

This chapter provides an overview of the design history of Southern Pines and provides background on the community's historic districts.

HISTORY & SIGNIFICANCE

HISTORY OF SOUTHERN PINES AND THE HISTORIC DISTRICT

HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

THE HISTORY OF SOUTHERN PINES

The Southern Pines Downtown Historic District comprises ten city blocks situated on land settled as “Shaw’s Ridge” in Moore County, North Carolina. Originally branded as “Vineland” by developer John T. Patrick in 1883, who then changed the name to “Southern Pines,” this small Sandhills town grew to become a healthful, seasonal resort community. Patrick marketed the rural landscape appeal of Southern Pines to wealthy northerners for the benefits of its “terabithian air,” and in response, named its streets after New England states. He overlaid the street grid along the Seaboard Air Line Railway, with Railroad Street, later named Broad Street, fronting the northwest and southeast sides of the track, to form the civic and commercial center of the community.

As the town grew, the character of its architecture changed. By the close of the nineteenth century, downtown Southern Pines reflected its resort destination appeal, composed of mostly Queen Anne-style cottages, inns, and hotels along the core blocks fronting the railroad. The oldest surviving block from this period includes the structures along West Pennsylvania Avenue, including the 1892 Sadleson Pharmacy building on the corner of Pennsylvania Avenue and Bennett Street. Numerous fires swept through the downtown in the early twentieth century, taking with them entire blocks and important landmarks of wood-framed construction. In response, the architecture of commercial buildings within the district evolved to reflect the styles of predominantly brick-clad construction. The oldest surviving brick structure in the downtown today is the 1898 Thomas Hardware Building, now a portion of the Sunrise Theatre.

KEY SOUTHERN PINES DESIGN INFLUENCES

By the early twentieth century, the burgeoning town prospered again with the help of another visionary, the industrialist James Boyd, who arrived in 1904 with his family. Over the course of the next fifty years, the Boyds established the civic culture of Southern Pines. Together, and in concert with other community leaders, the Boyds conserved the virgin longleaf pine forest for whom the town was named, established civic organizations for town beautification and hunting, funded important infrastructure projects, and established Weymouth Heights, nearly doubling the acreage of the town.

While many individuals influenced the design of structures within the district, two figures stand out as the shapers of Southern Pines’ architectural heritage. Designers Aymar Embury II and Alfred Yeomans arrived in Southern Pines at the request of the Boyds to design the Highland Pines Hotel in 1913. The two would go on to design more than twenty-eight significant buildings and landscapes within the town, including prominent civic and commercial buildings along Broad Street.

Did You Know?

The oldest buildings in downtown are in the 100 block of W. Pennsylvania Avenue, including frame commercial buildings from 1890s:

- 1892 Sadleson Pharmacy Building (at 190 W. Pennsylvania Avenue)
- 1895 Powell Furniture & Undertaking (at 160 W. Pennsylvania Avenue)
- 1904 Belvedere Hotel (at 120 W. Pennsylvania Avenue)



Built in 1892, five years after the town was incorporated, the Sadleson Pharmacy building is the oldest, continually-operating commercial structure in the downtown.

HISTORIC DISTRICT DESIGN GUIDELINES

HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

Did You Know?

Combined, Aymar Embury II and Alfred B. Yeomans designed 28 significant buildings in Southern Pines, with Yeomans going on to lay out Weymouth Heights and serve on the town's first Planning Commission, and Parks Commission

Embury-designed Residences National Register Historic District

- House – 208-210 S. Valley Road
- Cottage – 305 Highland Road
- House – 335 Connecticut Ave
- Cottage – 350 Highland Road
- House – 605 E. Massachusetts Ave
- Cottage – 640 E. Massachusetts Ave
- Loblolly – 140 N. Valley Road
- Cottage – 305 S. Valley Road
- House – 660 E. Massachusetts Ave
- House – 220 S. Valley Road
- Woodstock – 120 Highland Road
- Weymouth – 555 E. Connecticut Ave

HISTORIC DISTRICT DESIGN GUIDELINES

Aymar Embury II, a prominent New York architect known in the south for his writings on early American architecture and the Colonial Revival style, designed a noteworthy collection of buildings within the downtown district. The attention to detail and character-defining features of his Colonial Revival-style structures are preserved today, and together with his residences in Weymouth Heights, are held as the best collection of his work in North Carolina. Documented buildings designed by Embury within the Southern Pines Downtown Historic District include:

- U.S. Post Office – 190 SW Broad Street
- Citizens Bank & Trust Company Building – 132 NW Broad Street
- Dr. Mudgett Medical Office – 140 SW Broad Street
- Dr. J.S. Milliken Office - 125 SE Broad Street
- Southern Pines Library (now Town Offices) – 180 SW Broad Street

Alfred Yeomans, a landscape architect by training and nephew of the elder James Boyd, moved his practice from Chicago, Illinois, to Southern Pines by 1922 to oversee completion of the work he began with his relatives on Weymouth Heights. Yeomans practiced both as landscape architect and as architect on projects in Southern Pines until his death in 1954. Most of his architectural works were residential, ranging from small English cottages to larger estates, with several small civic and commercial buildings in the downtown. Yeomans is recognized for his long-standing role in the design of the landscape of Southern Pines. Much of the downtown's mature, lush canopy and planted rights-of-way, is due in part to Yeomans leadership. His work and writings on landscaping reflect an affinity for more natural compositions of native and adaptive plants, used in massing to provide dramatic variations of dense shade and open vistas. A member of the first town planning commission and the first parks commission, Yeomans was one of the most active designers in residence in Southern Pines during the twentieth century. Documented buildings and public spaces designed and influenced by Yeomans in the Southern Pines Downtown Historic District include:

- Stevens Building – 118 NW Broad Street
- Former Fire Department – 131-135 E New Hampshire Avenue

Below: Embury Designs



Below: Yeomans Designs



HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

- Broad Street Parkway lining both sides of the railway
- Early direction on the municipal park
- Page Street Parkway, including groves of longleaf pine
- Mature streetscape plantings throughout the district

THE CHARACTER OF SOUTHERN PINES

From early on, the character of the downtown included careful attention to public spaces, including streetscapes, parks, and parkways. The overlay of the town grid by John Patrick along the railway provided what would become a prominent public parkway through the center of town. The parceling of each block included a semi-public space at the center interior portion of the block, and where extant, these provide important off-street parking and service uses to property owners and merchants. The appropriation of an entire square block along Northeast Broad Street as the town municipal park reinforced the important civic character and natural beauty, both significant to the ambience and character of the downtown. Over the years, Southern Pines has continued the tradition of civic responsibility, as well as a legacy of public-private partnership in the design and care of the downtown landscape. For example, the Broad Street Parkway has benefitted from design and management through numerous eras of leadership, from implementation by the Civic Club in 1907 to management by the Chamber of Commerce in the late 1920s, and continued care by the Southern Pines Garden Club. Throughout downtown, the mature canopy of pines, hollies, sycamore, magnolias, and cedars are among the most prominent heritage trees within the district, affording a lush, softening effect to its character.

The architectural and landscape character of the district today reflects each successive period of expansion and settlement. The boom of construction during the 1920s and early 1930s, to which most remaining downtown structures date, softened following the Great Depression. This decline greatly affected the tourism industry, bringing hardship to many hotels and seasonal operations. In the early 1940s, a major shift in population and residency occurred in response to the unprecedented wartime expansion of neighboring Fort Bragg. The limits of the November to April “season” in which most northern residents descended upon the town greatly expanded as more residents came to stay full-time. Today, the character of the district embodies a highly eclectic, yet cohesive quality rarely achieved - a character that supports community life and reflects the town’s location within the pine-laden Sandhills.

Did You Know?

Yeomans-designed Residences National Register Historic District

- *Boyd House - 765 E Connecticut Ave*
- *Civic Club - 105 S Ashe Street*
- *House - 480 E Connecticut Ave*
- *House - 790 E Connecticut Ave*
- *House - 110 Highland Road*
- *House - 880 E Massachusetts Ave*
- *House - 910 E Massachusetts Ave*
- *House - 215 Pine Grove Road*
- *House/Store - 380 E Pennsylvania Ave*
- *House - 130 Highland Road*
- *House - 175 N Valley Road*

HISTORIC DISTRICT DESIGN GUIDELINES

HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

From the National Register Nomination:

The Southern Pines Historic District includes the greater portion of the downtown and adjacent residential areas of Southern Pines developed between the founding of the town and World War II. The town grew into a substantial winter resort for Northern visitors by the end of the nineteenth century exhibiting Queen Anne and Shingle Style cottages and a sizable resort hotel. Under the influence of the Boyd family, the town developed a distinctive image of golf and fox hunting that attracted wealthy Northerners to build large seasonal houses in the Weymouth Heights subdivisions.

This district contains a substantial body of Colonial Revival and English/Norman Cottage style designs by New York architect Aymar Embury II. Together with a large complementary oeuvre by local architect Alfred Yeomans, the collection created an architectural identity for Southern Pines that was unique in Eastern North Carolina. Tied together by intensive early twentieth century plantings of pines, hollies, magnolias and other trees and shrubs, the district combines a rich architectural fabric with a handsome landscape.

HISTORIC DISTRICT DESIGN GUIDELINES

NATIONAL REGISTER HISTORIC DISTRICT

The Southern Pines Historic District was listed on the National Register of Historic Places in 1991. The district consists of 320 acres that encompass much of the original town developed before World War II. At the time of its listing, the district included 495 contributing primary and secondary commercial and residential buildings constructed between 1883 and 1941.

In 2010, an updated survey of the National Register District was conducted by Hanbury Preservation Consulting. The potential district boundary was expanded to include contributing properties constructed to 1960. In addition, an updated inventory was conducted to determine district adjustments due to significant alteration and/or demolition. As of 2013, the historic district survey report and the potential boundary changes for the National Register Historic District are still under consideration.

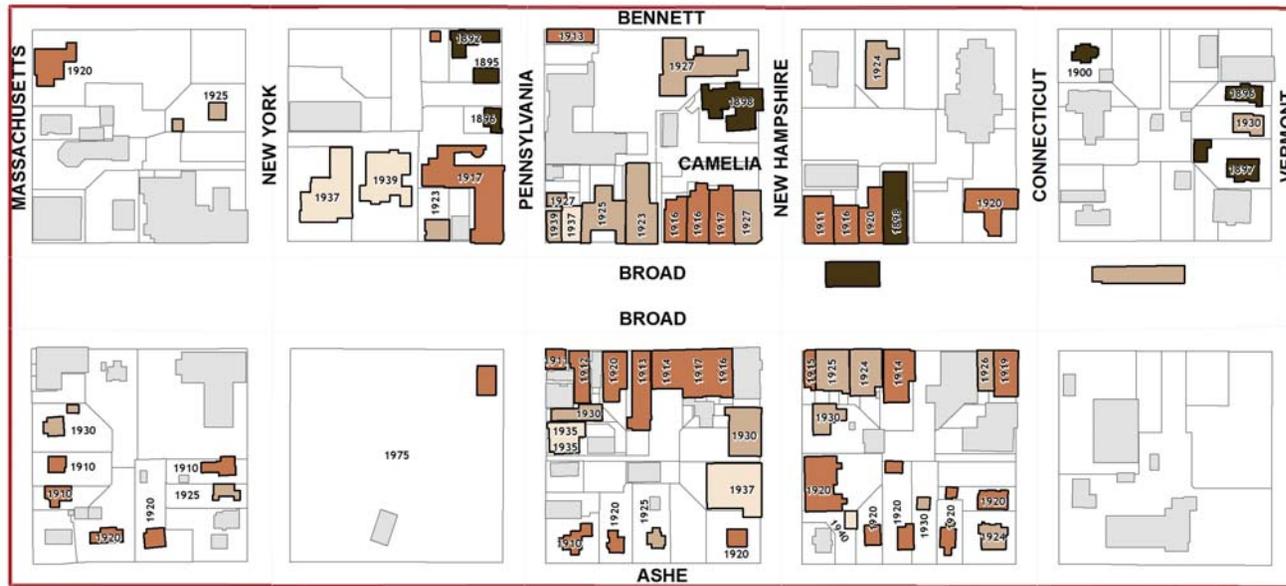


LOCAL HISTORIC DISTRICT – DOWNTOWN SOUTHERN PINES

Downtown Southern Pines lies within the boundaries of the larger National Register Historic District. Ten blocks of the core of downtown are included in a local historic district established by the Town. The local Downtown Historic District includes both commercial and residential properties and employs regulations that protect the historic and cultural integrity of the local historic district.

HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

The following map of the ten block Downtown Historic District shows the historic buildings by development periods. Note the locations of some of the oldest buildings (1878-1900).



Contributing Historic Buildings with Architectural Integrity - By Period

Legend

- 1931 - 1963
- 1921 - 1930
- 1901 - 1920
- 1878 - 1900
- Southern Pines Historic District

Did You Know?

In the 1930s, the Chamber of Commerce called the newly replanted plantings along Broad Street "the single best investment in the town's history."



**HISTORIC DISTRICT
DESIGN GUIDELINES**

