

This section provides an overview of “how to read” the landscape of the Southern Pines Historic District Guidelines. Design guidance is provided for site work, accessibility, and planting and vegetation design and management.



HISTORIC LANDSCAPE: THE CONNECTING FABRIC

The historic Southern Pines landscape is an important and unifying feature of the town. Its landscape character reflects significant periods of design, generations of stewardship, and renewal. A dominant longleaf pine canopy, space-defining shrub plantings and mature trees along the Broad Street Parkway, rows of individual yards, and the network of walks and pedestrian-scaled features contribute to the inviting feel and character of the district. Understanding the relationship and character of important landscape elements is important to the long-term stewardship and care of the district.

LANDSCAPE CHARACTER-DEFINING FEATURES

Just as historic buildings in Southern Pines are significant for their design and character-defining features, the landscape also reflects a rich composition of spaces and elements. The landscape character-defining features most important to Southern Pines, as characterized by the *Secretary of the Interior* include:

- *Spatial Character:* The massing of buildings and landscape features establish corridors and spaces important to the experience of Southern Pines;
- *Views and Vegetation:* Vegetation helps to frame vistas and soften the feel of the dense downtown core. Mature plantings and the use of large shrubs along the parkway channel views along Broad Street, which expand with each intersection;
- *Circulation:* The railroad, system of roads, and pedestrian walks, along with the materials used in their construction, influence the way we move through the district;
- *Topography:* The gentle west-sloping topography contributes to the layout of the town and informs the height and elevation of architecture;
- *Small-Scale Features:* An eclectic yet cohesive collection of fences, walls, light posts, signs, benches, urns, and planters create a vibrant visual scene and inviting setting.



Vegetation, the sidewalk, the buildings' relation to the street, and furnishings contribute to the character of the Southern Pines streetscape.



*Early view of Broad Street
(Photo courtesy Moore County Historical Association)*

Pine groves along Ashe spatially define views and separate the walk from the street.



HISTORIC DISTRICT DESIGN GUIDELINES

Did You Know?

The historic landscape of the district can be categorized into four dominant types relative to land use, ownership, and character.

The four dominant landscape types within the district are:

Parks and Parkways

Streetscapes

Commercial Lot Frontage

Residential Yards

View looking south along the spine of the Broad Street Parkway plantings



HISTORIC DISTRICT DESIGN GUIDELINES

DESIGN GUIDELINES FOR HISTORIC DISTRICT LANDSCAPE

PARKS AND PARKWAYS

John Patrick's arrangement of the town grid along the railroad tracks established a grand promenade and choreography of arrival for early visitors and residents that is still relevant today. Known locally as the Broad Street Parkway, the landscape fronting the railroad tracks represents numerous periods of design and stewardship by important civic groups within Southern Pines. Initiated by Helen Boyd Dull in 1907, and greatly influenced over time by landscape architect Alfred Yeomans, this landscaped corridor provides connectivity within the district and softening of the built environs.

Some important features of the historic landscape are:

- The surviving landscape composition dominated by *southern magnolia*, *longleaf pine*, *American holly*, *oak*, and *cedar*, provides shade and scale to an understory of view-defining shrub massings of azaleas, rhododendron, and dogwoods.
- The *oldest surviving portions of historic plantings* are found south of Pennsylvania Avenue.
- The overall *composition is informal*, reflecting the picturesque style of landscape design, popular in the late nineteenth and early twentieth century. Also, the composition places emphasis on the use of large native shade trees and shrub massings, while defining views and creating contrast between dense shade and sun.
- All *vegetation was predominately green* in leaf color, and emphasized the pairing of evergreen plantings with seasonal color from flowering trees and shrubs.
- The appropriation of an *entire city block as a municipal park* provides an important civic space to the downtown that reinforces open recreational activity within the lush overstory. Influenced by Yeomans, who designed a passive, reflective quality to this green space, without the addition of active sport facilities and playgrounds, the park today reflects a mixture of uses, in support of and conflicting with its early design intent.

Important Note: Landscape or right of way utility and street work within the district may require a Certificate of Appropriateness. Contractors should consult with Planning Staff to determine if a Certificate of Appropriateness is required.

Parks and Parkways - Recommended Practices:

- ✓ Retain the historic composition of native and adaptive overstory trees and small flowering trees along the Broad Street Parkway;
- ✓ Retain visual-defining shrub massings that deter mid-block pedestrian crossings along the Broad Street Parkway;
- ✓ Renew density of plantings along the Broad Street Parkway, east of Pennsylvania Avenue;
- ✓ Retain and renew the groves of longleaf pines planted along the Ashe Street;
- ✓ Retain historic plantings within the Municipal Park;
- ✓ Conduct routine maintenance, pruning, and arboricultural care of landscape material;
- ✓ Remove invasive plant species.

Parks and Parkways - Discouraged Practices

- ✗ Adding overly ornate flower beds, or ornamentals within parks and parkways.



Late 1920s view of tree-lined streetscape in front of the Mudgett office on S.W. Broad Street

(Photo courtesy of Moore County Historical Society)

STREETSCAPES

The public streetscapes within the district consist of the composition of paved pedestrian sidewalks, pine-straw and turf tree-planting beds, individual street trees, and a variety of small-scale features that encourage pedestrian activity. Some of the key characteristics of the streetscape are:

- *Building Orientation:* The spatial character of each block is defined by the composition, density, and position of buildings along sidewalks, and by trees fronting each street.
- *Landscape:* Vegetation frames views along each block, providing much needed shade, a physical barrier from traffic, and a safe and pleasurable pedestrian experience.
- *Pedestrian Access:* Depending on the period of construction, the once sand-clay walks throughout town are now composed of varying widths of concrete and brick-adorned sidewalks.
- *Vehicular Access:* Parking lies on both sides of Broad Street, and within off-street parking in the center of blocks.

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Streetscapes - Recommended Practices

- ✓ Maintain historic street patterns, widths, and materials;
- ✓ Maintain planting strip between the street and sidewalks on north-south cross-streets;
- ✓ Retain the historic composition of overstory trees including but not limited to sycamore, maple, oak, cedar, longleaf pine and magnolia;
- ✓ Retain pine straw as the dominant material for mulch bedding of trees;
- ✓ Retain and renew groves of longleaf pines planted along cross streets east of Broad Street and along Ashe Street;
- ✓ Retain eclectic compositions of concrete and brick patterned sidewalks, exposed aggregate curb and gutter systems, and their varying patterns;
- ✓ Improve soil quality and size of tree planting beds during new installations;
- ✓ Select site furnishings from a range of approved benches, planters, etc.;
- ✓ Do routine maintenance, pruning, and arboricultural care of landscape material.

Streetscapes - Discouraged Practices

- × Planting a monoculture or single variety of street tree (except for Ashe Street pine groves);
- × Re-grading that alters the topography within the public right-of-way;
- × Using modern interlocking concrete pavers, patterned concrete or patterned asphalt paving.

COMMERCIAL LOTS AND CIVIC BUILDING LANDSCAPES

The relationship of commercial lots one to another establishes the civic feel of the downtown. Listed below are some of the key items to think about when considering the landscape of commercial lots and civic buildings:

- *Building Orientation:* Most commercial buildings along Broad Street front public sidewalks with little or no setback; properties along the cross-streets to the east and west of Broad Street include front and side yards, and plantings that contribute to the scenic quality of the district.
- *Pedestrian Access:* Circulation for ingress and egress ranges from pedestrian entries along Broad Street, to pedestrian walks, and off-street parking lots and private drives for commercial properties along cross streets.
- *Landscape:* The entry yard of commercial lots, whose buildings are set back from the road historically included a pairing of large evergreen and deciduous shade trees, with and understory of small flowering trees and large evergreen shrubs.
- *Significant Buildings:* It is important to acknowledge the significance of several commercial or civic properties within the district whose landscapes were designed to reflect the architectural character of the buildings. The plantings, paving layout, and small-scale features of these properties are well-documented to the historic period and represent an important era in design and character. Individual properties of significance include:
 - ✓ The Citizens Bank and Trust Building - 132 N.W. Broad Street
 - ✓ Stevens Building – 118 N.W. Broad Street
 - ✓ U.S. Post Office – 190 S.W. Broad Street
 - ✓ Former Southern Pines Library (Town Offices) – 180 S.W. Broad Street
 - ✓ The Jefferson Inn - 150 W. New Hampshire Ave



*Early view of the courtyard on Broad Street of one of Southern Pines signature commercial buildings by Amar Embury II
(Photo courtesy of Moore County Historical Society)*

Commercial Lots and Civic Building Landscapes - Recommended Practices

- ✓ Preserve and restore composition of historic landscapes associated with properties of significance;
- ✓ Retain the historic composition of overstory trees, with small flowering trees, and large evergreen shrubs;
- ✓ Retain pine straw as the dominant material for mulch bedding of trees;
- ✓ Retain eclectic compositions of concrete and brick patterned walks;
- ✓ Locate and screen mechanical units within rear yards;
- ✓ Conduct routine maintenance, pruning, and arboricultural care of landscape material.

Commercial Lots and Civic Building Landscapes - Discouraged Practices

- × Planting a monoculture or single variety of trees
- × Planting only small flowering trees
- × Planting only deciduous shrubs along foundations, and streets
- × Using modern interlocking concrete pavers, patterned concrete or patterned asphalt paving
- × Locating mechanical units within front yards.

Important Note: Landscape or right of way utility and street work within the district may require a Certificate of Appropriateness. Contractors should consult with Planning Staff to determine if a Certificate of Appropriateness is required.

RESIDENTIAL YARDS

The quaint community feel of Southern Pines is visible in the composition of residential yards facing public streets within the district. The parceling of lots for residential use historically supported the erection of seasonal cottages, Inns, and Boarding Houses within the downtown. Over time these structures transitioned to full-time residential use. Some of the important items to consider in landscaping residential yards are:

- *Yard Elements:* Today, residences continue their historic composition within cross street blocks, and along Ashe Street in both residential uses, and low-intensity commercial uses. Residential yards include front yards with walks, and plantings, narrow side yards with drives and more private rear yards.
- *Landscape Elements:* Trees fronting public streets and sidewalks were historically of a similar scale and massing along each block. Today the most cohesive grouping of residential yards is along Ashe Street, viewed through the groves of longleaf pines planted between the curb and sidewalk.

Residential Yards - Recommended Practices

- ✓ Retain the historic composition and comparable massing and scale of plantings on each block;
- ✓ Retain the historic composition of overstory trees, with small flowering trees, and large evergreen shrubs;
- ✓ Retain pine straw as the dominant material for mulch bedding of trees;
- ✓ Retain eclectic compositions of concrete and brick patterned walks;
- ✓ Locate and screen mechanical units within rear and side yards;
- ✓ Construct fences and walls from approved fence/ wall standards;
- ✓ Conduct routine maintenance, pruning, and arboricultural care of landscape material.

Residential Yards - Discouraged Practices

- ✗ Planting a monoculture or single variety of trees;
- ✗ Planting only small flowering trees;
- ✗ Planting only deciduous shrubs along foundations, and streets;
- ✗ Using modern interlocking concrete pavers, patterned concrete or patterned asphalt paving;
- ✗ Locating mechanical units within front yards.



*Above: Early view of residential yard at the corner of Connecticut and North Bennett Street
(Photo courtesy of Moore County Historical Society)*

Below: Residential yard in historic district today



SITE DEVELOPMENT GUIDELINES - COMMERCIAL & RESIDENTIAL

Together, the commercial and residential landscapes of downtown Southern Pines establish an inviting, public and community feel. The buildings (including both primary and secondary structures) are supported by a rich landscape setting that softens each building, and contributes to the character of the historic district. The site or landscape of each property includes hard-surface materials for drives, and walks, walls, and accessory structures such as fences, as well as landscape plantings. The following additional design guidelines apply to commercial and residential site development.

PARKING AND UTILITY STRUCTURES

Southern Pines is fortunate to have excellent on-street parking serving the downtown business district. This is a successful arrangement for both businesses and customers, providing easy access along inviting landscaped streets. Several blocks have interior-block parking lots, or service lots that provide parking and service access to the rear of the buildings.

Since parking areas and pavement can have a dramatic effect on the visual character of a property and the historic district, design guidance is important. Commercial businesses may need additional parking or accessible areas for employees, customers, or service areas. In addition, Southern Pines is a high quality watershed that has strict requirements for stormwater quality and impervious pavement.

Some businesses, such as restaurants, require additional utility structures for waste dumpsters, mechanical equipment, or similar items to better facilitate use and function of the historic building. The siting, location and construction of utility structures are important to retaining historic setting. Utility structures should be carefully sited, typically to rear yards and service areas to minimize views from the street and neighboring properties.

Parking and Utility Structures - Recommended Practices

- ✓ Limit impervious surfaces for parking and drives within the district;
- ✓ Limit the width of driveways, accessing parking areas;
- ✓ Locate off-street parking behind buildings where possible;
- ✓ Plant native landscape trees and shrubs to partially screen and shade parking areas;
- ✓ Provide clear routes for pedestrians from parking areas to public sidewalks;
- ✓ Locate utility structures to the rear or service yards;

- ✓ Screen utility structures from neighboring views and primary street views;
- ✓ Encourage use of shared parking.

Parking and Utility Structures - Discouraged Practices

- × Demolishing contributing buildings or landscapes to make way for new surface parking;
- × Adding large expansive off-street parking areas to the district;
- × Off-street parking located in front of the building (approved for residential properties)

Did You Know?

All parking areas must comply with the Southern Pines Unified Development Ordinance, which gives specific guidance related to parking and landscape.

For More Information

National Park Service
 Preservation Brief 32, *Making
 Historic Properties Accessible*,
 provides guidance for accessibility
 to your historic property

[http://www.nps.gov/hps/tps/briefs/
 brief32.htm](http://www.nps.gov/hps/tps/briefs/brief32.htm)

SITE DEVELOPMENT GUIDELINES - COMMERCIAL & RESIDENTIAL**PEDESTRIAN WALKWAYS AND ACCESSIBILITY**

A pleasant pedestrian experience is an important measure of a viable, walkable historic district. Paving of pedestrian walkways can have a dramatic affect on how pedestrians view the comfort, safety, and setting of the district. Many commercial buildings in the downtown have a zero setback from town sidewalk; thus, the paving material is already established by the concrete and brick-patterned sidewalks along the public streets. However, some buildings have larger setbacks and utilize walks or paved plazas for pedestrian entries. Traditional paving materials for walkways on commercial properties set back from the sidewalks include concrete and brick walks.

Accessibility within the district is important and must work with the character-defining features of the building and the site. Historic buildings rarely were constructed to be readily accessible for people with differing levels of mobility. Today, state and local codes provide guidance for achieving uniform access to publicly accessible buildings. While the guidance provided in these *Historic District Design Guidelines* do not place restrictions or mandates on accessibility, we recommend owners of publicly accessible historic properties consider the following:

- Thoroughly record and assess the historic integrity and character-defining features of the property;
- Identify and evaluate accessibility options that do little harm to historic integrity of the building and the spatial character and integrity of the historic site;
- When making modification to improve accessibility, use traditional materials that work with the historic character of the building and site.



The basketweave brick pattern of this plaza reflects the traditional vocabulary of the district. The accessible ramp is subtle and serves as the main route to the building entry.

Pedestrian Walkways and Accessibility - Recommended Practices

- ✓ Use poured-in-place concrete for walkways that use local aggregates for exposed aggregate finishes and local sand to reinforce a timeless appearance;
- ✓ Use brick paving in herringbone, basketweave, or running bond pattern on smaller-scaled commercial properties;
- ✓ Use large native stone pavers laid in a flagstone pattern;
- ✓ Regular maintenance pedestrian ways;
- ✓ Provide accessible routes to publicly accessible buildings through raised grade of walks where feasible.

Pedestrian Walkways and Accessibility - Discouraged Practices

- ✗ Using non-traditional materials, interlocking pavers, stamped asphalt, stamped concrete, or brightly-colored, white, or smooth-finish concrete;
- ✗ Using residential-scale applications of stone laid in turf as stepping stones (approved for residential properties);
- ✗ Building ramps or wheelchair lifts that are not the primary route of ingress for all users.

SITE DEVELOPMENT GUIDELINES - COMMERCIAL & RESIDENTIAL**WALLS, FENCES, AND GATES**

Historic patterns of walls, fences, and gates for commercial properties define ownership boundaries, welcome users into a property's yard or courtyard, and screen utilities and service uses between buildings.

Brick is the dominant material used for freestanding walls in downtown. Brick walls are used most frequently to screen alleys and service areas. Often with cast or wrought iron gates, these walls define and separate public areas from side and backyard service areas.

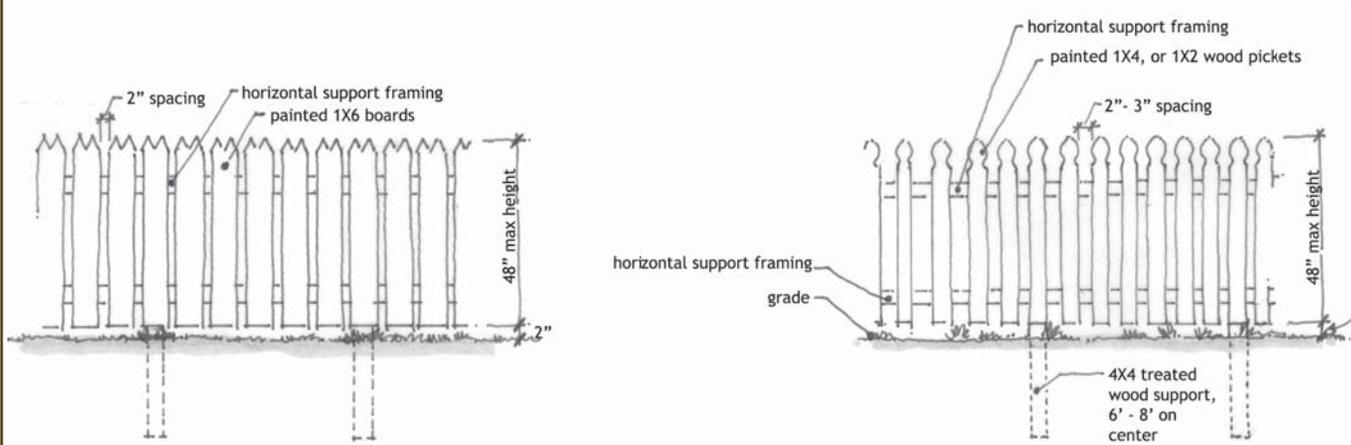
Traditional materials for fences include wood picket fencing set back from the road.

Walls, Fences, and Gates - Recommended Practices

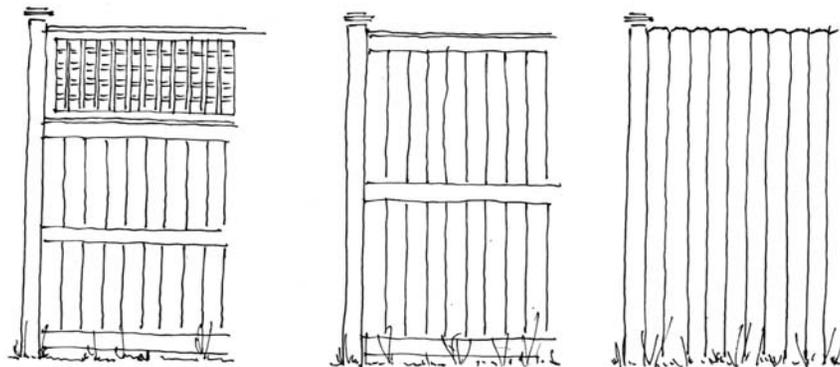
- ✓ Maintain and retain historic fences that define property boundaries;
- ✓ Keep front yards open if possible;
- ✓ Locate and construct new fencing that is appropriate for the style of the historic building; construct fences of wood pickets for residential buildings and commercial buildings that were initially residential; wood fences should be painted;
- ✓ Choose wood picket fencing that is historically appropriate for Southern Pines;
- ✓ Employ brick construction for freestanding and retaining walls, including service-area screening;
- ✓ Pair iron gates with brick walls;
- ✓ Screen service alleys with wood picket or brick walls and gates, set back at least 5' from the front building façade;
- ✓ Locate backyard privacy fencing so that it is not visible from the front street view;
- ✓ Provide regular maintenance and upkeep of fences, walls, and gates.

Walls, Fences, and Gates - Discouraged Practices

- × Using non-traditional materials, including vinyl fencing material and interlocking concrete wall systems;
- × Erecting utility screens between buildings, constructed flush with the front building façade;
- × Constructing fences, piers, or columns between the sidewalk, and the curb.



Examples of fences for front and side yards (top) and rear privacy fences (at right)



Longleaf pine trees with pine straw mulch are a key character-defining feature in downtown.

Important Tip!

The Southern Pines Unified Development Ordinance includes placement regulations and an approved list of site furnishings.



Pedestrian-scaled furnishings enliven the streetscape.

**HISTORIC DISTRICT
DESIGN GUIDELINES**

SITE DEVELOPMENT GUIDELINES - COMMERCIAL & RESIDENTIAL

SITE FURNISHINGS

The many pedestrian-scaled furnishings throughout the historic district add detail and provide opportunities for color and comfort. The town has its own approved palette of benches, trash cans, and light posts that line public streets and walkways. Commercial properties can provide additional site specific furnishings to reinforce their brand and attract customers.

- Traditional styles of wood benches, metal settee chairs and bistro tables, and planted pots and urns provide interest and create a vibrant, active streetscape.
- These privately furnished features are typically placed directly adjacent to the commercial building, out of the way of pedestrian traffic.
- These features should be simple and reinforce the use of traditional materials that emphasize architectural style.

The following practices relate primarily to site furnishings for commercial properties, unless otherwise noted. Generally, residential properties reflect the tastes and style of the homeowner, and are less of a design consideration in the historic district.

Site Furnishings - Recommended Practices

- ✓ Use simple traditional materials and finishes for seating (wood stains and black painted metal);
- ✓ Select urns and pots that reinforce the architecture of the building;
- ✓ Keep furnishings in good repair.

Site Furnishings - Discouraged Practices

- ✗ Placing any furnishing on public sidewalks without town approval;
- ✗ Using furnishings that are out of character with the dominant architectural style of the building; (For example, do not use a colored Art Deco pot or a Grecian urn planter at the entrance of a Colonial Revival building.)
- ✗ Placing furnishing within the main path of pedestrian sidewalks or between the sidewalk and the street.

SITE DEVELOPMENT GUIDELINES - COMMERCIAL & RESIDENTIAL

LANDSCAPE PLANTS

Vegetation is a key character-defining feature of the historic district. When caring for or altering the landscape of commercial and residential properties, consider the historic composition of the individual property, and its relationship to the broader streetscape view and experience. Property owners should consider historically appropriate options for plant materials, mulch bedding, and turf treatment.

The early development of Southern Pines as a wintering resort community is reflected in the character and nature of plantings throughout town.

- Heirloom plants, including an abundance of evergreen trees and shrubs, as well as those with winter flowers or early spring interest, are the dominant composition.
- Variegated and red-colored shrubs and trees are not part of the historic plant palette and they do not compliment it.
- When considering new installations of trees, shrubs, or gardens, it is best to choose a planting style that complements the primary building and its architectural style and features.
- Historic photos of the property or of properties similar in style and age may provide information regarding historic planting arrangements.

Landscapes of commercial and residential properties are represented by two types: those whose buildings front on public sidewalks, and those set back from the road.

- The landscape of buildings fronting public sidewalks has little vegetation, principally defined by street trees and small arrangements of seasonal shrubs and color in window planters and pots.
- The dominant historic plant palette of buildings set back from the public sidewalk consists of large canopy trees (both deciduous and evergreen), supported by small flowering trees and large shrubs.

Historic trees and shrubs should receive routine maintenance and arboricultural care.

- When proceeding with a building repair, addition, or new work, plan for and protect historic plantings during your project.
- Protect the trunks and roots of plant material during construction; place fencing around the perimeter of the tree root zones (note that root systems extend outward equal to the spread of the tree canopy).
- Limit trenching and ground disturbance within the root zones. When planting new trees and shrubs, add a rich soil composition and remove and treat overly compacted soils.

Landscape Plants – Recommended Practices

- ✓ Preserve and restore historic landscape plantings;
- ✓ Retain the dominant historic composition of overstory trees, supported by small flowering trees, and large shrub massings;
- ✓ Plant only trees (no shrubs) in between sidewalks and curbs (see recommended palette);
- ✓ Plant shrubs as foundation plantings that support and complement the architecture of the building;
- ✓ Plant trees, keeping in mind proper clearance from historic buildings, to limit crowding as they mature;
- ✓ Plant native, traditional, green-leaved varieties and species;
- ✓ Use mostly pine-straw mulch for planting beds and beneath trees;
- ✓ Revolve seasonal plantings in window boxes, urns and planters;
- ✓ Care for and protect historic trees and shrubs to prolong their lifespan;
- ✓ Provide routine maintenance, pruning, and arboricultural care of landscape material;
- ✓ Protect trees and shrubs during construction activities.

Landscape Plants – Discouraged Practices

- × Placing intricately stylized gardens in the front of buildings;
- × Damaging or removing historic trees and their roots;
- × Overusing variegated or colored trees and shrubs;
- × Placing new plantings too close to historic buildings and paving;
- × Use of mulch material other than pine straw along front yards and public streets;
- × Planting shrubs between sidewalks and curbs;
- × Planting invasive species.