-Atlantic steamship fleet. Barber would remain a major figure in the life and development of Pinehurst until his death in 1928. The other eighteen residential buildings were smaller in scale and reflected the predominant bungalow, Colonial Revival, and shingle clad forms which characterized construction in the 1910s. A number of these houses were being constructed for the individual owners by the Pinehurst Company, which also had a crew of carpenters and masons under J. R. McQueen erecting Garran Hall, the residence of Walter Hines Page (1855-1918), then serving as Ambassador to Great Britain. (Garran Hall stands just outside the district.)

The roster of important winter houses and winter residents continued in the "Early Season Number" for 1917-1918 which reported the ongoing construction of large brick houses for Henry Hornblower (#25) and Mrs. A. Craige Spring (#27), both of Boston.

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In addition to the important expansion of the winter residential community at Pinehurst, Leonard Tufts was undertaking capital improvements of his own for the recreation and pleasure of his guests and members of the winter colony. From the turn of the century, the resort had maintained stables and kennels for riding and hunting. In combination with golf and tennis, equestrian activities at Pinehurst were the three major out-of-doors' activities. The major locus of these activities became the track, barns, and exhibition buildings erected to the south of the resort village and at the southern edge of golf course #4. This complex of resources (#278), including the concentric half-mile and five-eighths-mile tracks, the ca. 1917 amphidrome, a quintet of early twentieth century frame horse barns, and some two dozen other equestrian related resources, were listed in the National Register as the Pinehurst Race Track in 1992. In addition to the thoroughbred, harness, trotter and pacer races, polo matches, hunter and jumper shows, gymkhanas, and related equestrian activities, the area also was the site of agricultural fairs which Leonard Tufts sponsored, cattle and swine shows, and most other major outdoor events, including appearances and shows staged by Annie Oakley. For a period, the barns and stables served as the winter quarters for the horses of such major sports men as William Zeigler, Jr., providing additional interest for guests. The resort's equestrian activities continued at the site through the Tufts's family ownership of the resort.

Although the entry of the United States into World War I curtailed aspects of the resort's life and activities, it rebounded in 1919 with renewed construction, improvements on the golf courses, and the announcement that air service was now available between Pinehurst, Richmond, Washington, and New York. (Early Season Number, 1919). The most significant event of 1919 was the opening of a full eighteen holes of golf on Pinehurst's #4 course. With this project completed, Pinehurst became the first resort in the world to offer its patrons four first-class courses of eighteen holes each for a total playing of seventy-two holes. This was an important accomplishment for the resort and enabled it to further its appeal to American and international golfers. The Sandhills Fair and Berkshire Hog Congress of November 1918 attendance was exceeded by attendance at the 1919 fair which also featured a fancy flying demonstration by officers from nearby Camp Bragg and a shooting demonstration by Annie Oakley (*The Pinehurst Outlook*, December 24, 1919). Such entertainments would be popular events at the fairs in the years to come. The November fair was followed at the race track by the debut on February 1, 1920 of the Sandhills polo club which had built a polo field inside the half-mile track and was completing a nearby practice field. The club was organized by Capt. Loftus Bryan and in the years to come it would frequently hold matches with the polo team from Camp (later Fort) Bragg and other polo teams which flourished in the 1920s in North Carolina. (*The Pinehurst Outlook*, February 11, 1920).

New Developments In And Near Pinehurst In The 1920s

The "Early Season Number," 1920, of the *Outlook* carried Arthur S. Newcomb's "Real Estate Letter" which chronicled the year's real estate and building activity. The two major building projects noted were the construction of H. Bradford Lewis's house (#8), designed by Charles Barton Keen, and the Catholic Church (#67) immediately north of the Carolina Hotel. It was the first building erected for religious purposes in the resort. In retrospect, the most important news story in the "Early Season Number" for 1920 appeared on page thirteen under the headline, "A New golf resort in North Carolina." The new resort, Knollwood, was to be situated on a tract of several thousand acres lying between Pinehurst and Southern Pines. It was to be designed by Warren H. Manning with two eighteen-hole golf courses by Donald Ross and a club house by Aymar Embury, II, who had, circa 1912, designed the Colonial Revival style Highland Pines Inn in Southern Pines. Knollwood would be the principal development along the thoroughfare, built as Midland Road, which connected Pinehurst with Southern Pines in the 1920s.

The "syndicate of northern capitalists and golf enthusiasts" who would develop Knollwood included Leonard Tufts, James Wells Barber, Herbert B. Swoope, L. M. Boomer of the Waldorf-Astoria, and Horace Rackham. Rackham (1858-1933) was one of the twelve original investors in the Ford Motor Company and president of the Detroit Golf Club to which Alec Ross, Donald Ross's brother went in 1916 from Pinehurst to serve as professional golfer. Rackham had first come to Pinehurst in 1914 and in 1922 would build a winter residence (#95). The

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concluding paragraph of the article confirmed the investors' high ambition for Knollwood.

The establishment of Knollwood has already exerted a marked influence on Pinehurst development plans. Residential plots are being rapidly taken up along the new boulevard (connecting Pinehurst and Knollwood) and new golf links are projected on the Knollwood side of Pinehurst. In short, by the time play is actually commenced on the Knollwood links next year, the three resorts in all probability will be connected by an unbroken stretch of residential properties and golf courses and will jointly comprise the greatest winter playground in the world.

This concluding statement is rife with portents for Pinehurst. Knollwood was but the first of a series of three proposed golf resorts in which Leonard Tufts and the Pinehurst company would be involved in the 1920s. Knollwood and Roaring Gap in Allegheny County, North Carolina, were developed while the third resort, proposed for New Bern, North Carolina, never proceeded beyond the planning and design stages. These efforts would be a persistent strain upon the resources of the Pinehurst company that had only recently been showing significant profits in its operations. Conversely, Knollwood, principally, diverted development away from Pinehurst at a period when Leonard Tufts might have considered and undertaken redevelopment of the fabric of his historic resort which could have irrevocably compromised its integrity and significance. On June 1, 1920, Leonard and Gertrude Ware Tufts conveyed the real estate holdings comprising the resort to a newly-formed stock corporation, Pinehurst, Incorporated.

During the 1920s, *The Pinehurst Outlook* gave considerable space to reporting the progress of the development. Knollwood, however, never reached the potential its investors initially foresaw. Pinehurst, "the queen of Southern resorts," continued to draw the major outside investment and parallel investment by the Tufts family. On November 9, 1921 the Bank of Pinehurst, founded in 1914 by William Hurd of Pittsburgh, moved into its new building (#149), and the *Outlook* for November 1921 included the house (#269) Leonard Tufts was building on a knoll overlooking the number three hole on course #2. Some of this broad activity in Pinehurst was supported by loans from the Building and Loan Association which was organized in Pinehurst in December 1920.

During this period, Aymar Embury, II, was engaged on two projects in Pinehurst. The first of these was the new theater (#141), a brick building for showing movies and staging theatrical productions and concerts. Its Mediterranean Revival style elevations, however handsome and well-detailed, stand in contrast to the simply-detailed brick facades of the commercial buildings (#152, 154, 155) he designed for Market Street, newly laid out between Dogwood and Magnolia roads. In addition to the theater, completed late in 1922, the resort landscape was graced with a much enlarged and embellished country club (#273) designed by Haven & Hoyt with Lyman Sise. Haven & Hoyt also provided the design for the Pinehurst Garage (#182) which was completed in 1923. The Manor Inn (#92) begun for Mrs. E. C. Bliss on the site of the old Lexington House, was not completed at the end of 1923 and its opening was delayed into 1924 (*The Pinehurst Outlook*, November 1923).

Plans were also laid in 1923 for the construction of the Village Chapel (#138), an interdenominational church erected at the foot of the Village Green to designs prepared by Hobart Upjohn. The completed building was illustrated in *The American Architect* on February 20, 1926. It was erected through the Pinehurst Religious Association which had held services in the former village hall since organizing in 1906-1907. Winter residents, guests, and citizens of the resort village subscribed \$80,000 of the \$115,000 expended on the building and furnishings (*The Pinehurst Outlook*, November 1924).

A number of other significant building projects were undertaken in Pinehurst in the late 1920s culminating with the construction of the Community Presbyterian Church (#252) in 1929. In the summer of 1925, the Victorian central tower was removed from the Holly Inn and it was fitted with a two-story Colonial Revival-style portico, designed by Haven & Hoyt with Lyman Sise, which rose above the main entrance. The interior was also remodeled to provide each guestroom with a private bath (*The Pinehurst Outlook*, November 1925). The Pine Crest Inn (#157), owned by Donald Ross and W. James MacNab, was greatly expanded and remodeled (*The*

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Pinehurst Outlook, November 1926).

The increasing use of automobiles at Pinehurst also sparked changes and improvements. In the summer of 1927, Francis Deaton was engaged with street widening efforts throughout the original village to accommodate the increased use of automobiles. New walks were defined at the same time (*The Pinehurst Outlook*, November 1927). On December 13, 1927, the *Outlook* reported that the State Highway Commission would improve the Midland Road between Pinehurst and Southern Pines creating parallel twenty-foot gravel roadways flanking a central parkway. In the summer of 1928, an expanded lobby fronted by a classical porte-cochere was built onto the facade of the Carolina Hotel (*The Pinehurst Outlook*, November 16, 1928).

On March 22, 1929, just months short of the decade's end and the Stock Market Crash, an article in *The Pinehurst Outlook* reviewed some of the other changes in the character of the resort village, principally as they were reflected in residential construction.

In those youthful days all cottages, as well as hotels, were owned by Mr. Leonard Tufts and were leased, whenever possible by the season. There were no pretentious structures such as now abound in the village, but rather a handful of small cottages -- comfortable it is true, but with no air of permanence.

But gradually the belief spread among the more enthusiastic that as an ideal winter resort there was none better, and more elaborate cottages, owned by former hotel guests and newcomers, began to appear

Others followed, and the humble cottage idea was pushed aside by the construction of a type of house, both large and small, which indicated that their owners intended to make Pinehurst their permanent winter homes

The past five years have seen a tremendous increase in the number of beautiful structures taking shape under the

capable guidance of architect and builder, and today by far the majority of homes are owned by those who occupy them

With the completion of the Buckminster and Given homes the movement received decided impetus, and the announcements of other projected homes to be built during the summer relieves all fear of probable speculative booms or future shrinking of values.

The Slower Era Of The 1930s

In the opening issue of the 1929-1930 season, the *Outlook* of November 9 gave no notice to recent events in the financial world, probably because most of the text had been prepared earlier in the autumn. A fine stand of Bermuda grass on all tees of courses #1, #2, and #3 was noted, and a photograph was published of the new Pinehurst Gun Club house. The large and newly completed residences of Thomas S. Wheeler, Edward M. Harris (#15) Harold Buckminster (#13) and John L. Given (#28) were illustrated. A photograph also appeared of the Moore County Hospital which stands at the edge of Pinehurst on the Carthage Road (US 15). The issue published the "Cottage Directory" for the season.

During the first three decades of the century, the fame and respect accorded Donald Ross grew as his continuously refined courses at Pinehurst drew golfers from throughout the United States and Europe. On a Thursday evening in March 1930, a testimonial dinner was held in his honor at the Pinehurst Country Club celebrating his long years as professional and Directing Superintendent at Pinehurst as well as his work as a golf course architect. John Fahey, former president of the United States Chamber of Commerce, praised the game of golf as the sport which had added to the life-span of countless Americans and Mr. Ross as the man who had been instrumental in

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establishing the game in America. Ross, in thanking the 200 friends who had gathered in his honor, paid tribute to Professor Robert Wheeler Willson of Harvard who had encouraged him to depart his native Scotland for America to become professional at the Oakley Country Club, at Watertown, near Cambridge. Golf, at that time, was in its infancy and Ross observed that "Americans in those days did not have much time for play --it was all work. In Scotland every man, woman, and child had some interest outside his work. I knew that America some day would find time to play" (*The Pinehurst Outlook*, March 22, 1930).

The Pinehurst Outlook reported on the prospects for the thirty-fifth season at Pinehurst in its November 8, 1930 issue. Both tracks at the race course had been improved during the summer and a full season of harness racing and other equestrian events was scheduled. Donald Ross had also retrapped the #4 course. The page illustrating recently completed residences included photographs of the winter homes of Percy Thompson (#53), C. H. Pray (#40) of Manchester, Vermont, and N. B. Hersloff (#20) of Orange, New Jersey. The "Cottage Directory" for the season appeared and the schedule for the "Carolina Golfer" running on the Pennsylvania and Seaboard Air Line railroads between New York, Philadelphia, Baltimore, Washington, and Southern Pines and Pinehurst was published as an advertisement. On January 24, 1931, the newspaper announced that Pinehurst, Inc. had opened a New York office in the St. Regis Hotel.

Whatever else might be said for the manner in which Pinehurst weathered the early years of the Great Depression, the one sure thing is that Leonard Tufts and his son Richard Sise Tufts, who had taken over the active direction of the resort in 1930, moved with deliberation to protect their investment. The golf courses, the life lines of the resort, continued to be nurtured and improved through the 1930s, the only exception being the decision to close #4 in two nine-hole segments in 1936 and 1938. In the summer of 1933, a sprinkler system produced by the Buckner Manufacturing Company was installed on course #2 and it proved successful in nurturing the Italian rye grass which was sown over the Bermuda grass and provided a greener course in the winter (*The Pinehurst Outlook*, December 1933). Donald Ross and Frank Maples, the long-time greenskeeper at Pinehurst, continued their work toward grass greens and in 1934 three grass greens were placed in play beside the earlier sand greens. The grass proved to be an enormous success and within a few years the sand greens on Pinehurst's courses were replaced with grass greens.

The most significant acknowledgement of the effect of the Great Depression is the fact that Pinehurst was forced, for a time, to pay their employees in scrip which could be redeemed for merchandise at any of its departments or used by the employees to repay any indebtedness owed to the resort company.

During the mid-1930s, relatively few building projects were undertaken in Pinehurst, and those which were built mostly came from the land of William C. Holleyman, Jr. of Greensboro. Holleyman's first major building, the French Manorial style residence of Percy Thompson (#53), was followed by his design of Village Court (#145), a cluster of commercial buildings on Chinquapin Road. For F. R. Razook he prepared plans for a Colonial Revival style remodeling of his frame store (#146) at the corner of Chinquapin and Magnolia roads. The new Razook Building (#146) was shown under construction in the "Early Season Number" of the *Outlook* in November 1934. That issue also carried a photograph of the Lansing B. Warner House (#17) also designed by Holleyman and likewise under construction. The Warner house, Lansmyr, was a cause for celebration in the local press as it was "the first substantial winter home to be build in Pinehurst since the depression."

As economic retrenchment caused one to consider traditions and values and as the fortieth anniversary of the founding of Pinehurst was approaching, the editor of *The Pinehurst Outlook* looked to the events of the resort's past to enliven the pages of the newspaper. On December 15 and 22, 1934, the newspaper reprinted the letters that James Tufts had written to his wife Mary in July 1895. On January 15, 1935, the *Outlook* published "Making Golf the American Game" with the subtitle, "The Great Age of Golf Began with Donald Ross at Pinehurst." This article was the first of a long chain of such appraisals on the related influence of Donald Ross and Pinehurst on American golf which continue to appear in golfing magazines.

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The next issue, on 26 January, carried "Why Pinehurst Homes Are Attractive," as its lead article and answered the question with its subtitle, "The Village Was Designed by Leading Architects." Quotes were provided by Aymar Embury, II, and Hobart Upjohn. On February 9, 1935, the newspaper published an informal history of Pinehurst's internationally known golfing society, the Tin Whistles, whose membership continues to be made up of leading golfers throughout the United States who come to Pinehurst to play golf.

The publication of the history of the Tin Whistles occurred but a few weeks prior to the annual banquet of the society in mid-March 1935. This was the first banquet held by the organization since 1932 and it was described in the *Outlook* of March 16 as "another sturdy nail in the coffin which Pinehurst has built for the depression." Another sign of the recovery in the Sandhills and the renewal of resort life had been the organization of the Sandhills Steeplechase and Racing Association in 1934: the inaugural race was held on March 16, 1935 (*The Pinehurst Outlook*, March 16, 1935). About three months later, in June, the United States Post Office (#142) was occupied and placed in service. During the summer the public rooms of the Carolina Hotel were renewed and redecorated.

The most significant event of 1935, however, was the replacement of the sand greens on course #2 -- the pride of Pinehurst -- with the grass greens and the success with which they were met. Years of experiment with soils, fertilizers, and grasses in all manner of combinations had finally proved successful for Donald Ross and the resort greenskeeper Frank Maples. The greens were in good shape for the opening of the 1935-1936 season and they drew a large and appreciative crowd of golfers and winter residents back to Pinehurst. This was the first time in the history of Pinehurst golf that a full course with grass greens was available for play (*The Pinehurst Outlook*, December 1935).

At the end of the 1935-1936 season, Linde Fowler prepared a review of the season's play on the #2 course which was published in the *Outlook* on April 18, 1936. The most significant accolade levied on the course occurred in the fall of 1936 when the PGA National Championship was played on #2.

There was relatively little marked change in the operation of the resort and its status among other American winter resorts in the late 1930s. Continuing appraisals of the operations occurred year by year, and the only significant decision affecting golf was the one to close portions of course #4 in 1936 and 1938. At the same time, the resort management and the *Outlook* continued to consider Pinehurst's history and its role in the development of American golf. Admittedly, this self-appraisal was useful in promoting and advertising the resort. What does come through in the pages of the *Outlook* is the view of a second or third generation of golfers and critics of the game. A part of this retrospective air was due to the presence of Robert E. Harlow who came as a golf journalist and became editor of the *Outlook* where he remained until founding *Golf World* magazine in 1947. One of the first articles, published on January 15, 1938, was "Pinehurst . . . A Shrine of American Golf."

The 1940s: An Era Of Transition

One of the transitions that was occurring at the resort was a movement toward year-around operation. Over the years, the "season" at Pinehurst had been gradually lengthened just as the number of residents staying longer increased, and the resort developed a population which remained in the village the year round except for summer holidays. Another factor was the rising number of national, regional, and state-wide conventions which became an important part of the resort's economy. When the Carolina Hotel closed for the season on May 24, 1941, it had enjoyed the longest and most prosperous season since the 1920s (*The Pinehurst Outlook*, April 23, 1941). In 1943 the Holly Inn became the first of the resort's hotels to remain open through the year (*The Pinehurst Outlook*, April 23, 1943).

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The proximity to Pinehurst of Camp (later Fort) Bragg, a major training base of the United States Army, had proven beneficial over the years as units from the base provided air demonstrations and musical entertainments for the guests at the resort. In the summer of 1941, Pinehurst found itself host to a large contingent of military personnel. In a manner reminiscent of the earlier listings of cottage residents, the *Outlook* published a roster of "Army Families in Residence at Pinehurst" on July 18, 1941. Later in the year, Army aviation units encamped at the Knollwood Airport for training and subsequently the Pine Needles Inn was occupied. The winter season of 1941-1942, with events scheduled for November through March, moved ahead with accommodations made for the presence of the military in the community. Despite the uncertainty posed by the United States' declaration of war, a large and impressive group of winter residents returned to Pinehurst for the season and a roster was published in the *Outlook* on January 21, 1942. The rationing of gasoline imposed in 1942, however, curtailed winter holidays in 1942-1943, and there was some question in January 1943 whether the resort would continue the season or, as a result of the Army inspection of the resort and its facilities, the United States Army would occupy Pinehurst. The Army did not decide to occupy the resort and it continued to operate through the war. In December 1944, General George Catlett Marshall, Chief of Staff of the United States Army, purchased Liscombe Lodge (#22) on Linden Road, as his winter residence (*The Pinehurst Outlook*, December 29, 1944).

In 1945, Pinehurst would celebrate its 50th anniversary as a resort and the year opened with anticipation. The year was but three days old, when long time Pinehurst resident Simeon B. Chapin (1865-1945) died at his winter home, Albemarle Cottage. The founder of S. B. Chapin & Company, he was a major benefactor of the Village Chapel and the Moore County Hospital among other local and national charities. Six weeks later another death would occur which cast a pall over the anniversary year. On Monday, February 19, Leonard Tufts died at the Moore County Hospital. The only son of James Walker and Mary Tufts, he had inherited Pinehurst upon his father's death in 1902 and from that day on he was never ceasing in his ambition to make Pinehurst the finest resort in the American South. It was that devotion to a dream and an idea -- and the phenomenal energy expended in its pursuit -- that cost him his good health by 1930 when the management of the resort was assumed by his eldest son Richard Sise Tufts.

Although Leonard Tufts delegated responsibility for Pinehurst to his son, he remained strong in his interest for its future, and his purview of the resort covered the entire fifty years of its existence. For twenty-eight years he directly managed the resort, and from 1906 until 1930, he was in residence at Pinehurst to oversee its operation. In short, it is no overstatement to say that the very existence of the resort was his doing and in that life's work he had two companions, Warren H. Manning (1860-1938) and Donald James Ross (1872-1948). Ironically, his children did not see Pinehurst as his greatest memorial. Instead, they cited his work in genetics and cattle breeding and his building of the Ayrshire herds in America. The last fifteen years of his life had been given over to this pursuit which finally overshadowed equally important but little heralded work in the 1900s, the 1910s, and the 1920s for good roads in North Carolina (*The Pinehurst Outlook*, February 23, 1945).

Because Richard Sise Tufts (1896-1980) and his two brothers, Albert Sise Tufts (1899-1987) and James Walker Tufts (1903-1991), had long been officers of Pinehurst, Inc. and had managed the resort since 1930, there was little significant change in the direction of the resort at Mr. Tufts's death. It should also be noted that since about 1920 Isham C. Sledge, who had been brought into the firm by Leonard Tufts and made a stockholder, served as the chief financial officer of the resort. The 1944-1945 season ended with a feeling of expectation for the 50th anniversary season to come in the autumn. The publication of "A Newspaperman's History of Pinehurst" was announced on October 19, 1945 and was to run in the sequential issues of November 6-9. The series of articles was written by Robert E. Harlow and abstracted from *The Pinehurst Outlook*. The first chapter was subtitled "America's Leading Golf Resort was Founded by James W. Tufts in June of the Year 1895." In the center of the front page of the *Outlook* on November 6 was a poem by Edgar A. Guest "1895 -- Pinehurst -- 1945." Guest, a well-known journalist with the Detroit *Free Press* and author, was a long time winter golfer at Pinehurst and had earlier penned poems on the subjects of Pinehurst, Donald Ross, and his golfing experiences. As it turned out, "A Newspaperman's History of Pinehurst" proved to be a much longer series than initially intended and the last

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installment appeared in the *Outlook* on May 24, 1946.

In July of 1946, Pinehurst, Inc. announced two major decisions affecting the management and operations of the resort. The first was an announcement that the company would initiate a profit sharing plan for full-time employees who had been with Pinehurst, Inc. for five years or more. Concurrently, the resort company made the first contribution of \$10,000 to that fund (*The Pinehurst Outlook*, July 12, 1946). At the end of the month, Pinehurst, Inc. announced a reorganization plan that established lines of authority and responsibility for programs in four areas -- General Office, Personnel, Standards, Maintenance -- for which department heads would be directly answerable to one of the five members of the board of directors. During this reorganization William C. Fownes, Jr. and Donald J. Ross resigned. The new board of directors of Pinehurst, Inc. were: Richard Sise Tufts, President; Isham C. Sledge, Secretary-Treasurer; James Walker Tufts, Vice-President; J. F. Taylor and Albert Sise Tufts (*The Pinehurst Outlook*, July 26, 1946).

Two events in the later 1940s mark the end of the period of historic significance for Pinehurst. The first of these occurred in December 1947 when Donald J. Ross, Robert Trent Jones and eight other well-known American golf course architects convened in Pinehurst at the Holly Inn and held the organizational meeting of the American Society of Golf Course Architects. Ross was elected honorary president and Robert Trent Jones was elected secretary-treasurer (*The Pinehurst Outlook*, May 12, 1947). In retrospect, the reorganization of Pinehurst, Inc. and the formation of the American Society of Golf Course Architects might be seen as omens of an event to come. On Monday morning, April 26, 1948, Donald J. Ross died at Moore County Hospital. The memorial service was held at the Village Chapel on Tuesday and conducted by the Rev. Thaddeus A. Cheatham who had been a golfing companion of Ross's for over thirty years. He was buried at Newton Center, Massachusetts. His death brought to an end a forty-eight year association with Pinehurst during which time he had emerged as one of the nation's major golf course architects -- and its most important for a period of time. Pinehurst had developed as America's most important golf resort, and the symbiotic relationship of Ross and Pinehurst and the thousands who had come to Pinehurst to play with Ross and over his courses influenced the development of the sport throughout America for most of the first half of the twentieth century.

A POSTSCRIPT

Although the Tufts Family would remain major stockholders in Pinehurst, Inc. until it was sold in 1970, the slow unraveling of their control of the resort began in 1958 with the death of Isham Sledge. Sledge, a trusted friend of Leonard Tufts, had been brought into the management of the company in the 1920s and he came to exercise a strong influence on the financial health of the resort company. A proposal to reorganize the company and redistribute the stock of the resort failed to gain approval as did attempts to obtain major cash loans which were necessary to modernize the resort and make it competitive with the new popular type of golf resort represented by the Doral Country Club in Miami and others. Richard Sise Tufts, who had become a major figure in his own right in American golf, represented one viewpoint while his brothers represented another. In 1963, Richard Tufts resigned as president of Pinehurst, Inc. and was succeeded in that position by his son-in-law James E. Harrington, Jr. Tufts became chairman of the board of directors. In the end it was Harrington, as president of the resort, who presided over its sale effective December 31, 1970, to the Diamondhead Corporation, headed by Malcolm McLean, founder of McLean Trucking Company. The purchase price was \$9.2 million dollars. The sale included the Carolina Hotel, the Holly Inn, the Pinehurst County Club, the resort's five golf courses, the Pinehurst Garage, the Pinehurst Race Track and Stables, the resort's service facilities, and the several thousand acres of undeveloped land which surrounded the resort.

What began as a period of promise for the resort became an era marked by rapid and misguided overdevelopment and overbuilding. The management of Diamondhead failed to understand the critical nature of the surrounding acreage as an important woodland which insulated the planned resort and protected its oasis-like appearance in the

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Moore County landscape. Instead, they set about to sub-divide and develop large tracts of the woodlands which formed the perimeter of the historic resort. In an act of gross disregard for the course's historic value they infringed on the landscape of course #3 with residential and condominium development. Their record as stewards of the resort buildings was little better. Having exploited the assets of the resort and fallen into bankruptcy, the Diamondhead Corporation and its management of the resort came to an end. In 1984, the Club Corporation of America acquired the assets of Diamondhead Corporation and it has undertaken the renovation of the resort and the restoration of its prominence.

RESORT SIGNIFICANCE

In the history of American resorts and recreation, Pinehurst occupies a unique place as a planned recreational resort community by virtue of how it was conceived and developed: in turn, that evolution and success both reflect and are a part of the larger history of recreation in the United States in the late nineteenth century and the first half of the twentieth century. That story is, in fact, a complex one, complicated by a philanthropist's aspirations that both succeeded and failed and that were re-focused, redirected, and pursued along other more successful lines. It occurred in a period of national history when citizens at the upper levels of society had an increasing amount of leisure time, and increasing incomes to spend in their pursuits. Parallel to these changes in American society were newly developing sports such as golf, tennis, equestrian events, and the opening of the seashore to bathing. These had long been the prerogatives of the upper classes but they were now being adopted on a broad scale by the emerging upper middle, managerial, and professional classes. This group of people was simultaneously relocating to suburban developments in which the country club was a cherished icon flanked by the tennis court on one side and the golf course on the other.

The Design of the Resort Community

In 1895 when James Walker Tufts acquired nearly 6,000 acres of mostly cut-over timber land in Moore County, North Carolina, he did not set out initially to create the type of recreational resort which Pinehurst became in the early twentieth century and which achieved national significance under the management of his son Leonard Tufts and his grandson Richard Sise Tufts. Instead, his intention was philanthropic and influenced by the benevolent impulses of Dr. Edward Everett Hale's Lend A Hand movement. It was also influenced by contemporary health and social movements which advocated fresh air and sunshine and which, for many years, recognized the therapeutic values of the pine-scented air, or ozone, found in such abundance in the Sandhills of North Carolina. Tufts, himself, did not enjoy robust health and in the 1880s and early 1890s, he traveled south as far as Florida in the winter to seek fresh air, sunshine, and recovery. Recognizing the effects the southern climate made in his own condition, he saw its value for a wider population. Encouraged by Dr. John Warren Achorn and the Rev. Benjamin Asbury Goodridge, he came to the Sandhills and acquired the property on which he would set about to create a resort. In retrospect, it seems almost unbelievable that a man of Tufts's background and wealth would undertake such a project in a landscape that had been laid to near-waste by naval stores and lumbering operations. But he did, and the creation of a major planned recreational resort community, an oasis in the Sandhills of North Carolina is a principal feature of Pinehurst's importance.

Knowledgeable of what Henry Morrison Flagler (1830-1913) was doing at St. Augustine and Palm Beach and Henry B. Plant was undertaking on the west coast of Florida, Tufts initially undertook to create a smaller and different kind of resort. Like other Americans, Tufts could stand in awe of the fabulously rich appearance of Flagler's Hotel Ponce de Leon which opened early in 1888. His concept, the climate, and the landscape of the Sandhills were different and required a different approach. However, he did not intend that Pinehurst would be in any way inferior to the Florida resorts.

For the plan of his resort James Tufts turned to Frederick Law Olmsted, Sr., and Olmsted, Olmsted and Eliot--the most prominent landscape architect and design firm, respectively, in America--who had produced the plans for the

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most successful parks, urban and suburban communities, institutional grounds, and public and private landscapes in the nineteenth century. In the summer of 1895, Olmsted, Sr. (1822-1903), was already suffering from the illness which would finally incapacitate him during the final years of his life. Nevertheless, it was Olmsted, Sr., to whom Tufts turned and it was Olmsted, Sr., who devised the original concept for the evergreen resort village of Pinehurst. Frederick Law Olmsted, Sr., never visited Pinehurst: his plan for the resort village was based on the preliminary survey of the property prepared by Francis Deaton together with Tufts's description of the type of place he envisioned for the Sandhills resort. Within the firm of Olmsted, Olmsted and Eliot, the project was turned over to a junior member, Warren H. Manning. Manning had come to work with the firm in January 1888, and he remained in its employ until December 1895. One of the reasons the project was assigned to Manning was his role as a supervisor of the firm's work at Biltmore, George W. Vanderbilt's estate at Asheville, in western North Carolina. It was one of the last truly major projects in America to reflect the genius of Frederick Law Olmsted, Sr. The initial design of Pinehurst was another of these works which form the coda of Olmsted's career. For Pinehurst, Olmsted proposed a series of curvilinear streets which, in concentric fashion, embrace an oval-shaped town common--the Village Green (#140). It was a compact, picturesque village which could be easily traversed on foot or by horse and carriage or cart. This original plan and its streets survive intact at the heart of the Pinehurst Historic District.

The second and perhaps more critical aspect of Frederick Law Olmsted, Sr.'s, plan for Pinehurst was his intention to create an evergreen landscape in the Sandhills of North Carolina; for travelers and patrons from New England and the nation's Northern states, Tufts's Pinehurst would have the aspect of an oasis in winter. On April 21, 1922, Warren H. Manning wrote to Leonard Tufts regarding the circumstances of the design of the village, especially concerned that Olmsted, Sr., receive the credit for the concept of the planned resort village.

While Mr. Olmsted did not visit Pinehurst personally, he did delegate me to make the visit after the first studies were made in the office, and I remember very well his keen interest in my report on conditions that I found there when I returned to the office. He was especially pleased to learn of the prospect of securing evergreen winter effects through the use of native plants, and he entered into the discussion of the exotics that we ought to try out there, and went over the list that I had prepared of this material. This was not so very long after the Pinehurst lists had been prepared and planting plans made.

The overlay of an evergreen landscape on a curvilinear pattern of village streets is the hallmark of Pinehurst's design and it has survived intact to the present. The pattern of the streets would influence subsequent planned development of the resort through the opening decades of the twentieth century and up to the construction of the traffic circle which punctuates the Midland Road connecting Pinehurst with Southern Pines. Likewise, the continued use of native hollies, magnolias, cedars, and other evergreen trees and shrubs in these later developed parts of the resort--and their replanting when necessary in the town core--has preserved the integrity of Olmsted's vision to the present.

The Biltmore and Pinehurst projects had interesting parallels. At Biltmore, Olmsted saw that an on-site nursery would be necessary to provide the thousands of plants required to plant the hundreds of acres that formed the entrance, the gardens, and the grounds immediate to the mansion. A similar type of nursery was created at Pinehurst where both the imported plants and native materials were cultivated and nurtured for periods of time before they were then planted along the paths, streets, and walks of the village and on the lawns of Pinehurst's buildings. The nursery was put under the care of Otto Katzenstein, a German nurseryman, who probably was selected by Manning and who arrived in Pinehurst with the firm's recommendation.

The national importance of Pinehurst as a planned recreational resort community derives in large part through this persistence of plan and plant material; the other factor is the sustained involvement of Warren H. Manning as the principal landscape architect for Pinehurst from 1895/1896 until his death on February 5, 1938. There is no other known historic resort in America which has been nurtured by a single landscape architect or firm over such an

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extended period. For some forty-three years, his advice was sought on every important issue in the design, planting, and expansion of the resort by James Tufts, his son Leonard, and his grandson Richard Sise Tufts. In the autumn of 1895, when Warren H. Manning made the decision to leave the Olmsted firm and to establish his own professional practice at North Billerica, Massachusetts, the firm was magnanimous and allowed Manning to take the Pinehurst project with him. His work at Pinehurst, carried with him to his newly-opened office and still on his calendar at his death, may well be the single project of the longest duration on which Manning, one of America's pre-eminent landscape architects and planners of the twentieth century, was engaged. (This accomplishment might only be challenged by his sustained work for the Cleveland Cliffs Iron Company for which he designed company towns and other facilities.)

During this period Manning was privately hired by individual property owners, including Mary Bruce, Tyler L. Redfield, S. B. Chapin, Mrs. James W. Barber, Emma Jones Sinclair, Herbert B. Swoope, and N. B. Hersloff, to design their cottage grounds and gardens. For one of the early issues of the *Outlook*, December 10, 1897, he wrote an account of his work at Pinehurst which appeared under the title, "In the Pine Barrens." The sub-title was perhaps even more telling of this responsibility, "The Landscape Architect's Difficult Work and Its Pleasing Results." His visits to Pinehurst to consult with the Tufts and private cottage owners were reported in the *Outlook* and on January 8, 1910 the newspaper published his article "Pinehurst's Home Gardens." Manning's accomplishment at Pinehurst is an as yet little known chapter in the life of one of the early twentieth century's most important landscape architects. As the *Outlook* stated in his obituary, February 19, 1938, "...many of those features which make Pinehurst distinctive will long stand as a monument to one whose association with the village has been so close, so constant and of such long establishment."

Building Pinehurst

To shelter and house his guests and their activities at Pinehurst, Tufts turned to members of the architectural profession in Boston. The designers of Pinehurst's earliest buildings were principally Lyman Sise (1862-1943) and the firm of Burr and Sise who designed the resort's first hotel, the Holly Inn, which opened in February 1896, and Bertrand Eugene Taylor (1855-1909) and his firm which operated under a number of names including Rand and Taylor, and Rand and Taylor, Kendall and Stevens. A form of the late Queen Anne style, influenced by the Colonial Revival, was introduced at the Holly Inn, the resort's first large building, and that pleasing admixture established the pattern for building through the opening decades of the resort when it was joined by the bungalow form and other revivals popularized by the American country house movement. Kendall, Taylor, and Stevens designed the resort's largest hostelry, the Carolina Hotel, and the smaller Harvard Hotel. The firm was cited by the *Outlook* as the designer of many other buildings at the resort.

The historic architectural fabric of the resort erected between 1895 and 1948 reflects the work of a large body of architects and contractor/builders, about three dozen in number, who are of national, regional, and state-wide significance. They include Hobart B. Upjohn (1876-1949) and Aymar Embury, II, (1880-1966) who designed the Village Chapel (*The American Architect*, February 20, 1926) and the Pinehurst Theater, respectively; Frank Ashburton Moore who designed Tyler Longstreet Redfield's country house at Greenwich, Connecticut, The Orchards, and his winter house, Box Court, at Pinehurst; and the important Cleveland firm of Meade and Hamilton who likewise designed Warren Bicknell's great Cleveland mansion (*Architectural Record*, March 1923) and Bicknell's house and others in Pinehurst. Important North Carolina firms and individuals include Greensboro architects Harry Barton (1876-1936) and William C. Holleman, Jr.; Alfred Beaver Yeomans--a kinsman of the fox hunting novelist and author James Boyd--who came to Southern Pines from Chicago; Greensboro builders W. C. Bain and J. N. Longest who erected the Berkshire, Carolina, and Harvard hotels; and the Fayetteville firm of Reinecke & Dixon who built major houses of the 1920s and 1930s. In an article published in the *Outlook* on January 26, 1935 on "Why Pinehurst Homes Are Attractive," the writer rightly attributed much of Pinehurst's character and quality as a resort community to the fact that most of its buildings were designed by talented architects.

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The extent to which work by this range of talent is representative or typical of historic resorts in America is a question which cannot be answered conclusively at present without extended research. It can be supposed, however, that the Pinehurst work of this group is probably typical of their careers. That is certainly the case with Aymar Embury, II, Alfred B. Yeomans, Charles Barton Keen, and Hobart Upjohn whose careers have received some attention. Embury and Yeomans both designed important buildings in neighboring Southern Pines. Embury, perhaps the best known of the quartet, emerged as a significant national figure in the country house movement of the interwar period largely because of his prolific practice and his writings on the works of other contemporary architects. Far less is known of the work and career of most of the other architects who designed buildings in Pinehurst. One or more of their buildings might have been illustrated in the architectural journals of the period but none of them have been the subject of published scholarly work. Some, like the firm of Meade and Hamilton of Cleveland, Ohio, produced unusually handsome buildings for an important regional clientele.

While many of the specifics of their careers are unknown, the buildings which they designed for Pinehurst clients fit well into the mainstream contemporary architectural practice of the period from 1895 until 1948. The early cottages and hotels erected by James Walker Tufts and his son, prior to the selling of lots in 1908, are Victorian in character and not unlike those erected at the mountain and seaside resorts of turn-of-the-century America. The Craftsman cottages and Colonial Revival houses erected in the later 1900s, the 1910s, and 1920s are likewise typical of residential design of their era. Box Court (#1), Thistle Dhu (#62), and the John Cary Spring log house (#129) are particularly handsome examples of their respective styles. In the 1920s, an increasing symmetry and formality, particularly noticeable in the John L. Given House (#28), becomes visible in the design of Pinehurst cottages as well as cottage residences at other resorts such as the Richard Crane cottage at Jekyll Island, Georgia.

Although some few individuals erected substantial houses in the 1930s, the character of residential construction at Pinehurst, as at other American resorts, was altered by the changed economy. Reduced incomes and fewer servants were two clear factors. World War II halted construction in the 1940s and likewise influenced the character of buildings at Pinehurst and elsewhere. There was yet another factor. Until 1943, the seasonal hotels and cottages of Pinehurst were vacated in the spring at the end of the winter season. In 1943 the Holly Inn remained open the year around for the first time in nearly half a century of operation. That action marked the first step in the slow transition of Pinehurst from a seasonal community to one increasingly populated the year around by a resident population.

In another place, the range of architectural talent--reflecting a geographical distribution from Boston south to North Carolina and west to Cleveland and a chronological span from the late-Victorian period to late in the interwar period---might have produced a community of buildings of widely different personality and character. That did not happen at Pinehurst, except in the case of Embury's Mediterranean Revival theater which has always been something of an anomaly (despite his protestation that the resort's towering pine trees in the Village Green formed a compatible background). Instead the architectural fabric is remarkably cohesive and consistent, following the precepts of form and finish established in its earliest years. A second supporting factor here is the consistent character of the largely evergreen landscape. It effectively merges boundaries of public, private, and corporate ownership and forms the seamless setting for the resort buildings.

Pinehurst--The Planned Recreational Resort Community

Although Tufts's original purpose had been benevolent and philanthropic, he was forced by the discovery of the contagious nature of tuberculosis to alter his plan. The sunshine and fresh, pine-scented air which had been advocated as therapeutic for the ill was now advertised for its benefits to healthy Americans. In making this switch in his clientele, Tufts came to play an important role in defining the character of the American winter recreational resort. While, in the 1880s, Americans of the highest social rank and income level had been able to escape the harshest effects of winter by removing to exclusive enclaves on Jekyll and Cumberland Islands in

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Georgia, Pinehurst offered that opportunity to an even larger group of only slightly less affluent Americans.

As an inland resort, away from the semi-tropical ocean-fed breezes and climate that attracted the wealthy to the golden islands of Georgia and to St. Augustine, Palm Beach and other points in Florida, Pinehurst developed a different character and one which it made its own. While offering every form of recreation to its guests except boating and bathing, it capitalized upon golf. James Tufts rather carefully tested the enthusiasm for the sport with the nine-hole course put into play in the 1897-1898 season. The response was extraordinary and before the century was out he had expanded the links to a total of eighteen holes. While there were dozens of golf courses laid out and built at golf and country clubs in the United States prior to Pinehurst's first course, there was probably no other resort in America at the time that could claim a course of eighteen holes by 1900. And even if another resort might share that claim in some fashion, there was no other resort in the United States which so wholeheartedly endorsed golf by expanding its offerings, course after course, until it had four eighteen-hole courses available for play by 1919, more than any other resort in the world.

In that process, Pinehurst became the center of American golf and achieved significance for its leadership role in developing the sport. At the same time, it also became America's first golf resort and spawned a long and impressive series of successors and imitators. These were a new type of recreational resort that, while also offering tennis and other forms of recreation, were primarily devoted to golf. The immediate influence can be seen at places like Del Monte at Pebble Beach, California where an existing facility--the old Southern Pacific Railroad Company hotel--was expanded with a lodge and golf courses (1919) including Cypress Point Club (1928) that have made Del Monte world famous as a golf resort on the west coast. Other, older watering holes like The Homestead at Hot Springs, Virginia (designated an NHL in 1991) and The Greenbrier at White Sulphur Springs, West Virginia (designated an NHL in 1990) also expanded their golf facilities. In the second half of the twentieth century, there has been an important series of golf resorts whose origins--and intent to provide the best golfing in the best setting--can be traced back to Pinehurst. The Doral Country Club in Miami (1962), the Sea Pines Plantation at Hilton Head, South Carolina (1969), and the La Costa Country Club, Carlsbad, California (1965) are important examples which mostly preceded the ultimate resort, Mauna Kea Beach Hotel, developed by Laurance Rockefeller and opened in 1968.

In the development of many of these resorts a single individual had played the critical and key role like that of Henry M. Flagler at Palm Beach. Such was the case with Howard Coffin's ambitions for The Cloister at Sea Island (1926), Georgia; Samuel Finley Brown Morse at Pebble Beach; Alfred Kaskel at the Doral Club; Charles E. Fraser at Hilton Head; and Laurance Rockefeller and Rock Resorts at Mauna Kea. The management of the company in three descendant generations of the same family was one of the crucial factors in the success of Pinehurst. Another was their choice of hotel managers. From the outset, James Tufts hired the best managers of summer resorts in New England to come south in the winter to manage the hotels and boarding houses of his resort. Among these was Harry W. Priest (died 1925), the summer manager of the Hotel Preston at Beach Bluff, Massachusetts, who oversaw the completion and the furnishing of the Carolina Hotel and remained as its manager until shortly before his death. In the first decade of Pinehurst's operations, these hotel managers would bring with them their own cooks, chambermaids, servers, and other staff members for the winter season at Pinehurst and return north with them in April or early May. Gradually, local residents gained employment in these areas.

The Record of the Resort

In 1897, in addition to making the decision to change the character and focus of his resort, from health to recreation and to lay out a golf course, James Tufts made a third important decision which strongly influenced the success and significance of his resort. It was to publish a weekly newspaper. The first issue of *The Pinehurst Outlook* bears the date October 15, 1897. Containing announcements and accounts of village activities, entertainments for guests, rosters of those in residence at the various hotels and cottages, and other news of the resort and locality, the *Outlook* proved to be a very effective vehicle in developing a sense of community among

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the resort guests. It was the chief means by which the arriving guest learned about events at the resort. As golf came to the forefront of resort life, the coverage given to it increased accordingly and tournament play was recounted in great detail. Today, bound copies of the complete run of *The Pinehurst Outlook* survive at the Tufts Archives, Given Memorial Library (#139) and provide remarkable insight into the operation of the resort and into the lives of those who came to Pinehurst for rest and recreation. Through advertisements, columns noting the activities and guests at other southern winter resorts, the news articles about Pinehurst guests and their comings and goings, the purchase of lots, and the building and furnishing of cottages, these volumes of the *Outlook* are a record not just of Pinehurst but are also an important document in the social and recreational history of the United States.

The Pinehurst Outlook is not, however, the only record which documents the history of the resort. In 1970 when the resort property was acquired by the Diamondhead Corporation from the Tufts family, the company also acquired all of the office files, ledgers, account books, blueprints, building plans, golf course documents, and other materials which had accumulated over three quarters of a century in the general office of the resort. Some years into the ownership of the resort, those materials began to be discarded by the company and would have been lost had not farsighted individuals understood their value and retrieved them. Today, those records form the core of the holdings in the Tufts Archives of Given Memorial Library.

Taken together those documents and the *Outlook* would comprise a remarkable record of an extraordinary episode in American social and recreational history covering a period of seventy-five years. However, they are but ancillary to the planned recreational resort community of buildings, landscapes, golf courses, and equestrian facilities that comprise Pinehurst and forms the historic resort district. Except for a small number of important buildings such as the Village Hall, the architectural fabric that housed the resort of Pinehurst from 1895 to 1948 survives largely intact as constructed and reflects a unique and significant part of American social and recreational history.

GOLF SIGNIFICANCE

Introduction

Writing for publication in *The Pinehurst Outlook* in November 1945, L. E. Coleman, vice-president of A. G. Spalding and Bros., manufacturers of sports equipment and the first company to introduce American-made golf balls and clubs, began his essay with the following sentences.

This month golfers the country over are saluting the Golden Anniversary of the founding of Pinehurst, an occasion significant enough in itself. But those of us who are devoted to the game realize that, in effect, we are at the same time actually observing the half-century mark of golf in America. For certainly nowhere else in the nation, American golf grew up from a novelty pastime to a national sport in Pinehurst, North Carolina. It is no wonder that over the five full decades of its existence golfers have instinctively come to regard it as the golfing center of the United States.

Coleman knew well the truth of the words he wrote on the occasion of the fiftieth anniversary of Pinehurst. Forty-five years earlier, in March 1900, Charles S. Cox, the head of the golfing department at A. G. Spalding and Bros., had accompanied the world's first acknowledged champion golfer, Harry Vardon, on his American tour. The tour included a stop and play in Pinehurst over the long weekend of March 13, 1900. The clubs he used at Pinehurst and on his tour were manufactured by Spalding and, in truth, his tour was partially a promotion for the sports equipment producer. For the next half century there would be a close relationship between the Boston-born Tufts Family which owned and managed Pinehurst and the Boston-based manufacturer of golfing equipment (*The Pinehurst Outlook*, March 6, 1900, November 8, 1945).

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Golf as a sport might have originated in fifteenth-century Holland, however, an equally convincing argument can also be made that it originated in Scotland where it also was played in the fifteenth century. The game of golf as it came to be played in America was the game which developed in Scotland, primarily at St. Andrews where the first golf club was organized in 1754. The game continued to be refined at St. Andrews, and by 1873, the first golf club in North America was organized in Montreal, Canada. There are various claims to the sport having been played in the United States in the eighteenth and early nineteenth centuries, however, golf began its serious development here in the 1880s in New York. John Reid played his well-known and now legendary round of golf in a pasture in Yonkers in 1888.

The judgment offered by Coleman on the role of Pinehurst in the history of American golf would be oft-repeated, rephrased, and expanded by dozens of writers up to the present. During this half-century period, as the fortunes of players, golf professionals, golf course architects, writers, and critics have risen and fallen, Pinehurst has remained the center of golf in America and its #2 course (#274) has remained universally acclaimed as one of the top ten courses in the United States and one of the top twenty courses in the world. Writing for *The New Yorker* on September 8, 1962--the year he returned to the magazine from *Sports Illustrated* to start "The Sporting Scene" column --Herbert Warren Wind, the dean of American golf writers, confirmed the assessment. "Just as almost every vacation spot with a few handy hills likes to bill itself as the Switzerland of America, so nearly every golfing area with two or more courses claims to be the Nation's golf capital, but I should say that this designation really does belong to Pinehurst." Herbert Warren Wind (born 1916), a native of Brockton, Massachusetts, became the most authoritative and elegant writer on golf and one of the sport's most prolific journalists. At the age of thirty-two he produced *The Story of American Golf* (1948), an account of "Its Champions and Its Championships" which is yet to be bettered.

During Wind's career he also became a close friend of Richard Sise Tufts. On November 19 1975, shortly after a new edition of *The Story of American Golf* appeared, Richard Tufts wrote a long letter to Herbert Warren Wind. In the closing paragraphs of the letter he raised the idea of a new project for Wind's consideration.

I have long had in mind asking you a question and now that you are thoroughly exhausted from reading the above it would seem an opportune time to pop the question. . . .

I am sure that I do not have the time nor the ability to do the complete job for a story of Pinehurst. It is all right for me to tell a part of my side of the tale but what is needed is someone from outside to tell the story from an independent point of view. It is not the story of our family at all but rather the record of the growth and development of a rather unique community.

I do not know anyone except yourself who I would be willing to trust with this job. . . . It is all very vague and I hope you won't get the impression that we are set to go. At least I would be interested to know whether you think the possibility has enough merit to justify further exploration.

Unfortunately, Herbert Warren Wind's response to his friend's entreaty is unknown, and a history of Pinehurst was never produced nor published. Tufts's own manuscript history of the resort did not advance significantly beyond the turn of the century. Richard Sise Tufts died in 1980.

Although Pinehurst became the major center of American golf in the early twentieth century, golf in America began elsewhere and the first courses in the United States predate Pinehurst's first nine holes by about ten years. The first acknowledged course in this country is believed to be the simple three-hole course laid out in a pasture in Yonkers, New York for John Reid in the winter of 1887-1888. In November 1888, John Reid and a group of friends organized the St. Andrew's Golf Club, and he was elected its first president. During the final decade of the nineteenth century, golf courses were laid out in many of the country's major cities and summer resorts and substantial advances were made in the game as it gained in popularity. A nine-hole course was laid out at Newport in 1890, largely at the urging of Theodore A. Havemeyer. It is acknowledged to be the first nine-hole course of

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real import in the United States. In 1891, Willie Dunn, a Scottish professional, laid out a twelve-hole course at Shinnecock Hills where a club was formed and a club house was erected to the design provided by Stanford White. The efforts at Shinnecock established precedents which have been followed in the golf world to the present. In *The Story of American Golf*, Herbert Warren Wind wrote "Shinnecock Hills, in addition to being the first golf club on Long Island, the first in America to be incorporated, and the first to have a clubhouse, assured itself one further distinction; it was the first golf club to establish a waiting list" (Wind, 7-35). In 1893 a six-hole course was built and opened at The Country Club at Brookline, Massachusetts. Concurrently, golf was gaining a firm stronghold in Chicago where Charles Blair MacDonald designed the country's first eighteen-hole course which opened in 1895 (GIA, 278).

The Introduction of Golf at Pinehurst

The year of 1895 was a banner year for American golf and the intensity with which Americans adopted the game increased through the remainder of the century. The first U.S. Amateur, U. S. Open, and U.S. Woman's Amateur were played in 1895 and the first book on golf published in America, *Golf in America: A Practical Guide (Golf)*, the first golf magazine in America, had appeared a year earlier in 1894.)

In 1897, the first nine-hole course in Pinehurst was laid out and constructed by Dr. D. LeRoy Culver of New York. On February 18, 1898, *The Pinehurst Outlook* carried a story on the new links by Culver on its front page with the title "Pinehurst Golf Links." It announced to its readers that "A Nine Hole Course (was) Completed in the Sixty Acre Field Near the Foot of the Village Green":

The sport selected is an ideal one, situated upon the hill south of the Village Common. The grounds cover sixty acres of thoroughly cleared land, well fenced-in, and covered with a thick growth of rye, which will be kept short by a flock of more than a hundred sheep. A large force of men have been at work on the links, which are now in good condition. Many good golfers are with us and anxiously await the opening day.

Culver concluded his account with a simple boast. "There are no links in the South to be compared with those at Pinehurst, and they will prove the great magnet of attraction to lovers of the game." Although the tone and purpose of the article was to promote and publicize the new links, it proved to be prophetic and the final phrase one of ironic understatement.

During the following two months of the 1897-1898 season, it appears that the new golf links indeed became the principal attraction at the resort. A short assessment appeared in the column, "News in Brief":

By the interest shown in golf by our Northern visitors, it seems seasonable to presume that it will be the most popular game here in future seasons. Although numbers of people have returned north, the interest is still kept up and better scores are being made every day. It is said that Mr. Tufts has become an expert at the game (*The Pinehurst Outlook*, April 15, 1898).

Although James Walker Tufts really did not become an expert at golf, he quickly recognized the popularity and potential of the game and what it might mean for his new resort at Pinehurst. During the summer or early fall of 1888, he engaged John Dunn Tucker, who was then serving as the golf professional at the course at Stockbridge, Massachusetts, to come to Pinehurst and serve as the Pinehurst professional for the winter season. Tucker's appointment was announced in the *Outlook* on October 28, 1898 in an issue which published the first map of the first golf links at Pinehurst. Those nine holes, on the east side of the Aberdeen and Asheboro Railroad tracks and positioned between the Village Green, Pine Grove, and Deer Park at the north and the market garden and resort nursery on the south, would become the nucleus of course #1.

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Tucker's hiring was but one of the decisions concerning golf at Pinehurst which James Tufts made in 1898. In the summer of that year, between the winter seasons for which Pinehurst would become renowned, a golf club house was erected for guests. The new clubhouse was illustrated in a photograph in the *Outlook* on February 24, 1899 as the centerpiece of a front-page article entitled "Pinehurst Golf Links." A tournament was scheduled for 28 January 1899 to be played over eighteen consecutive holes, and it appears that Tufts must also have made a decision to expand the golf course early in 1899 or surely by the end of the 1898-1899 season.

During the summer of 1899, work was largely completed on an expansion of the golf facilities at Pinehurst and a new map of the expanded golf links was published on November 3, 1899 in the *Outlook*. The evolution of the links at Pinehurst was discussed in an article, "Golf at Pinehurst," which informed readers that Tucker would again be the professional at the links for the season and that he would be assisted by his brother. The question of who designed the second nine holes at Pinehurst is difficult to answer. Culver's involvement seems reasonable and the possibility that Tucker was the designer has been proposed. Some input by George C. Dutton, a member of the Oakley County Club and a well-known early player at Pinehurst, is also possible. (The question and its answer become a moot point eventually, for in the early twentieth century these early courses would be largely redesigned by Donald Ross and his greenskeeper Frank Maples as eighteen consecutive holes of course #1.)

Although the opening of the first golf course in 1898 in Pinehurst was an event of critical importance, two events that occurred in 1900 were of crucial significance in the history of golf and Pinehurst. Chronologically, the first to occur was the visit of the English golf champion Harry Vardon. Vardon arrived in Pinehurst on Thursday, March 8, and on the 9th he engaged in 36 holes of match play with Pinehurst professionals John Dunn Tucker and Lloyd B. Hallock. His score was 153 to Hallock's score of 175 and Tucker's score of 176. On Saturday, Vardon played the two best amateur golfers at the resort, George C. Dutton of Boston and Lathrop E. Baldwin of New York. Vardon's score on his second day was 146 to Baldwin's score of 179 and Dutton's score of 193. On March 16, 1900, the *Outlook* reported Vardon's every move and play over four days in a three-page article replete with photographs. Vardon's appearance at Pinehurst was of tremendous importance to James Tufts and his promotion of the resort, and its value should not be underestimated as a factor in Tufts's decision, later in the year, to offer the golf professional position at Pinehurst to Donald Ross.

Donald Ross and the Development of Golf at Pinehurst

When Donald Ross accepted Tufts's offer in the summer of 1900 to go to Pinehurst and serve as professional for the 1900-1901 season, he made a personal decision that established the foundations for his future career as a golf course architect. That decision also sealed the bond between Ross, James Tufts and the Tufts family, and Pinehurst which would create a unique partnership in American golf history whose influence would extend beyond Ross's death in 1948 and arguably to the present.

Donald James Ross was born on November 23, 1872 in Dornoch, Scotland. The son of a stonemason, Ross decided on a career as a carpenter. He soon developed an interest in golf and made the acquaintance of John Sutherland, secretary of the Dornoch Golf Club and a golf writer for the *London Daily Mail*. This friendship was crucial for young Donald Ross; through it he was able to make the move to St. Andrews where he was apprenticed to Old Tom Morris, the legendary golf professional and club maker. Under Morris, Ross learned about golf, the design of golf courses, and the maintenance of courses and greens. He returned to Dornoch about 1895 where he became golf professional and greenskeeper. According to tradition, his younger brother Alec Ross joined him at the Dornoch Golf Club as his assistant. It was at Dornoch, about 1897 or 1898, that Ross met Robert Wheeler Willson, an instructor in astronomy at Harvard, who convinced Ross that he should seek his fortune as a golf professional in the United States. In 1899, Ross departed Dornoch for Boston where, through Willson's influence, he secured the position of golf professional at the Oakley Country Club, Watertown. In the summer of 1900, Ross was introduced to James Tufts who apparently was then looking for a replacement for John Dunn Tucker. The two men reached an agreement whereby Ross would serve as golf professional at Pinehurst

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during the winter season while retaining his position at the Oakley Country Club in the summer.

Donald Ross arrived in Pinehurst in the late fall or early winter of 1900 and began his work at the resort where he would prosper under three generations of the Tufts family. It appears likely that Ross must have undertaken the laying out and construction of a short 1,275-yard nine-hole course--the forerunner of course #2--which was open to play during the 1901-1902 season. A map of the new addition to the Pinehurst Golf Links was published in the *Outlook* on November 15, 1901. By this date, Alec Ross had joined his elder brother Donald as a golf professional at Pinehurst where the two men would work together until 1916 when Alec Ross became professional at the Detroit Golf Club, a course which Donald Ross designed.

When James Tufts undertook to develop golf links and a golf program at Pinehurst, he had the good fortune also to initiate a close business relationship with Frank Presbrey, the head of a major advertising firm in New York. Presbrey was an ardent golfer and he is said to have encouraged James Tufts and his son, Leonard, who inherited Pinehurst in 1902, to use tournaments of both a local and national character as a means of promoting the golf program and developing a loyal following among the businessmen and sportsmen who came in Pinehurst in the winter. That Tufts saw the advantage in this method becomes clear from a perusal of *The Pinehurst Outlook*. Beginning in 1901, the newspaper increasingly gave more and more space--and more prominent space--over to reporting the golf news, accounts of matches, and photographs of players on the Pinehurst links. Another means of promoting the tournaments was the frequent illustration of the trophies which were to be awarded in a tournament or the season. The *Outlook* on March 15, 1902 gave over the entire front page of the weekly newspaper to a well-designed announcement of the United North and South Golf Tournament to be played on April 11, 12, and 14, 1902. The "Eight Sterling Silver Cups" to be awarded in the tournament appeared in a photograph.

The influence of Frank Presbrey on the development of the recreational program at Pinehurst extended beyond his interest in golf; he was involved in the production of most, if not all, of the early promotional material distributed for Pinehurst. For the 1902-1903 season, three booklets were produced: "Pinehurst, North Carolina"; "Golf at Pinehurst"; and "Shooting on the Pinehurst Preserves." These booklets included both color and half-tones and were an important means of conveying the character of the resort and its recreational offerings.

At the same time, the United States Golf Association was anxious to promote golf as well as the clubs and resorts that were achieving prominence through their programs. The association bulletin *Golf*, in February 1903, included an article, "Golf at Pinehurst, North Carolina," and illustrated it with numerous photographs.

The game of golf probably receives more attention at Pinehurst, North Carolina, than at any other resort in America. Not only have two splendid links been provided--a match course of eighteen holes, and a beginner's course of nine--but the land area devoted to the game and its character make the Pinehurst links second to none in the United States.

In the final days of March 1903, the United North and South Tournament was held and, for the first time, a Woman's Championship Tournament was held in conjunction with the men's amateur championship. Mrs. Myra D. Paterson of Englewood, New Jersey, a member of the Englewood Golf Club, won the woman's event; T. Sterling Beckwith of the Cleveland Golf Club, Cleveland, Ohio, won the men's championship. The *Outlook* on April 3 ran a large photograph of Mrs. Paterson on the front page, acknowledging her win and indicating the equal role and position of women in the growing golf movement in America. From its earliest days as a golf resort, women had been welcomed on the links at Pinehurst.

During the summer and early autumn of 1903, three events occurred in Pinehurst which strengthened its golf program. The short nine-hole course was lengthened and some improvements were also made to the longer course. The golf clubhouse was nearly doubled in size and the third action was the formation of the Pinehurst

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Golf Club; Leonard Tufts was elected president (*The Pinehurst Outlook*, Early Season Number, 1903).

When Pinehurst was established by James Tufts, no liquor was allowed at the resort and this ban remained in place for some time. In 1904, a group of men who had been coming to Pinehurst for several seasons and who, likewise, enjoyed a drink at the end--or near end--of a round of play, met in February and organized a social club of golfers known as the Tin Whistles. The tin (silver) whistle, awarded to each member, could be used during play to draw a servant from a spring house with refreshment. Fred J. Bailey of Buffalo, New York, was the first president and Marshall C. Parshall of Warren, Pennsylvania, was the first club champion.

Acknowledging the increased presence of golf at Pinehurst, the *Outlook* published a "Special Golf Number" on December 24, 1904. In addition to the schedule for a new Mid-winter Tournament, the newspaper announced the regular schedule of golf events for the season which began with the Thanksgiving Day Tournament on November 24 and concluded with a Spring Tournament on April 22 --a full five months of golf activity. Another new feature of the season was the inauguration of a special tournament open to advertising men. The photographic illustration of the cups to be awarded during the season showed an increased number over the previous season. The newspaper also advised readers that a new booklet, "The Royal and Ancient Game of Golf at Pinehurst," was ready for distribution and that it included photographs of "well-known golfers who are frequent visitors here." A second "Special Golf Number" appeared on March 18, 1905 in advance of the United North and South Tournament.

Although the short course at Pinehurst had been lengthened and improved at various times since it was first laid out, the first truly significant renovation on the course, to bring it to a full eighteen holes, was scheduled for the summer of 1906 (*The Pinehurst Outlook*, April 21, 1906). The "Special Early Season Number" of the *Outlook*, 1906-1907, reported on the summer work:

The new course has been cleared, laid out in detail and seeded to cow peas, the excessive rains preventing permanent seeding, but the course will be in prime condition next year, and during the present season the nine-hole course will be available for play as usual. Professional Ross is enthusiastic over the possibilities of the course, and declares it will be the equal of the present eighteen-hole course in every way, and if possible, more picturesque and attractive.

In the "Special Early Season Number" of the *Outlook* 1905, the editor had used the headline "America's St. Andrews" for his article on the forthcoming season's golf program. As if to underscore the slogan, the *Outlook*, in its "Special Early Season Number," 1906-1907, repeated a comment made by T. Pliny Moran of the Columbia Golf Club at the conclusion of the Midwinter Tournament of 1906: "Pinehurst is certainly the Queen of this country's golf resorts; in all truth America's St. Andrews." The question of who coined the term may never be answered; it was certainly a phrase that would be often used in the years to come.

The #2 course at Pinehurst was put into full play in 1907 and both it and the #1 course were described as being in good condition in the "Special Early Season Number" of the *Outlook* for the 1907-1908 season. The newspaper also announced that a new nine-hole course--destined to become an eighteen-hole course--had been laid out and seeded to rye and Arctic grass.

Pinehurst and its golf are not only supreme, but complete, representing every worthy phase of the game. From all sections of the land its friends come, and the vast army of golfers which constitute the cosmopolitan assembly gathered here, familiar with golf in its every phase, has brought about a condition which would not be possible elsewhere: a condition which is like the Village, complete, perfect and unique.

The creation of Course #2 at Pinehurst proved to be a major turning point for both the resort and the career of Donald Ross. The course met with immediate acclaim and none of the compliments lavished upon the course

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were more important than those of Walter J. Travis (1862-1927). Travis, having won the U. S. Amateur championship in 1900, 1901, and 1903 and the British Amateur championship in 1904, was the country's most celebrated amateur golfer, and he came to Pinehurst in the winter of 1907-1908 to play on the newly opened course. His remarks were recounted in the "Special Early Season Number" of the *Outlook* for 1908-1909.

Mr. Travis' Statement, October 19, 1908

I know of no course, north or south, which provides a more thorough test or better golf, and none which gives such diversity. You are exceptionally fortunate in length, there is no monotony--every hole is different--not an unfair hazard on the course, and, no hill climbing. Best of all, each hole has a special shot of its own. . . , and, mark my word, certain holes will be quoted from one end of the country to the other. . . .

Here you have profited by the knowledge of past experience, laying out a new course to meet present requirements brought about very largely by the modern ball which has created the modern game.

The new course gives Pinehurst an unequalled equipment, providing for the varied needs of three distinct classes of golfers--a necessity where such a large number of players assemble--and two eighteen and one nine-hole course are a happy combination, for there will always be those who desire to play but nine holes. If it becomes necessary to extend the nine-hole course to a third eighteen hole course, by all means do it in such a way that it will be both a nine and an eighteen hole course.

A second article in the newspaper contained Donald Ross's account of the work completed on the golf courses during the summer and his description of the eighteen holes of the new course. The course was illustrated by photographs of its greens and other features. Reaction to the new course continued through 1909, and that series of reactions and comments was summed up in a paragraph which appeared in the "Special Early Season Number" of 1909-1910:

As Mr. Travis indicated, the course when first opened, was criticized very severely. 'It's a freak course,' said some, while others declared that a bunch of experts had simply turned themselves loose and tried to see just what they could do, but time has justified the wisdom of the plan, and while no resort in the country may require a course especially adapted for the expert player, the fact remains that Pinehurst does and the new course supplies a need which has probably been responsible for more comment and publicity than any other feature connected with the game here.

Donald Ross's Career as a Golf Course Architect

The completion of the #2 course and the acclaim it gained for Pinehurst and its designer Donald Ross manifested itself in a spate of commissions to Ross to design new courses or remodel existing ones. During the summers, while serving as professional at the Oakley Country Club, he had been engaged in the design of at least three eighteen-hole courses in Massachusetts between 1903 and 1908: Winchester Country Club, Winchester; Beverly Country Club, Beverly; and the Plymouth Country Club, Plymouth. In 1909-1910, at least nine commissions for important courses came his way and this work was largely a result of his accomplishment at Pinehurst course #2. These courses, in addition to the new nine-hole expansion of #3 at Pinehurst, included new and remodeled courses in Massachusetts, Maine, New Hampshire, New Jersey, Tennessee, Virginia, and North Carolina.

In addition to the above work, Ross decided to undertake a two month trip in the summer of 1910 to visit the important courses in Great Britain and Ireland. While he was away, work proceeded on the new nine-hole extension of course #3 at Pinehurst. On his return to the United States, Ross prepared an account of his visits to Glasgow, Ayr, Prestwick, Gullane, North Berwick, St. Andrews, London, and Dornoch--together with short side trips--for the *Outlook* of December 17, 1910. His close observation of courses and play--and players--while abroad afforded him many insights into the game, some of which he put into effect in the work he was undertaking.

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One key understanding, which he carried back to the United States and which he articulated in his article, would govern much of his design work in the years to come and would prove to be the critical component in the success with which his courses met throughout the country.

The British one (theory) has the real spirit of golf in it when it says that the way to reach a hole is by using the clubs and by taking the route which will get the player to the green in his own way which should be better for him than anybody else's way. So that the golf holes on the best links in Scotland and England have several different ways of playing, and they do not present just one and the only way to everybody, so the interest in the game increases with the diversity of its problems.

The recognition which Ross was receiving through his work at Pinehurst and other courses, and the greatly expanded program of golf at Pinehurst, brought about a significant redefinition of his responsibility at the resort. This promotion was announced in the *Outlook's* "Early Season Number" for 1911:

With the opening of the season, Mr. Donald J. Ross who has been in charge of golf here for eleven years past, assumed the office of Directing Superintendent, in which capacity he has so acceptably served the Essex County Club of Manchester, Mass., for a year past. The promotion comes as a natural result of the present golf equipment here which now requires his personal supervision and direction, a condition which exists at no other resort in the world, significantly emphasizing Pinehurst's preeminence.

While Mr. Ross severs his connection as a professional with the Country Club here he will, nevertheless, be at the service of visitors, without charge, as a critic and advisor, also outlining practice and instruction to be carried forward by a staff of competent teachers. He will also continue to devote a large share of his time to laying out courses, on which he is now a national authority.

Although Ross's role at the club did change, he continued to have close personal and professional relationships with the many golfers, such as steel magnate Henry Clay Fownes, the designer and long time steward of the Oakmont Country Club course, who came yearly to Pinehurst to play during the winter season. Fownes occupied the Lenox Cottage each season, beginning in 1906, until he built a very large winter residence (#222) at Pinehurst. He occupied it every winter until his death in 1935, and, in turn, it was used by his son W. C. Fownes, Jr. until his death in 1950.

During the decade of the 1910s, when work on the #4 course (#275) at Pinehurst proceeded from six holes to nine holes in 1914, to a full eighteen holes in 1919, Donald Ross's career took on broader and more important dimensions. Each winter he would return to Pinehurst and his work for the resort, while maintaining an office at the country club where he also carried out a portion of his outside design work. In 1916, he formed Donald J. Ross Associates and took into his employ engineers Walter B. Hatch of Amherst, Mass., and J. B. McGovern of Wynnewood, Pa. He also employed Walter Irving Johnston, an engineer, who maintained an office in Pinehurst where many of the finished drawings and specifications for the new and remodeled courses were prepared. Ross ran his first advertisement in the *Outlook* of January 19, 1918 for "Golf Course Architecture, Construction and Maintenance."

Much of the work of the 1910s was for country clubs, however, there was also important design work undertaken for resorts. In 1912-1913, he began the design of an eighteen-hole course for Henry S. Hale to be built at The Balsams, a summer resort at Dixville Notch in the White Mountains of New Hampshire. Toward the end of the decade, he designed (now lost) eighteen-hole courses for the Banff Springs Hotel at Banff, Alberta, Canada and the Broadmoor Hotel which opened in 1918 at Colorado Springs, Colorado. Between 1911 and 1920, Donald Ross was engaged on the design, remodeling, or renovation of 132 different golf courses in the United States and Canada in addition to his work at Pinehurst. By 1920, he was probably the most active golf course architect in the United States (Cornice & Whitten, 80).

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Meanwhile, the golfing program at Pinehurst continued to grow. In January 1914, Francis Ouimet (1883-1967), fresh on the heels of his victory over Harry Vardon and Ted Ray in the 1913 U.S. Open Championship, came to Pinehurst to play before a large audience. Later in the year he would win the U.S. Amateur Championship (GIA, 261: *The Pinehurst Outlook*, January 24, 1914). As an indication of the amount of play at Pinehurst, it can be noted that Ross's staff at the country club at the opening of the 1914-1915 season included four club makers (*The Pinehurst Outlook*, Early Season Number 1914-1915). Despite his outside professional work as a designer, Ross never failed in his diligence to keep the courses at Pinehurst in the best possible condition. The mutually beneficial nature of his association with Pinehurst is well summed up in the *Outlook's* "Early Season Number" for 1915- 1916:

The golfing world, which is on the whole an appreciative and sympathetic world, is aware of the great care and effort made by Mr. Donald Ross to keep the Pinehurst courses, which are, in a sense, the standard of the Ross School of Golf Architecture, not only abreast of the game, as it so rapidly develops in America, but in the best possible physical condition.

Miniature Golf Begins at Pinehurst

The history of golf at Pinehurst in the 1910s would not be complete without reference to the creation of the first miniature golf course in the United States. The course was laid out in 1916 or 1917 by Edward H. Wiswell on the grounds of Cedar Crest (#47), the cottage of James Barber. Described at the time as a "Lilliputian Golf Course," it occupied the side yard of the cottage and was illustrated in the *Outlook* on February 16, 1918. The course proved to be a great curiosity in Pinehurst, and in April 1918 it was the site of a putting contest to raise funds for the Moore County Farm Life School (*The Pinehurst Outlook*, April 20, 1918). The course also proved to be such a pleasure for Barber and his guests that, later in 1918, when he built Thistle Dhu (#62), a larger, more palatial house on the east side of Beulah Hill Road, he had a second miniature course of eighteen holes designed and built with a summerhouse as its focus. The summerhouse, brickwork, and elements of the landscape plan of the second course remain intact.

The 1920s: Donald Ross and the Golden Age of American Golf Course Design

As busy as the 1910s were for Donald Ross, that decade can only be considered a prelude to the extraordinary number of projects that he undertook in the 1920s. In his *A Directory of Golf Courses Designed by Donald J. Ross*, W. Pete Jones lists just over 400 courses designed by Ross in a career that stretched from his work at Oakley Country Club in 1900 to his death in 1948. For the period from 1921 to 1930, Jones lists at least 205 projects throughout the United States, Canada, Cuba, and Scotland. On average, this represents just over twenty projects per year in addition to his work at Pinehurst where, for the most part, he gave his time to refining the existing courses. As Jones suggests, this level of production would not have been possible without the intense collaboration and loyalty that developed among Ross and his staff which included his brother Aeneas Ross from 1922 until 1932. It is also true that the level of involvement and attention he gave to these projects is unequal. At some courses, such as Seminole at North Palm Beach, Florida--usually ranked with Pinehurst #2 as one of the top ten courses in America--he lavished his attention; at others, his efforts were mostly confined to paper. Two other critical figures in this effort were his secretary, Eric Nelson, at the country club and Frank Maples (1886-1949) who worked as a greenskeeper at Pinehurst for some forty-eight years--virtually the same period as Ross's service at the resort. The close relationship which developed between Ross and Maples was critical to the design and construction of the four eighteen-hole courses Ross designed and re-designed for Pinehurst and, likewise, essential to their maintenance on a year-round basis. In this partnership, Ross and Maples undertook numerous experiments with grasses on the Pinehurst courses and these trials were important factors in the success of his work elsewhere, including Seminole.

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Although Ross was probably the most active golf course architect working in America in the 1920s, he was one of several golf architects who achieved prominence and renown in the period that has been described as the "golden age of golf course architecture in America." In 1923 there were said to be 1,903 golf courses in the country; by 1929 there were 5,648 (Cornice and Whitten, 70). Among the most important and skilled golf architects of the period was Alister Mackenzie (1870-1934) who designed Cypress Point in Pebble Beach (1928) and the Royal Melbourne course in Australia (1926) which are both ranked among the top ten courses in the world. Charles Blair Macdonald (1856-1959), a stockbroker who practiced golf course design as an avocation, achieved his greatest fame for his work in Chicago and on the National Golf Links at Southampton (1911). He also continued to design courses through the 1920s when he wrote *Scotland's Gift -- Golf*, published in 1928. Albert Warren Tillinghast (1874-1942) produced two courses in the 1920s that have remained landmark courses to the present: Winged Foot at Mamaroneck, New York (1923) and Baltusrol at Springfield, New Jersey (1922). Like Tillinghast, George C. Thomas, Jr., also hailed from Philadelphia and in 1919 moved to California where his 1921 course at Los Angeles is probably his best effort. His *Golf Architecture in America -- Its Strategy and Construction* was published by the Times Mirror Press in 1927. William P. Bell, who built most of the courses which Thomas designed, also became a golf architect in the 1920s when most of his work, including the Stanford University Golf Course at Palo Alto, was in California (GIA, 109-110, 256-257, 270, 294; Cornice and Whitten, 79-80).

Within that mighty group, Ross has been described as "the most prolific of all and perhaps the most representative of the style of the times as well" (GIA, 109). It is no accident then that "six of the eight National Opens between 1919 and 1926 were played on courses of his design." (Cornice and Whitten, 80). A further confirmation of his being a man of his times lies in the fact that in 1931 the U. S. Open Championship, the PGA Championship, the Women's Amateur and the U. S. Amateur Championship were all played on Donald Ross-designed courses (GIA, 284, 288, 290).

At Pinehurst in the 1920s, most of Ross's work was on projects in which the Tufts family, the resort, or Ross himself had an interest. His work at the resort consisted mainly of the design of the first nine holes of a #5 course (which was abandoned after 1935 when he appropriated two of its holes in his landmark and final revision of the #2 course). The principal work in the area was in conjunction with the massive resort project called Knollwood, located between Pinehurst and Southern Pines. For that project, in which he was also an investor along with Pinehurst, Inc., he designed an eighteen-hole course for its Mid-Pines Golf Club that was completed in 1921 and opened for play in 1922. In 1927, Ross's second eighteen-hole course in Knollwood was completed and opened with its adjoining Pine Needles Inn. A second project in the 1920s with which both Pinehurst, Inc. and Donald Ross were involved was the development of a summer resort at Roaring Gap in the mountains of Allegheny County, North Carolina. The Graystone Inn, designed by Charles Barton Keen, was the centerpiece of the new resort for which Ross also designed an eighteen-hole course that was constructed in 1925-1926.

Within the corpus of some 205 projects in the 1920s, the largest number were located in the state of Florida where Ross was engaged on twenty-nine projects, all but two of which were for new eighteen-hole courses. The best of these courses was the one he designed for the Seminole Golf Club at North Palm Beach whose sandy terrain, just off the Atlantic Ocean, was not unlike the Sandhills in which Pinehurst is located (Cornice and Whitten, 84). The Seminole course was completed in 1929 and was immediately recognized as a masterpiece. It is the second of Ross's courses which usually appears in any listing of the top ten courses in the United States and shares with Pinehurst #2 the honor of being one of Ross's two courses ranked among the top fifteen in the world by *Golf* magazine (GIA, 294). Of Ross's work outside of Pinehurst, where he designed and refined four courses over a period of nearly a half of a century and where he created his landmark #2 course, Seminole remains one of his most important projects to the present. The success and continued appeal of Seminole owes both to Ross's genius and the fine existing terrain over which he laid the golf course there.

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During the 1920s there were events in his personal life that affected the manner and location of his work. On Sunday evening, February 12, 1922, Janet Conchie Ross died at the couple's Pinehurst home, Hawthorne Cottage (#117). Her body was taken to Newton Center, Massachusetts, where the couple had established a summer home. On November 7, 1924, Donald Ross was married to Mrs. Florence Sturdy Blackinton of North Attleboro, Massachusetts. After the wedding the couple came to Pinehurst and to Hawthorne Cottage which they occupied until their house (#258) at 120 Midland Road was completed. That house had been placed under construction by Mrs. Blackinton prior to the marriage and, upon completion, it was occupied by the couple and was named Dornoch Cottage (*The Pinehurst Outlook*, February 16, 1922, November 1924). Mrs. Blackinton had spent her summers at a family cottage at Little Compton, Rhode Island, which, in turn, became a summer home for her and Donald Ross upon their marriage. From the summer of 1924 until his death twenty-four years later in 1948, a portion of his practice as a golf course architect was conducted from a small cottage on the summer estate which also contained quarters for the couple's two live-in servants. There was a third house on the property which was occupied by Eric Nelson, Ross's long-time secretary. The cottage and office workroom at Little Compton did not hold the central importance in his professional--and personal--life that his residence and offices in Pinehurst held in the history of American golf. The Little Compton office was used as an office generally from June until November when the couple would remove to Pinehurst where they would remain until the following May. At Pinehurst, as in the past, Ross worked from his office at the country club and from an office at Dornoch Cottage. In short, Donald Ross was working on golf course architecture wherever he was. From 1900 until 1948, however, Pinehurst was the mainstay in his career and the nursery in which golfing and golf course architecture was discussed, analyzed, experimented with, and the principal place from which the talents of his eye and mind were carried across the United States.

The 1930s and 1940s: Continued Accomplishments and Accolades

In recognition of his accomplishments at Pinehurst and in the practice of golf architecture throughout the nation, some two hundred of Ross's friends, colleagues, and admirers gathered at Pinehurst, at the country club, for a testimonial dinner on a Thursday evening in March of 1930. A number of people paid tribute to Ross that evening in their remarks. The principal speaker was John H. Fahey (born 1873) who had a long and distinguished career as a newspaperman in New England and was a president (1914-1915) and longtime official of the United States Chamber of Commerce. His purview was broad and he could rightly praise Ross as "the man who has been instrumental in establishing the game (of golf) in America." Henry C. Fownes, of Pittsburgh and Pinehurst, presented Ross with a chest of sterling silver flatware on behalf of the assembly of friends (*The Pinehurst Outlook*, March 22, 1930).

After the busiest decade of his career and having received the accolades of the golfing community in 1930, Donald Ross began the 1930s on a high professional note. The "Early Season Number" of the *Outlook*, November 1931, reported that during the summer all four major American tournaments--the National Amateur, the Women's Amateur, the National Open, and the P.G.A.--were played on courses designed by Donald Ross. That same year, however, Ross also saw that his professional work outside Pinehurst was going to be very limited in its scope. In 1931, both Walter B. Hatch and Walter Irving Johnston left the staff of his design office and in 1932, his younger brother Aeneas Ross, who had worked for him since 1922, returned to Scotland (Jones, 6). His other two staff members in the office, James B. McGovern and Eric Nelson, would remain in his employ until his death in 1948.

Between 1931 and 1940, Donald Ross was engaged at seventeen different golf course projects outside Pinehurst, and of that number eight were remodeling efforts of courses he or others had designed. The work he undertook in Pinehurst on its five courses--a modest nine-hole course had been completed by 1928--was the most important of his efforts there since his original design and construction work in the opening years of the century. In 1933, a Buckner Sprinkler System was installed on course #2 which enabled Frank Maples to grow a good turf of Italian rye grass on it in the fall and winter for the season of 1933-1934. The effort was an unqualified success (*The*

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Pinehurst Outlook, December 1933). In 1934, the famous sand greens at Pinehurst began to give way to grass greens when grass greens were built and planted on three holes of the #2 course (*The Pinehurst Outlook*, November 24, 1934).

Creating a Masterpiece: The Remaking of the No. 2 Course

The three greens proved to be enormously successful and in 1935, Donald Ross remodeled his #2 course and converted all eighteen greens from sand to grass. The course itself saw more than minor changes. He extended the course to take in two holes of the #5 course--which was thereafter abandoned--and added the present fourth and fifth holes to #2 as replacements for the former ninth and tenth holes. The result was his masterpiece. In late November or early December 1935, Arthur Warren Tillinghast visited Pinehurst and was shown over the course by Ross. On December 6, 1935, Tillinghast wrote to the president of the P. G. A. which would hold its 1936 tournament on #2 in the fall:

Donald is certain that this is his greatest piece of work and he is tremendously proud of it, as he may well be for it is a truly great course, without a single weak hole -- without a doubt one of the greatest of all American courses.

For a long period thereafter, nearly every issue of the *Outlook* carried a story about the newly revamped #2 course and the triumph of the grass greens. In retrospect, 1935 was a critical year in the history of two of the nation's most important courses. That same year William C. Fownes, Jr., made renovations and refinements to the landmark course at Oakmont Country Club which his father had designed and built in 1903.

Perhaps the most useful analysis of the improvements made to the #2 course in 1935 by Donald Ross are his own words which were published by Pinehurst as a pamphlet in 1935. It bore the title "A Message from Donald J. Ross."

Golfers returning to Pinehurst this fall will find the greatest forward step in golf that I believe this resort, which had long been recognized for its leading influence in golfing circles, has yet made. To show that the importance of these improvements has already been generally recognized, I need only to state that the Professional Golfers Association of America has already selected the Number Two Course for its 1936 Championship, which will be played here in the fall of that year. The changes which have brought about this great transformation in Pinehurst golf are the entire elimination of sand greens and the substitution of grass putting surfaces on Number Two Course and the complete remodeling of the layout of this course. I should like to give you a brief account of the history and the thought that is behind these changes.

First with respect to the grass greens, for thirty-five years we have been experimenting here at Pinehurst with the problem of satisfactory grass surfaces for golf that would be suitable under our climatic and soil conditions. . . . Last season three of these greens were built and as they have received the highest commendations from the foremost amateur and professional players, we know that the problem is solved and have proceeded this summer with the installation of grass greens on every hole of the Number Two Course.

Number Two Course has always been a pet of mine and in building these fine new greens I have been able to carry out many of the changes which I have long visualized but until now been unable to put into practice.

Now as to the other changes, bearing in mind that golf should be a pleasure and not a penance, it has always been my thought to present a test of the players game, the severity of the test to be in direct ratio with his ability as a player. . . .

As a result of these radical and extensive changes, I am firmly of the opinion that the leading professionals of the country when they play their championship here at Pinehurst a year from now and golfers of every caliber for many years to come, will find in the Number Two Course the fairest yet most exacting test of their game and yet a test from which they will always derive the maximum amount of pleasure. This to my mind should be the ideal of all

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golf courses.

The Last Decade of An Era and Donald Ross's Career

Because of the success of the new grass greens and their reception by resort golfers, Ross and Frank Maples converted the greens on the #3 course to grass in 1936 and in 1937 the greens on the #1 course were planted. Perhaps in part because of the expense of this work and reduced business at Pinehurst, the decision was made to close nine holes of the #4 course (#275) in 1936. In 1938, the remaining nine holes of #4 were closed and the course was abandoned. (The course was reopened in 1950-1953 and completely rebuilt in 1973 by Robert Trent Jones. It was altered again in 1983.) Except for some minor work on #1 in 1940, the creation of the grass greens on courses #1, #2, and #3 marked the end of Ross's work on the Pinehurst courses until 1946.

Toward the end of the decade, in 1938, Robert E. Harlow began to write a series of articles on golf at Pinehurst for the *Outlook* on which he was an associate editor. "Pinehurst--A Shrine of American Golf" was published on January 15, 1938 and it recounted the early history of golf at the resort and the making of the landmark courses.

Pinehurst was the first resort to make golf a twelve months sport for those who reside in the North country. Pinehurst, during the developing of golf in America, has provided the keenest competition for the great players among the amateurs and professionals, and encouraged the duffer, who finds more competition in his class at Pinehurst, than anywhere else in the world.

What Madison Square Garden has been to boxing, six day bicycle racing and other sports, what the Harvard Stadium means to football and track athletics, what Belmont, Saratoga and Churchill Downs mean to racing, Pinehurst means to golf in the line-up of long-established centers of sport in this country. No other community can rightfully challenge Pinehurst supremacy as America's foremost-golfing resort.

Harlow went on to discuss the role of the Tin Whistles as an institution in American golf, the accomplishments of George Dunlap, Jr. who played golf at Pinehurst as a lad of five and who won the National Amateur Championship in 1933, and the contributions of long-time Pinehurst winter resident William C. Fownes, Jr., who won the National Amateur Golf Championship in 1910 and served as president of the U.S.G.A. in 1926-1927.

The decade of the 1940s, particularly the years to the end of the period of significance in 1948, was marked by a series of events important in the history of both Pinehurst and the world. The resort saw an increase in guests and revenues and Donald Ross saw an increase in the demand for his services over the previous decade. During this period he was involved in at least twenty-one projects involving the design, remodeling, or expansion of golf courses. Some of these projects saw him returning to clubs where he had worked earlier in the century and where he now either added new courses or remodeled courses he had designed in the 1910s and 1920s. One of the last courses he designed was the Stryker Golf Course for Fort Bragg, which was completed after World War II.

In the spring of 1943, the R. K. O. Pathe company was in Pinehurst during the playing of the North and South Open Championship and filmed a "Sportscope" called "Golf-Limited" for distribution to the nation's motion picture theaters. Robert E. Harlow attended the preview in New York on April 19 and recounted the event and its background in an article for the *Outlook* on April 23, 1943. This was the fifth motion picture short which R. K. O. Pathe had shot in Pinehurst and the third which dealt with golf. Harlow also pointed out that Pinehurst was at the head of the list of resorts which had served as the backgrounds for Pathe productions; four had been made in Sun Valley, Idaho.

At the age of seventy, Donald Ross retired as manager of the Pinehurst Country Club and was succeeded on June 1, 1943 by his secretary Eric Nelson who was named acting manager by Pinehurst, Incorporated. The fiftieth anniversary of the resort in 1945 was marred at the outset by the death of Leonard Tufts on Monday, February 19,

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1945, however the celebration gained momentum at the opening of the 1945-1946 season. Although retired from the country club, Donald Ross did not consider his work at Pinehurst at an end. In the late spring of 1946, he announced plans to enlarge tees and rebuild greens on the three courses, however, it should be noted that these improvements were largely remedial in nature (*The Pinehurst Outlook*, April 24, 1946).

In 1947, two events occurred in Pinehurst which added lustre to the long history of golf at the resort. In the spring, Robert E. Harlow, who had become editor and publisher of *The Pinehurst Outlook*, announced plans to begin the publication of *Golf World*, a weekly newspaper. The first issue was published in Pinehurst on June 18, 1947. (*The Pinehurst Outlook*, June 20, 1947). The new journal proved so successful that in 1948 he put the *Outlook* up for sale so that he could devote his full time to *Golf World*. At the end of the year, ten golf course architects gathered in the Holly Inn at Pinehurst and organized themselves as the American Society of Golf Course Architects. Donald J. Ross was elected honorary president, Robert Bruce Harris (1896-1976) of Chicago, whose major work was in the Midwest and South, was elected president; Stanley Thompson (1894-1952) of Toronto, the designer of the famed courses at the Banff Springs Hotel and Jasper Park, was elected vice-president; and Robert Trent Jones (born 1906) who would become the most widely known golf course architect in the world in the 1950s was elected secretary-treasurer (*The Pinehurst Outlook*, December 5, 1947). In 1976, Jones was the first recipient of the Donald Ross Award for outstanding contributions to golf architecture. The award was made by the American Society of Golf Course Architects.

Four months after the professional society was formed, an era would end at Pinehurst. On Monday morning, 26 April 1948, Donald James Ross died in the Moore County Hospital at Pinehurst. On Tuesday, the Rev. Thaddeus A. Cheatham--a golfing companion of Ross's for thirty years--officiated at the memorial service at the Village Chapel. In the obituary written for the *Outlook* of April 30, 1948 by Charles Price, the founding editor of *Golf Magazine*, Ross's statement on the influence of Pinehurst on American golf was repeated:

Pinehurst was absolutely the pioneer in American golf. While the game had been played here in a few places before Pinehurst was established, it was right here on these sandhills that the first great national movement in golf was started. Men came here, took lessons, bought a few clubs and went away determined to organize clubs. They were men of influence in their communities. Their influence gave golf the sort of start it needed in many communities.

Ross's all important role in that sequence of events was understood by everyone who read the obituary. His body was buried beside that of his first wife in the cemetery at Newton Center, Massachusetts.

The #2 course at Pinehurst remained virtually as Ross had designed it for some fifteen years, through Ross's death in 1948 and that of his long time colleague Frank Maples in 1949. The account of what happened thereafter is best described by Charles Price in his "The restoration of Number 2" which was published in *Golf Magazine* in August 1979:

The Ryder Cup matches were scheduled for Number Two in 1951. A maintenance problem had existed there, and so 26 bunkers were removed, leaving only those that would bother a professional, and a Ryder Cup player at that, half of whom lived on the other side of the Atlantic. The course was perhaps no easier for a good player, but undeniably some of its character had been lost. About 1960, somebody thought the course would become tougher by narrowing the fairways. It didn't. It just became duller. Then, still later, the bermuda was stripped off the greens, to be replaced with Penncross bent grass, a noble adventure into agronomy that fell flat on its face. In replacing the sod, all the rolloff around the greens had been taken away. . . . To add insult to injury, the Colgate Hall of Fame Classic was scheduled there for August (a month the course used to be closed altogether), which meant the best greens had to be waterlogged to keep them from burning away. And the crowning indignity came when they started cutting the banks of the bunkers with tri-mowers. Balls either rolled right through them or rolled back into a perfect lie in the sand.

Pinehurst Number Two needed those redesigns the way Keats needed an editor, They wouldn't let her grow old gracefully. . . .

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Pinehurst had had enough. The new owners, the Diamondhead Corporation, called in the architectural firm of George and Tom Fazio to restore its old Glory. To their surprise, they discovered that Ross had had the vision to leave room for the yardage to be replaced that the advances in equipment had subtracted since his death. . . .

Fairways were widened. The Penncross bent was stripped and Bermuda K-28 was substituted, with all the old original roll-offs restored.

Pinehurst's #2 course was returned to its glory. Other Donald Ross courses throughout the country have fared less well. Some have been lost and many others have been radically altered or remodeled. This continuing loss of the Ross legacy gave rise to the organization of the Donald Ross Society in 1989. The Society's goal is to bring deserved recognition to Donald Ross's important work and to encourage the preservation of his significant course designs.

Pinehurst and the History of Golf in America

As a relatively new sport and having been played in America for just over a century, golf has attracted enormous attention in the popular press. It has been the infrequent subject of scholarly attention. In 1936, forty-eight years after John Reid played a form of the game in a pasture in Yonkers, New York, H. B. Martin's appraisal of golf and its development as a sport appeared in the pages of *Fifty Years of American Golf*. In it, Martin described Pinehurst as "the mecca of golf in the Southland" while giving greater attention to the development of golf in the Northeast where it was first broadly played and promoted. Martin opened his chapter entitled "Famous Golf Resorts" with a six-page account of the founding of Pinehurst, its courses, golf clubs, and the role of Donald Ross in the making of the game. This prominence was not without justification for in 1919 Pinehurst had become the first resort in the world to offer its guests seventy-two holes of first class golf on four courses. The resorts at Palm Beach, Belleair, and Miami, Florida, also received substantial notice, particularly Miami, which by 1936 boasted nine courses and had become a leading resort in the 1920s. But these resorts differed from Pinehurst in that their attraction depended as much on their ocean and water-side offerings as their golf courses. At Pinehurst, golf was the thing in spite of its tennis and gun club facilities. At both Palm Beach and Miami, significant physical and population growth have forced major changes to the appearance of the towns and have greatly altered their character as resorts.

In 1948, Herbert Warren Wind, who has emerged as the dean of American golf writers, published *The Story of American Golf* which remains a classic in the field. The book bears the subtitle, "Its Champions and Its Championships," an indication of Wind's critical interest in those who play the game of golf and how they excel in the sport. In the near half-century since 1948, there has been no more intelligent, critical, or engaging writer on golf. Wind's understanding of the game and his ability to explain it, in language that appeals to the putter and the professional alike, are the hallmarks of his writing. In 1947, he joined the staff of *The New Yorker* and remained there until 1954 when he helped organize the weekly sports magazine, *Sports Illustrated*. In 1962, Herbert Warren Wind returned to the staff of *The New Yorker* where his columns have appeared in "The Sporting Scene."

One of the first articles Herbert Warren Wind wrote upon his return to *The New Yorker* was a column for "The Sporting Scene" which he entitled "Pointing to Pinehurst." The article appeared in the pages of the September 8, 1962 issue. Midway in the column he provided a brief account of the development of golf at Pinehurst and the role of Pinehurst in the history of golf in America:

Just as almost every vacation sport with a few handy hills likes to bill itself as the Switzerland of America, so nearly every golfing area with two or more courses claims to be the Nation's Golf Capital, but I should say that this designation really does belong to Pinehurst.

He continued with a short description of Tuft's founding of the resort, Harry Vardon's appearance on the Pinehurst

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course in 1900, Tufts's perspicacious hiring of Donald Ross, and an appraisal of Ross's design philosophy.

The hallmark of a Ross course is a sparingly bunkered green perched on the crown of a slope, but the qualities that made his courses so popular were the variety of holes, the exceptional number of interesting shots they set up for the fairly good and the accomplished player, the leeway they gave the average player, and their extraordinary pleasing aspect.

This 1962 article was written in association with the playing of the 1962 United States Amateur Championship on the No. 2 course which he described as "the best chipping course in the country and one of the finest tests of all-round skill."

Thereafter, Wind's articles would focus on major tournaments and championship events; periodically, he would write about Pinehurst and Donald Ross in this connection. In the article published on July 9, 1979 on the playing of the United States Open that year on Donald Ross's Inverness course at Toledo, Ohio, he began his account by describing Donald Ross as "The most prolific golf-course architect of all time." On June 22, 1981 under the headline "From Linksland to Augusta," he praised the No. 2 course, together with Pine Valley in New Jersey, Prairie Dunes in Kansas, and Royal Worlington in England, as one of only four "good inland courses that have something of the character and feel of linksland courses."

Others, before and after Herbert Warren Wind, have been effusive in their praise of the No. 2 course, the work of Donald Ross, and the importance of Pinehurst. However, his words have the undeniable stamp of objectivity and great authority. Likewise, in the matter of the significance of Pinehurst in the history of golf, his words bear authority. In his column in *The New Yorker* on July, 24 1989, Wind again was writing of Donald Ross, Pinehurst, and the mutually influential role they had on the game of golf in America. "In 1919, when the No. 4 course opened, Pinehurst became the first resort in the world that could offer its patrons seventy-two holes of first-class golf." That, of course, is one measure of Pinehurst's national--and international--significance and a statement which marks it as the prototype for the golf resorts which have followed in its wake.

Another measure is a parallel theme which Wind introduced with a simple statement:

In the evenings during his winters at Pinehurst, Ross relaxed by laying out golf courses on the topographical maps of properties that Pinehurst regulars had bought in their home towns. While the penal course at Oakmont Country Club in Pittsburgh and the twin courses of the Merion Golf Club have been designated as National Historic Landmarks for the extraordinary qualities and the historic significance of their individual course, Pinehurst's significance in the history of Golf--despite the long-recognized significance of the No. 2 course--rests on other but related grounds. At Pinehurst, through the presence of Donald J. Ross from 1900 until 1948, through the support of the Tufts family from 1898 to 1948 (and beyond), and through the continued presence and play of the 'Pinehurst regulars' who returned season after season after season, the game of golf was nurtured in a fashion that occurred nowhere else in America in that critical formative period in the history of the sport.

CRITERION CONSIDERATION G

The Pinehurst Historic District fulfills Criterion Consideration G. The period of significance for the Pinehurst Historic District begins in 1895 when the first steps were taken by James Walker Tufts to develop the resort which opened in 1896. Tufts died in 1902, however, the management and principal ownership of the resort remained with his descendants until 1970. In large part, the significance of Pinehurst in the areas of social and recreational history is allied with the life and professional career of Donald James Ross, the long time professional at Pinehurst and the most prolific golf course designer in America. The four golf courses which Ross designed for Pinehurst were the nursery in which the game of golf developed into a major national pastime. They were also places in which Ross refined his design principles and resolved practical issues such as turf development,

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management, and maintenance through his continued work, year by year, on the courses. Ross made the last major improvements to the Pinehurst courses in 1935 when he brilliantly remodeled No. 2. In the years afterward, the courses continued to enjoy his attention and draw his stewardship except for #4 which was abandoned. At the same time he continued to design golf courses throughout the United States until his death in 1948. A significant part of that output occurred while he was at Pinehurst and in residence at Dornoch Cottage (#258).

In many respects, Leonard Tufts and Donald Ross had worked in partnership to make Pinehurst a center of golf in America. Ross came to work at Pinehurst in 1900. Leonard Tufts assumed management of the resort at his father's death in 1902 and operated Pinehurst until his retirement in 1930. Leonard Tufts died in 1945. For certain reasons that year might have been the logical end date for the period of significance. But the significance of Pinehurst rises above the Tufts family's operation of the resort and resides in its position in the history of American recreation and Donald Ross's major role in that effort. His death in 1948 and the termination of that association and influence is the appropriate date to conclude the period of significance.

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Bibliographical Note: The principal source used in the preparation of this report is *The Pinehurst Outlook* which began weekly publication, during the season, on October 15, 1897. The complete run of the newspaper survives in bound volumes in the Given Memorial Library at Pinehurst. Clearly, the newspaper was promotional in nature and an important advertising arm of the resort management. However rosy the reportage, the fact remains that it represents the single most comprehensive account of the history of the resort and the life enjoyed there by thousands of Americans who came to Pinehurst for the golf, the climate, and the company of friends. In some cases the proposals for the summertime improvements to the resort--announced in the final issue of the winter season--came up short of expectation. Invariably, the extensive accounts published in the "Early Season Number" for the following season set the record straight. That is one check on the newspaper's authority and accuracy. The surviving architectural and landscape fabric is another. The authors acknowledge their necessary dependance on *The Pinehurst Outlook* since, after all, it is the story of Pinehurst which is described herein. The other sources cited in the bibliography were used to develop an understanding of the game of golf and Pinehurst's and Donald Ross's role in the history of the sport. Since much of the same information can be found in two or more books, many of the facts which are common to these sources are not footnoted. Where the name and date of a newspaper

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or book is not cited in the text, that information is enclosed in parentheses as appropriate.

Previous documentation on file (NPS):

- ☐ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
- ☒ Previously Listed in the National Register.
- ☐ Previously Determined Eligible by the National Register.
- ☐ Designated a National Historic Landmark.
- ☐ Recorded by Historic American Buildings Survey: # _____
- ☐ Recorded by Historic American Engineering Record: # _____

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☒ Other (Specify Repository): Tufts Archives
Given Memorial Library
Pinehurst, North Carolina

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10. GEOGRAPHICAL DATA

Acreage of Property: Approx. 766 acres

UTM References:	Zone	Northing	Easting
A	17	3895980	637560
B	17	3896620	641200
C	17	3894280	641060
D	17	3893580	639480

Verbal Boundary Description:

The boundary of the Pinehurst Historic District is outlined in red bold on the attached town map labeled "PINEHURST HISTORIC DISTRICT: Boundary and Golf Course Map".

Boundary Justification:

The boundary of the Pinehurst Historic District includes the cohesive collection of historic buildings, golf courses, and related recreational resort resources that were erected during the period of significance, 1895-1948, and which, through their condition, integrity, and setting, retain their association with that era. Although the golf courses have experienced various alterations through the years, these are largely typical of alterations made to golf courses in general over time. The irregular nature of the boundary results from the exclusion of newer housing, vacant land, resources which have lost their integrity, and otherwise non-contributing properties.

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11. FORM PREPARED BY

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Date:	May 25, 1995	

NATIONAL HISTORIC LANDMARKS SURVEY
January 15, 1998

Appendix B – Photo Reproductions

The Holly Inn – 1996



The Holly Inn – 2021



Casino – 1996



Casino – 2021



Pinehurst Department Store – 1996



Pinehurst Department Store – 2021



Market Square – 1996



Market Square – 2021



Wayside – 1996



Wayside – 2021



The Magnolia – 1996



The Magnolia – 2021



Carolina Hotel – 1996



Carolina Hotel – 2021



Box Court – 1996



Box Court – 2021



Shadowlawn – 1996



Shadowlawn – 2021



The Chimneys – 1996



The Chimneys – 2021



Linden Road – 1996



Linden Road – 2021



McCaskill Road – 1996



McCaskill Road – 2021



Pinehurst Country Club – 1996



Pinehurst Country Club – 2021



Golf Course No. 2 – 1996



Golf Course No. 2 – 2021



Pinehurst Warehouse – 1996



Pinehurst Warehouse – 2021



Pinehurst Race Track – 1996



Pinehurst Race Track – 2021



Killcare – 1996



Killcare – 2021



Village Chapel – 1996



Village Chapel – 2021



Fownes Cottage – 1996



Fownes Cottage – 2021



Dornoch Cottage – 1996



Dornoch Cottage – 2021



Shops on Chinquapin – 1996



Shops on Chinquapin – 2021



Pinehurst Country Club (Interior, Donald Ross Room) – 1996



Pinehurst Country Club (Interior, Donald Ross Room) – 2021

IMAGE STILL



TO COME

No. 2 Golf Course, 17th Hole – 1996



No. 2 Golf Course, 17th Hole – 2021



No. 4 Golf Course, 3rd Hole – 1996



No. 4 Golf Course, 3rd Hole – 2021

IMAGE STILL



TO COME

Appendix C – Integrity and Conditions Spreadsheet

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
1	405	BEULAH HILL RD N	C	Box Court	X					
2	5	MCKENZIE RD W	NC	House	X					
3	20	BARRETT RD W	NC	House	X					
4	30	BARRETT RD W	NC	House	X					
5	55	BARRETT RD W	C	Boxwood Cottage					x	
6	40	MCDONALD RD W	C	Morganton	X					
7	50	MCDONALD RD W	C	House		?		x		
8	165	FRYE RD	C	Bradford Lewis House	X					
9	95	MCKENZIE RD W	C	Sleepy Hollow	X					
10	97	MCKENZIE RD W	NC	House	X					
11	40	BARRETT RD W	NC	House					x	
12	91	MCKENZIE RD W			X					
13	170	FRYE RD	C	Shadowlawn	X					
13	180	FRYE RD								
13	190	FRYE RD								
13	125	LINDEN RD		Shadowlawn Cottage						
14	150	FRYE RD	C	House	X					
15	105	MCKENZIE RD W	C	Harris-Wing House	X					
16	165	LINDEN RD	NC	Linden Lodge	X					
17	175	LINDEN RD	C	Lansmyr	X					
17	181	LINDEN RD								
18	195	LINDEN RD	C	House	X					
19	110	LINDEN RD	C	Robert W. White House	X					
20	140	MCKENZIE RD W	C	The Pines	X					
21	90	LINDEN RD	C	Edgewood	X					
22	75	LINDEN RD	C	Liscombe Lodge					x	
23	115	MCCASKILL RD W	C	Little Brick House	X					
24	125	MCCASKILL RD W	C	The Green Hedges	X					
25	100	MCKENZIE RD W	C	Henry Hornblower House	X					
26	90	MCKENZIE RD W	NC	House	X					
27	55	MCCASKILL RD W	C	The Arches	X					
27	65	MCCASKILL RD W								
28	75	MCCASKILL RD W	C	John L. Given House	X					
29	45	MCCASKILL RD W	C	Warbick	X					
30	25	MCCASKILL RD W	C	TH Hogsett House/Marerwyl	X					

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
31	15	MCCASKILL RD W	C	Hollypoint/Stevens	X					
32	30	MCCASKILL RD W	C	The Chimneys/3 Chimneys	X					
33	40	MCCASKILL RD W	C	CS Bausher House	X					
34	50	MCCASKILL RD W	C	Bishop Cottage	X					
35	55	LINDEN RD	C	Mayflower	X					
36	80	MCCASKILL RD W	NC	House	X					
37	65	BLUE RD	C	Tassel Pines	X					
38	170	MCCASKILL RD W	C	Albemarle	X					
39	41	SHAW RD SW	C	While-A-Way	X					
40	45	BLUE RD	C	Pray House	X					
41	35	SHAW RD SW	C	Hathaway	X					
42	60	LINDEN RD	C	Dr. DM Marr House		?		x		
43	25	SHAW RD NW	C	Myrtle Terrace	X					
44	15	SHAW RD NW	C	Onodaga	X					
45	315	BEULAH HILL RD N	C	Cotton Cottage			x		x	
46	275	BEULAH HILL RD N	C	Bungalow	X					
47	225	BEULAH HILL RD N	C	Cedarcrest		?		?	?	
48	25	LINDEN RD	C	Linden Cottage		?				
49	20	SHAW RD SW	C	Hillcrest	X					
50	20	BLUE RD	C	Maythorne Cottage	X					
51	40	SHAW RD SW	C	The Deodars	X					
52	60	SHAW RD SW	NC	House	X					
53	75	SHAW RD SW	C	The Castle		?				
54	105	BEULAH HILL RD N	C	House	X					
55	5	LINDEN RD	C	Rosemary	X					
56	15	MCCASKILL RD E	C	Craven/Longleaf	X					
57	25	MCCASKILL RD E	C	Clarendon	X					
58	35	MCCASKILL RD E	C	Vance		X		x		
59	55	MCCASKILL RD E	C	Berkeley	X					
60	65	MCCASKILL RD E	C	Ashley	X					
61	10	MCCASKILL RD E	C	Ivy Point	X					
62	12	BARRETT RD E	C	Thistle Dhu/Maryhurst						X
63	20	SHAW RD NE	NC	House					X	
64	290	BEULAH HILL RD N	NC	Pinecandle				?	X	
65	25	MCLEAN RD	NC	Water Tower						

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
65	1541	MCLEAN RD UNIT	NC	Pinehurst Apartments						
66	250	BEULAH HILL RD N	C	Casa Blanca	X					
67	35	MCLEAN RD	C	Sacred Heart Church	X					
68	20	CULDEE RD	C	Sacred Heart Rectory					X	
69	40	CULDEE RD	C	Blackjack Cottage	?					
70	55	GRAHAM RD	C	House		X	X	X	X	
71	35	GRAHAM RD	NC	House	X					
72	195	BARRETT RD E	C	Silva Nidus		X	X			
73	175	BARRETT RD E	NC	House	X					
74	165	BARRETT RD E	NC	House	X					
75	155	BARRETT RD E	NC	House	X					
76	100	MCLEAN RD	C	Step In Stones	X					
77	70	CADDELL RD	C	House	X					
78	60	CADDELL RD	C	House					X	
79	50	CADDELL RD	C	House	X					
80	40	CADDELL RD	C	House		X		X		
81	30	CADDELL RD	C	House	X					
82	20	CADDELL RD	C	Crutchfield-Ransdell House/The		X	X			
83	10	CADDELL RD	C	McKenzie House/Leavitt's	X					
84	225	MAGNOLIA RD	C	Five Points	X					
85	245	MAGNOLIA RD	C	ST Ritter House	X					
86	255	MAGNOLIA RD	NC	House	X					
87	265	MAGNOLIA RD	C	House		X	X	X		
88			C	House						X
89			C	Pinehurst Laundry						X
90	300	MAGNOLIA RD	C	Pinehurst Power Plant					X	
91	270	MAGNOLIA RD	NC	United Telephone Building	X					
92	5	COMMUNITY RD	C	The Manor			X			
93	135	CHINQUAPIN RD	C	Three Pines Cottage		X				
94	125	CHINQUAPIN RD	C	Beau Soleil				X	X	
95	115	CHINQUAPIN RD	C	HH Rackham House		?				
96	105	MAGNOLIA RD	C	Mystic	X					
97	115	MAGNOLIA RD	C	Mistletoe	X					
98	125	MAGNOLIA RD	C	Waldheim/Seven Gables	X					
99	135	MAGNOLIA RD	C	Suffolk Cottage						
100	145	MAGNOLIA RD	NC	House	X					

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
101	140	MAGNOLIA RD	NC	Southerland						X
102	130	MAGNOLIA RD	C	Craddock	X					
103	120	MAGNOLIA RD	C	Wayside/Cypress	X					
104	15	DOGWOOD RD	C	Utopia/Maple		X				
105	25	DOGWOOD RD	C	Oasis	X					
106	35	DOGWOOD RD	C	Chatham			X			
107	100	RITTER RD E	C	LaCasita	X					
108	90	RITTER RD E	C	Red Brick Cottage	X					
109	80	RITTER RD E	C	Column Lodge	X					
110	70	CAROLINA VISTA	C	Anglin-Hallowell House	X					
111	60	CAROLINA VISTA	C	Red Gables		X			X	
112	25	MAGNOLIA RD	NC	Berkshire Place	X					
113	35	MAGNOLIA RD	NC	Berkshire Cottage	X					
114	45	MAGNOLIA RD	C	The Rose	X					
115	65	MAGNOLIA RD	C	Magnolia/Magnolia Inn	X					
116	60	MAGNOLIA RD	C	The Nest/Crown/Oaks	X					
117	50	MAGNOLIA RD	C	Hawthorne	X					
118	40	MAGNOLIA RD	C	Casa Yucca	X					
119	20	MAGNOLIA RD	C	My Cabin			X		X	
120	10	MAGNOLIA RD	C	Turn the Key				X		
121	80	AZALEA RD	C	Little Cabin	X					
122	55	CHEROKEE RD	C	Pine Grove House					X	
123	65	CHEROKEE RD	C	Good Luck/Honeysuckle		X	X	X	X	
124	75	CHEROKEE RD	C	Plymouth	X					
125	85	CHEROKEE RD	C	Hale Cottage					X	
126	77	CHEROKEE RD	NC	Scotland Savings Bank	X					
127	60	CHEROKEE RD	C	Dartmouth		X			X	
128	5	VILLAGE GREEN RD W	C	Killcare/The Cones	X					
129	55	SHAW RD SE	C	Log Cabin	X					
130	65	CAROLINA VISTA	C	Beacon				X		
131	45	CAROLINA VISTA	C	Villa Vista	X					
132	35	CAROLINA VISTA	C	Statzell Cottage	X					
133	100	BEULAH HILL RD N	C	Broadview	X					
134	105	AZALEA RD	C	Green Dial Cottage	X					
135	15	CAROLINA VISTA	C	Little House		X			X	

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
136	5	CAROLINA VISTA	C	Halfway House	X					
137	40	Beulah HILL RD N	C	Dry Dock House	X					
138	10	AZALEA RD	C	Village Chapel	X					
139	150	CHEROKEE RD	NC	Given Memorial Library	X					
140			C	Village Green						
141	901	CHEROKEE RD UNIT A	C	Carolina Theater	X					
142	95	CHEROKEE RD	C	USPO	X					
143	1051	CHEROKEE RD UNIT B	C	Pinehurst Department Store	X					
144	38	CHINQUAPIN RD	NC	Commercial Building	X					
145	40	CHINQUAPIN RD	C	Village Court	X					
146	1002	MAGNOLIA RD UNIT B	C	Merrow Building/Razook's					X	
147	21	CHINQUAPIN RD	C	The Harvard	X					
148	19	CHINQUAPIN RD	NC	Commercial Building	X					
149	15	CHINQUAPIN RD UNIT A	C	Bank of Pinehurst II	X					
150	10	CHINQUAPIN RD	C	Bank of Pinehurst I	X					
151	5	CHINQUAPIN RD	C	Casino	X					
152	95	MARKET SQ	C	The Harvard Annex	X					
153	110201	MARKET SQ UNIT	NC	Fred Wood Building	X					
154	100	MARKET SQ	C	Clifton Chambers Building	X					
155	5	DOGWOOD RD	C	Market Square Building	X					
155	7	MARKET SQ	C	Market Square Addition	X					
156	155	CHEROKEE RD	C	Holly Inn	X					
157	50	DOGWOOD RD	C	Pine Crest Inn	X					
158	10	Community Rd	NC	House	X					
159	55	ORANGE RD	C	Essex	X					
160	45	ORANGE RD	C	Pinecrest Lodge	X					
161	35	ORANGE RD	C	Holly	X					
162	50	ORANGE RD	NC	Lawson Fields House		X	X	X		
163	40	ORANGE RD	C	Afterglow	X					
164	30	ORANGE RD	C	House			X		X	
165	20	ORANGE RD	C	Neal House			X	X	?	
166	5	EVERETTE RD	C	Sunnyside				X		
167	15	MAPLE RD	C	Tremont	X					
168	25	MAPLE RD	C	Rambler	X					
169	35	MAPLE RD	C	Box					?	

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
170	80	COMMUNITY RD	C	Thistle	X					
171	25	COMMUNITY RD	C	House	X					
172	35	COMMUNITY RD	NC	Lions Club						
173	45	COMMUNITY RD	C	Community House	X					
174	55	COMMUNITY RD	C	Cobourn House	X					
175	15	POWER PLANT RD	C	House	X					
176	20	POWER PLANT RD	NC	House	X					
177	85	COMMUNITY RD	C	Merrimac					X	
178	951	COMMUNITY RD UNIT	C	Heather	X					
179	10	SPUR RD	C	House		X	X	X		
180	20	SPUR RD	C	House					X	
181	15	DUNDEE RD	C	House						
182	30	MCINTYRE RD	C	Pinehurst Garage						
183	80	MAPLE RD	NC	House			X			
184	70	MAPLE RD	C	Idlewilde	X					
185	50	MAPLE RD	C	Arcadia					X	
186	19014	PALMETTO RD UNIT	NC	Brittany Apts.	X					
186	19014	PALMETTO RD UNIT		Brittany Apts.	X					
187	180	PALMETTO RD	C	Dundee		?			?	
188	45	EVERETTE RD	C	Rainbow	?					
189	54	EVERETTE RD	C	Everett Court					?	
190	170	PALMETTO RD	C	Willow Oaks				X	X	
191	1601	PALMETTO RD UNIT	C	Clover Leaf/Palmetto	X					
192	160	PALMETTO RD	C	Clover Leaf Garage	X					
193	120	PALMETTO RD	C	Easton House	?					
194	50	EVERETTE RD	C	The Tower						X
195	30	EVERETTE RD	C	Retreat/Arlington				X	X	
196	10	EVERETTE RD	C	Woodbine				X	X	
197	1611	CHEROKEE RD UNIT	NC	Apartments	X					
198	165	CHEROKEE RD	C	Arbutus					X	
199	175	CHEROKEE RD	C	Lenox					X	
200	185	CHEROKEE RD	C	Concord/Hurybac	X					
201	205	CHEROKEE RD	C	Cottage Colony School					X	
202	70	LAUREL RD	NC	Walnut	X					
203	200	CHEROKEE RD	NC	Welcome			X			
204	220	CHEROKEE RD	C	Heartsease/Elm			X			

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
205	115	PALMETTO RD	C	Gateside		X				
206	105	PALMETTO RD	NC	Ochonee	X					
207	95	PALMETTO RD	C	Fairway	X					
208	30	LAUREL RD	C	Needles	X					
209	40	LAUREL RD	NC	House	X					
210	60	LAUREL RD	C	Lenoir					?	
211	55	PALMETTO RD	NC	Beside the Point	X					
212	15	LAUREL RD	NC	House	X					
213	25	LAUREL RD	NC	House	X					
214	35	LAUREL RD	NC	House	X					
215	45	LAUREL RD	C	Overbagh House	?					
216	55	LAUREL RD	NC	House	X					
217	170	CHEROKEE RD	C	Fernleigh	X					
218	160	CHEROKEE RD	NC	House	X					
219	100	VILLAGE GREEN RD E	C	Eureka	X					
220	90	VILLAGE GREEN RD E	C	Wisteria	X					
221	80	VILLAGE GREEN RD E	C	White Shingles	X					
222	60	VILLAGE GREEN RD E	C	Fownes Cottage	X					
223	50	VILLAGE GREEN RD E	C	Ampersand		X			X	
224	40	VILLAGE GREEN RD E	C	Whispering Pines					?	
225	10	VILLAGE GREEN RD E	C	Casements	X					
226	10	VILLAGE GREEN RD	C	House		X		X	X	
227	20	VILLAGE GREEN RD	C	House	X					
228	30	VILLAGE GREEN RD	NC	JP Williamson House					X	
229	15	AZALEA RD	C	Sandhills Woman's Exchange	X					
230	80	CAROLINA VISTA	C	Carolina Hotel					x	
231	55	MIDLAND RD	C	Ideal/Nandina	X					
232	280	CHEROKEE RD	C	Fairview	X					
233	260	CHEROKEE RD	C	Piquet House		x	x			
234	10	MIDLAND RD	NC	House						X
235	60	EVERETTE RD	C	House						X
236	65	EVERETTE RD UNIT A	C	House						X
237	55	FIELDS RD		House	X					
238	65	FIELDS RD	C	Marlborough	X					
239	75	FIELDS RD	C	Crescent Moon					X	

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
240	85	FIELDS RD	C	Chipshot		X		X	X	
241	105	FIELDS RD	C	House						X
242	125	FIELDS RD	C	House		X	X	X	X	
243	10	DUNDEE RD	C	House	X					
244	40	DUNDEE RD	C	House					?	
245	120	FIELDS RD	C	House	X					
246	80	FIELDS RD	C	House	X					
247	70	FIELDS RD	NC	House		X	X	X	X	
248	60	FIELDS RD	C	House	X					
249	50	FIELDS RD	C	OH Cross House						X
250	105	EVERETTE RD	C	Birdsong						X
251			NC	Community Church Manse	X					
252	125	EVERETTE RD	C	Community Church	X					
253	60	MIDLAND RD	C	Kenworthy/Wilson	X					
254	70	MIDLAND RD	C	Thos S Wheeler House			X			
255	80	MIDLAND RD	NC	House						X
256	90	MIDLAND RD	C	House				X		
257	100	MIDLAND RD	C	House		X				
258	120	MIDLAND RD	C	Dornoch Cottage				?		
259	130	MIDLAND RD	NC	House	X					
260	150	MIDLAND RD	C	House	X					
261	190	MIDLAND RD	C	House						
262	200	MIDLAND RD	C	Edward J. Bevan House	X					
263	220	MIDLAND RD	C	EH Batson House		X				
264	230	MIDLAND RD	NC	House	X					
265	250	MIDLAND RD	C	Rivas House					X	
266	270	MIDLAND RD	NC	House						X
267			NC	World Golf Hall of Fame						X
268	15	MUSTER BRANCH RD	C	House	X					
269	25	MUSTER BRANCH RD	C	Muster Branch House	X					
270			NC	Pinehurst Tennis Club	X					
271			NC	Golf and Tennis Lodge						X
272		BEULAH HILL RD	C	Pinehurst Warehouses	X					
273	1	CAROLINA VISTA	C	Pinehurst Country Club						
274	705	MORGANTON RD	C	Pinehurst No. 2 Course						
275			C	Pinehurst No. 4 Course						

Inventory No.	Address	Street	C/NC (According to the 1996 NHL Designation)	Name	No Significant Change Since 1996	Windows Changed Since 1996	Siding Changed Since 1996	Porch Changes Since 1996	Additions Since 1996	Demo and/or New Construction Since 1996
276			NC	Miscellaneous Golf Holes						
277	700	MORGANTON RD	NC	Golf Course Maintenance Dept.						
278			C/NC	Pinehurst Race Track	X					
279			C	Planned Road System						

**Appendix D –
Public Engagement
(will be added to
final report)**

Appendix E - Photo Contact Sheets



#001_405 Beulah Hill Rd N.JPG



#002_5 McKenzie Rd W.JPG



#003_20 Barrett Rd W.JPG



#004_30 Barrett Rd W.jpeg



#005_55 Barrett Rd W.JPG



#006_40 McDonald Rd W.JPG



#007_50 McDonald Rd W.JPG



#008_165 Frye Rd.JPG



#009_95 McKenzie Rd W.JPG



#010_97 McKenzie Rd W.JPG



#011_40 Barrett Rd W.JPG



#012_91 McKenzie Rd W.JPG



#013_125 Linden Rd.JPG



#013_170 Frye Rd.JPG



#013_180 Frye Rd.JPG



#013_190 Frye Rd.JPG



#014_150 Frye Rd.JPG



#015_105 McKenzie Rd W.JPG



#016_165 Linden Rd.JPG



#017_175 Linden Rd.JPG



#017_181 Linden Rd.JPG



#018_195 Linden Rd.JPG



#019_110 Linden Rd.JPG



#020_140 McKenzie Rd W.JPG



#021_90 Linden Rd.JPG



#022_75 Linden Rd.JPG



#023_115 McCaskill Rd W.JPG



#024_125 McCaskill Rd W.JPG



#025_100 McKenzie Rd W.JPG



#026_90 McKenzie Rd W.JPG



#027_65 McCaskill Rd W.JPG



#028_75 McCaskill Rd W.JPG



#029_45 McCaskill Rd W.JPG



#030_25 McCaskill Rd W.JPG



#031_15 McCaskill Rd W.JPG



#032_30 McCaskill Rd W.JPG



#033_40 McCaskill Rd W.JPG



#034_50 McCaskill Rd W.JPG



#035_55 Linden Rd.JPG



#036_80 McCaskill Rd W.JPG



#037_65 Blue Rd.JPG



#038_170 McCaskill Rd W.JPG



#039_41 Shaw Rd SW.JPG



#040_45 Blue Rd.JPG



#041_35 Shaw Rd SW.JPG



#042_60 Linden Rd.JPG



#043_25 Shaw Rd NW.JPG



#044_15 Shaw Rd NW.JPG



#045_315 Beulah Hill Rd N.JPG



#046_275 Beulah Hill Rd N.JPG



#047_225 Beulah Hill Rd N.JPG



#048_25 Linden Rd.JPG



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#050_20 Blue Rd.JPG



#051_40 Shaw Rd SW.jpeg



#052_60 Shaw Rd SW.JPG



#053_75 Shaw Rd SW.JPG



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#055_5 Linden Rd.JPG
10 / 45



#056_15 McCaskill Rd E.JPG



#057_25 McCaskill Rd E.jpeg



#058_35 McCaskill Rd E.JPG



#059_55 McCaskill Rd E.jpeg



#060_65 McCaskill Rd E.JPG



#061_10 McCaskill Rd E.JPG



#062_12 Barrett Rd E.JPG



#063_20 Shaw Rd NE.JPG



#064_290 Beulah Hill Rd N.JPG



#065_15 McLean Rd.JPG



#066_250 Beulah Hill Rd N.JPG



#067_Sacred Heart Ch.JPG
12 / 45



#068_20 Culdee Rd.JPG



#069_40 Culdee Rd.JPG



#070_55 Graham Rd.JPG



#071_35 Graham Rd.JPG



#072_195 Barrett Rd E.JPG



#073_175 Barrett Rd E.JPG
13 / 45



#074_165 Barrett Rd E.JPG



#075_155 Barrett Rd E.JPG



#076_100 McLean Rd.JPG



#077_70 Caddell Rd.JPG



#078_60 Caddell Rd.JPG



#079_50 Caddell Rd.JPG



#080_40 Caddell Rd.JPG



#081_30 Caddell Rd.JPG



#082_20 Caddell Rd.JPG



#083_10 Caddell Rd.JPG



#084_225 Magnolia Rd.JPG



#085_245 Magnolia Rd.JPG



#086_255 Magnolia Rd.JPG



#087_265 Magnolia Rd.JPG



#090_300 Magnolia Rd.JPG



#091_270 Magnolia Rd.JPG



#092_The Manor Inn.JPG



#093_135 Chinquapin Rd.JPG
16 / 45



#094_125 Chinquapin Rd.JPG



#095_115 Chinquapin Rd.JPG



#096_105 Magnolia Rd.JPG



#097_115 Magnolia Rd.JPG



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#102_130 Magnolia Rd.JPG



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#109_80 Ritter Rd E.JPG



#110_70 Carolina Vista.JPG



#111_60 Carolina Vista.JPG



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#113_35 Magnolia Rd.JPG



#114_45 Magnolia Rd.JPG



#115_Magnolia Inn.JPG



#116_60 Magnolia Rd.JPG



#117_50 Magnolia Rd.JPG



#118_40 Magnolia Rd.JPG



#119_20 Magnolia Rd.JPG



#120_10 Magnolia Rd.JPG



#121_80 Azalea Rd.JPG



#122_55 Cherokee Rd.JPG



#123_65 Cherokee Rd.JPG



#124_75 Cherokee Rd.JPG



#125_85 Cherokee Rd.JPG



#126_77 Cherokee Rd.JPG



#127_60 Cherokee Rd.JPG



#128_5 Village Green Rd W.JPG



#129_55 Shaw Rd SE.JPG



#130_65 Carolina Vista.JPG



#131_45 Carolina Vista.JPG



#132_35 Carolina Vista.JPG



#133_100 Beulah Hill Rd N.JPG



#134_105 Azalea Rd.JPG



#135_15 Carolina Vista.JPG



#136_5 Carolina Vista.jpeg



#138_Village Chapel-01.JPG



#138_Village Chapel-02.JPG



#138_Village Chapel-03.jpeg



#139_Given Memorial Library.JPG



#140_Village Green.JPG



#141_Carolina Theater.JPG



#142_US Post Office.JPG



#143_105 Cherokee Rd.JPG



#144_38 Chinquapin Rd.JPG



#145_40 Chinquapin Rd.JPG



#146_100 Magnolia Rd.JPG



#147_21 Chinquapin Rd.JPG



#148_19 Chinquapin Rd.JPG



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#150_10 Chinquapin Rd.JPG



#151_5 Chinquapin Rd.JPG



#152_95 Market Sq.JPG



#153_110 Market Sq.JPG



#154_100 Market Sq.JPG



#155_1 Market Sq.JPG



#156_Holly Inn.JPG



#157_Pine Crest Inn.JPG



#158_10 Community Rd.JPG
27 / 45



#159_55 Orange Rd.JPG



#160_45 Orange Rd.JPG



#161_35 Orange Rd.JPG



#162_50 Orange Rd.JPG



#163_40 Orange Rd.JPG



#164_30 Orange Rd.JPG
28 / 45



#165_20 Orange Rd.JPG



#166_5 Everette Rd.JPG



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#169_35 Maple Rd.JPG



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29 / 45



#171_25 Community Rd.JPG



#172_35 Community Rd.JPG



#173_Community House.JPG



#174_55 Community Rd.JPG



#175_15 Power Plant Rd.JPG



#176_20 Power Plant Rd.JPG
30 / 45



#177_85 Community Rd.JPG



#178_95 Community Rd.JPG



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#180_20 Spur Rd.JPG



#181_15 Dundee Rd.JPG



#182_Pinehurst Garage.jpeg



#183_80 Maple Rd.JPG



#184_70 Maple Rd.JPG



#185_50 Maple Rd.JPG



#186_190 Palmetto Rd.JPG



#187_180 Palmetto Rd.JPG



#188_45 Everette Rd.JPG



#189_54 Everette Rd.JPG



#190_170 Palmetto Rd.JPG



#191_160 Palmetto Rd.JPG



#192_160 Palmetto Rd.JPG



#193_120 Palmetto Rd.JPG



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#196_10 Everette Rd.JPG



#197_161 Cherokee Rd.JPG



#198_165 Cherokee Rd.JPG



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#201_205 Cherokee Rd.JPG



#202_70 Laurel Rd.JPG



#203_200 Cherokee Rd.JPG



#204_220 Cherokee Rd.JPG



#205_115 Palmetto Rd.JPG



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#213_25 Laurel Rd.JPG



#214_35 Laurel Rd.JPG



#215_45 Laurel Rd.JPG



#216_55 Laurel Rd.JPG



#217_170 Cherokee Rd.JPG



#218_160 Cherokee Rd.JPG



#219_100 Village Green Rd E.JPG



#220_90 Village Green Rd E.JPG



#221_80 Village Green Rd E.JPG



#222_60 Village Green Rd E.JPG



#223_50 Village Green Rd E.JPG



#224_40 Village Green Rd E.JPG



#225_10 Village Green Rd E.JPG



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#227_20 Village Green Rd.JPG



#228_30 Village Green Rd.JPG



#229_15 Azalea Rd.JPG



#230_Carolina Hotel.jpeg



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#236_65 Everett Rd.JPG



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#238_65 Fields Rd.JPG



#239_75 Fields Rd.JPG



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#242_125 Fields Rd.JPG



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#248_60 Fields Rd.JPG



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#252_Community Presbyterian Ch-02.JPG



#252_Community Presbyterian Ch-03.JPG



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#266_270 Midland Rd.JPG



#270_Pinehurst Tennis Club.JPG



#272_Pinehurst Warehouses.JPG



#273_Pinehurst Country Club.JPG



#278_Pinehurst Race Track and Fair
Barn.JPG