

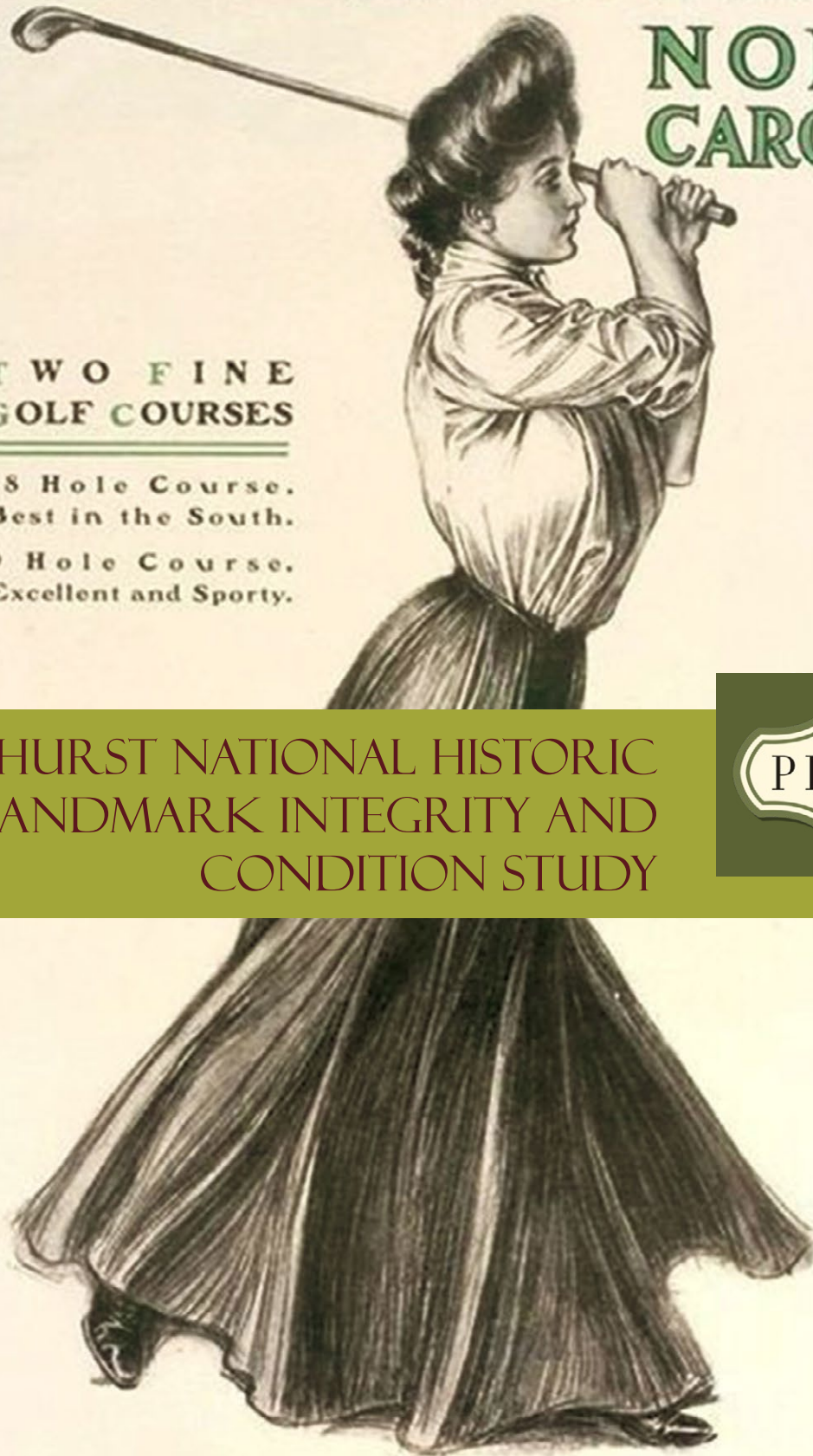
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PINEHURST NATIONAL HISTORIC LANDMARK INTEGRITY AND CONDITION STUDY



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

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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).

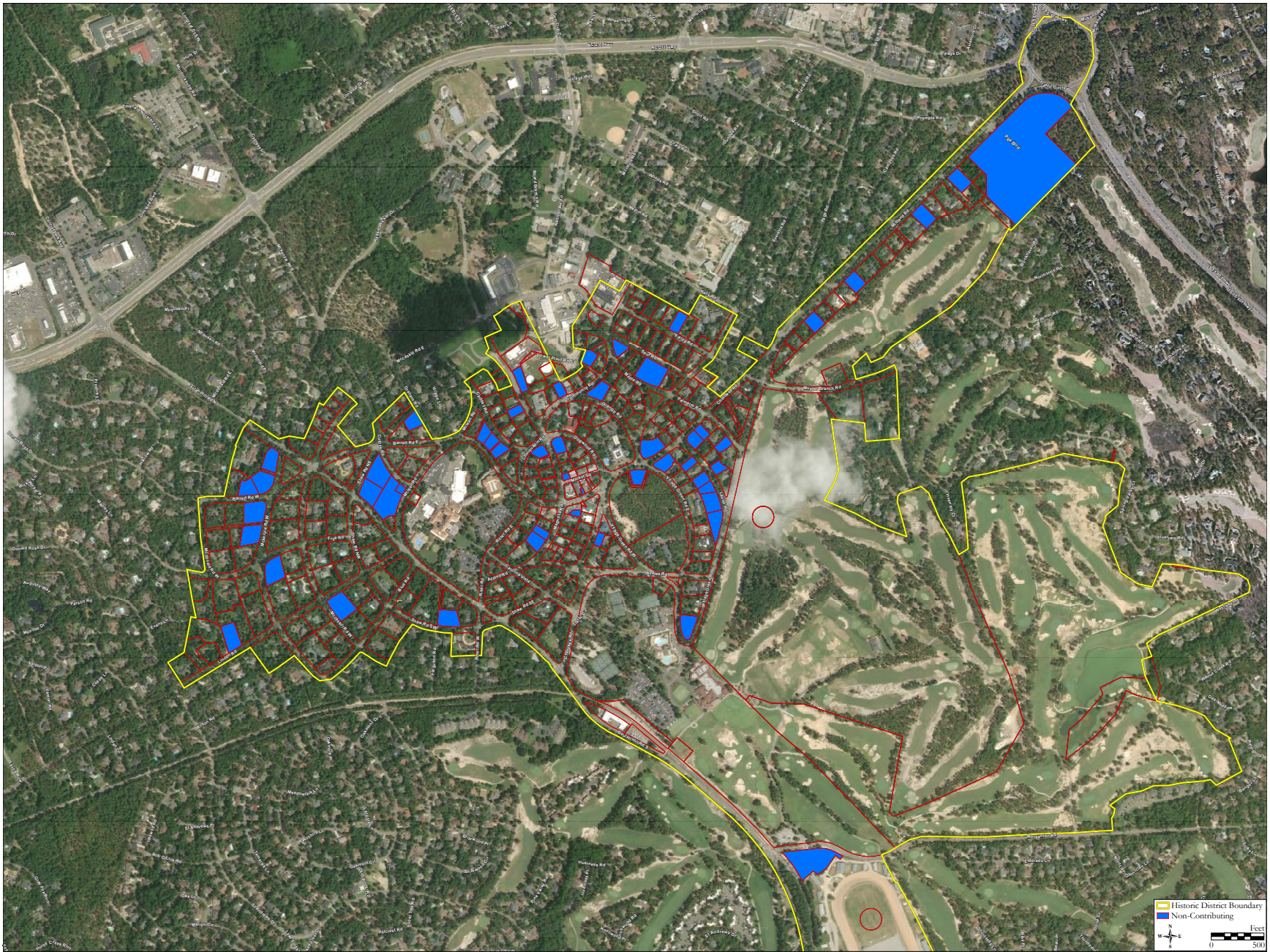


Figure 1.3. Pinhurst National Historic Landmark District showing contributing and non-contributing resources in 1996 (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

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.

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.



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

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

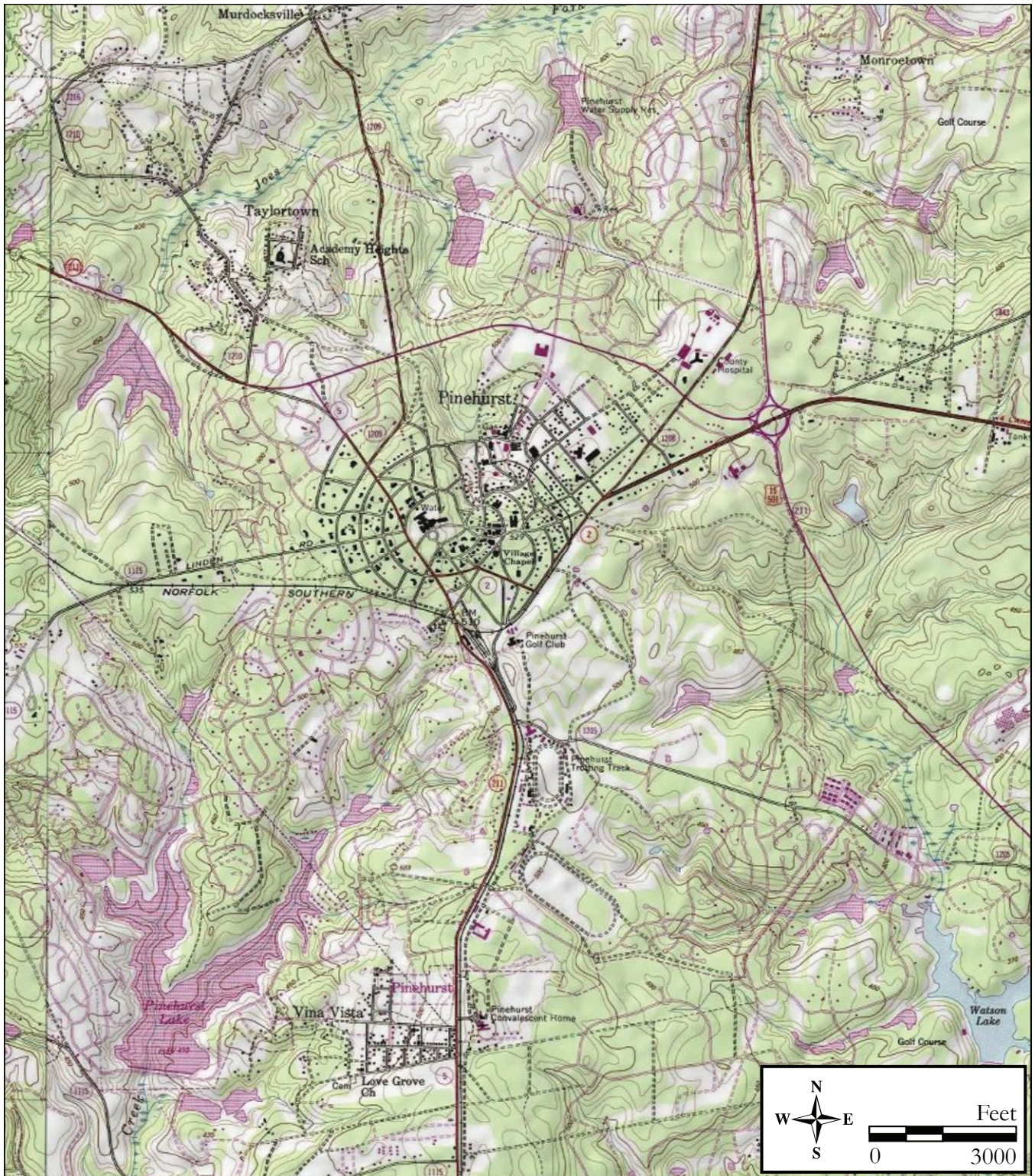


Figure 2.3. 1984 USGS map showing the development of Pinehurst during the Diamondhead era. The black portions of the map were present in 1957, while the pink/purple lines show the development between 1957 and 1984 (USGS, 1984).



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.

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

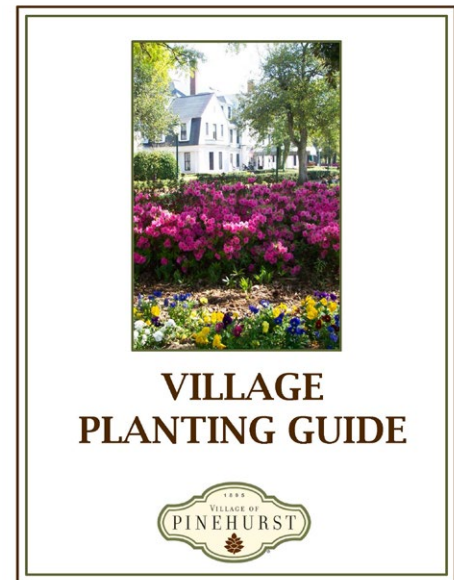


Figure 2.13. The front cover of the *Village Planting Guide* (Village of Pinehurst, 2013).

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.



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).

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

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.

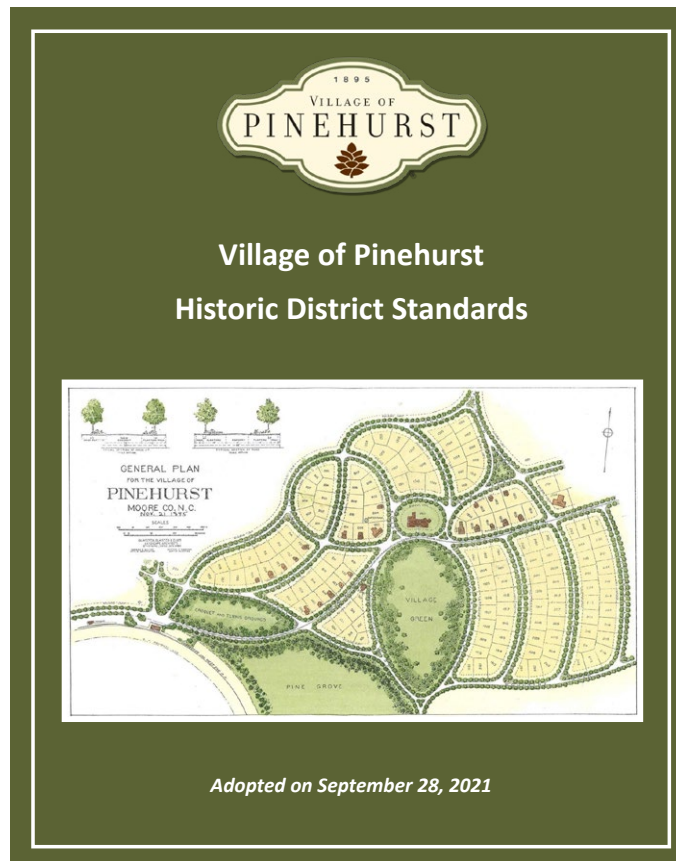


Figure 2.17. Cover page of the Village of Pinehurst Historic District Standards (Village of Pinehurst, 2021).

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 Pinehurst 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 Pinehurst'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 Pinchurst 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

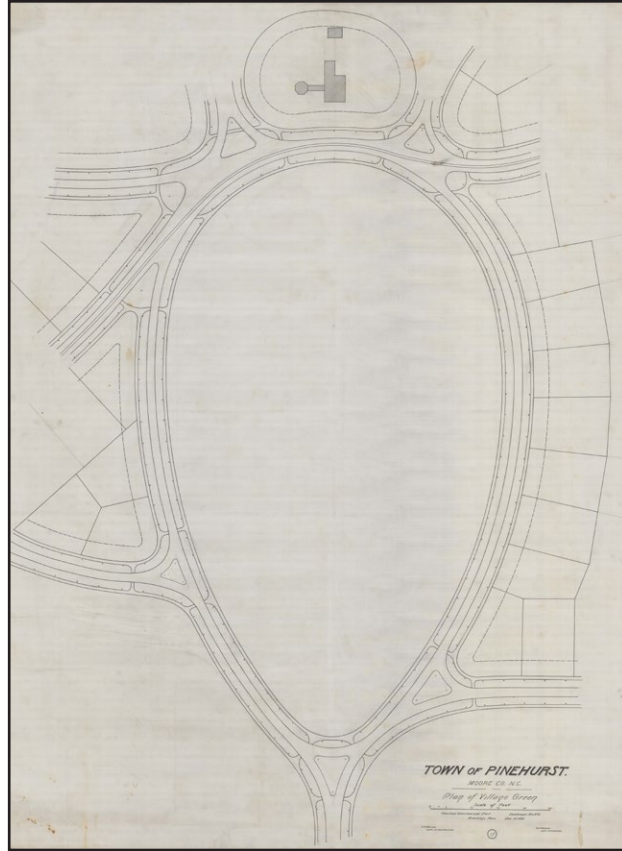


Figure 4.4. Detail view of the plan for the Village Green (#140) (Tufts Archives).



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.

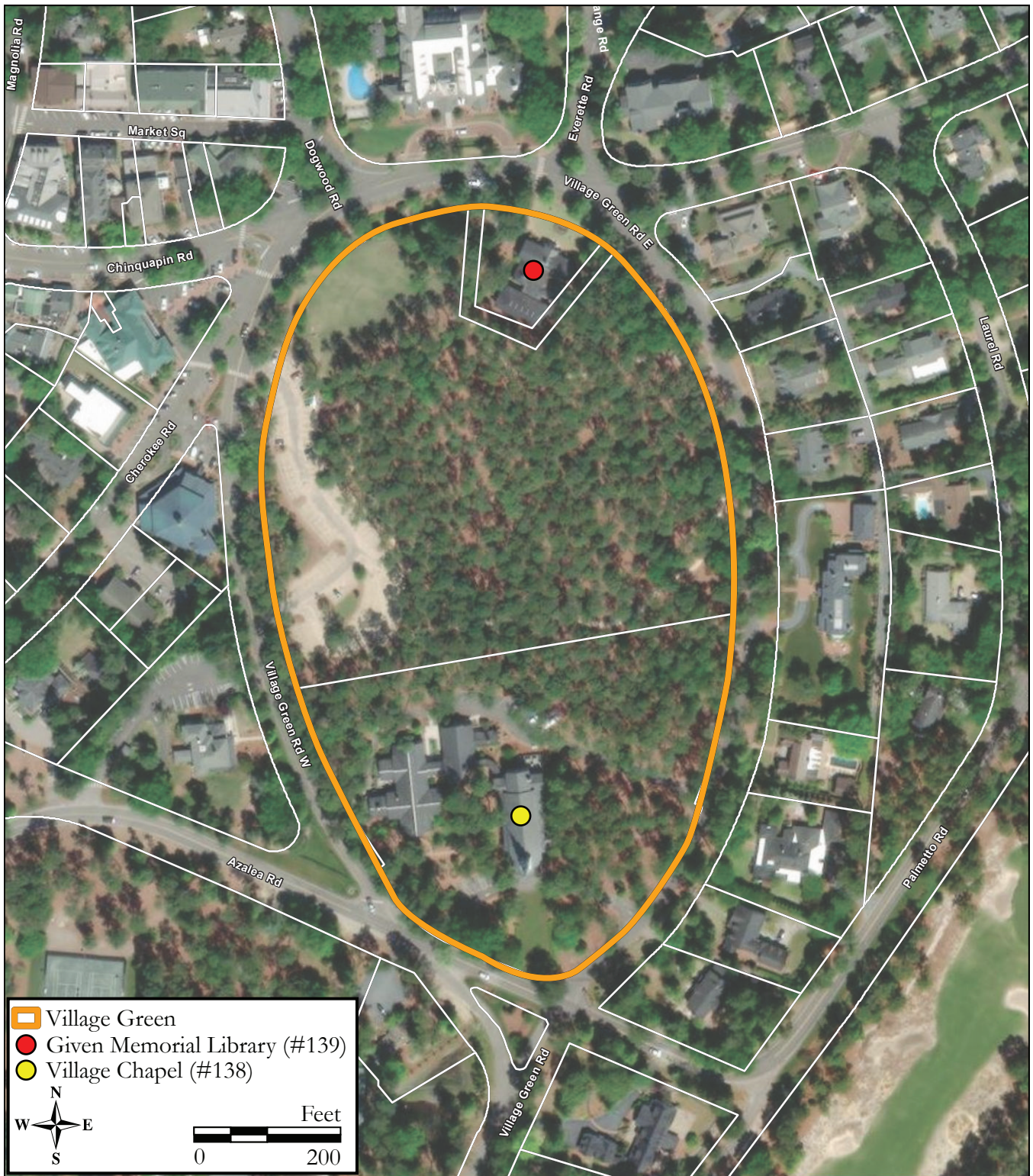


Figure 4.6. Detail view of the Village Green (#140) (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



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

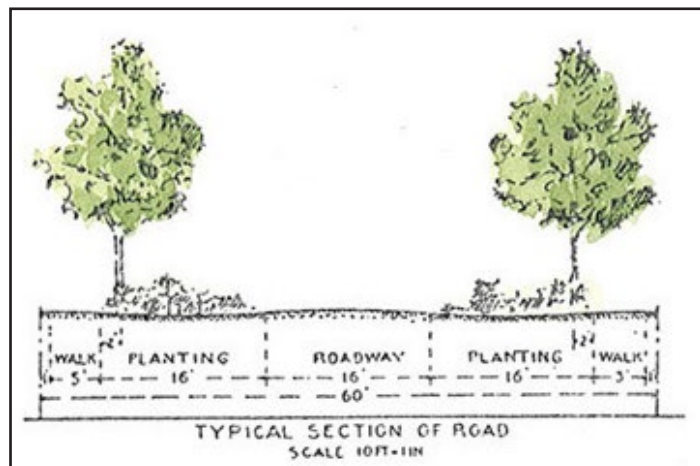


Figure 4.10. Detail view of a typical roadway section from the 1895 Olmsted plan (Tufts Archives).

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.

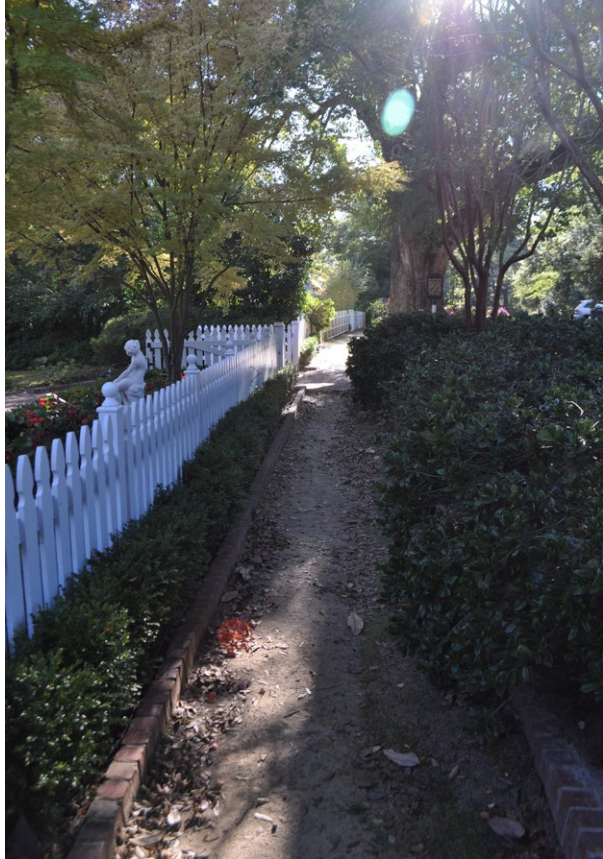


Figure 4.11. Restored sand path along Magnolia Road (Richard Grubb & Associates, Inc., 2021).



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.

38 Pinehurst NHL

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.

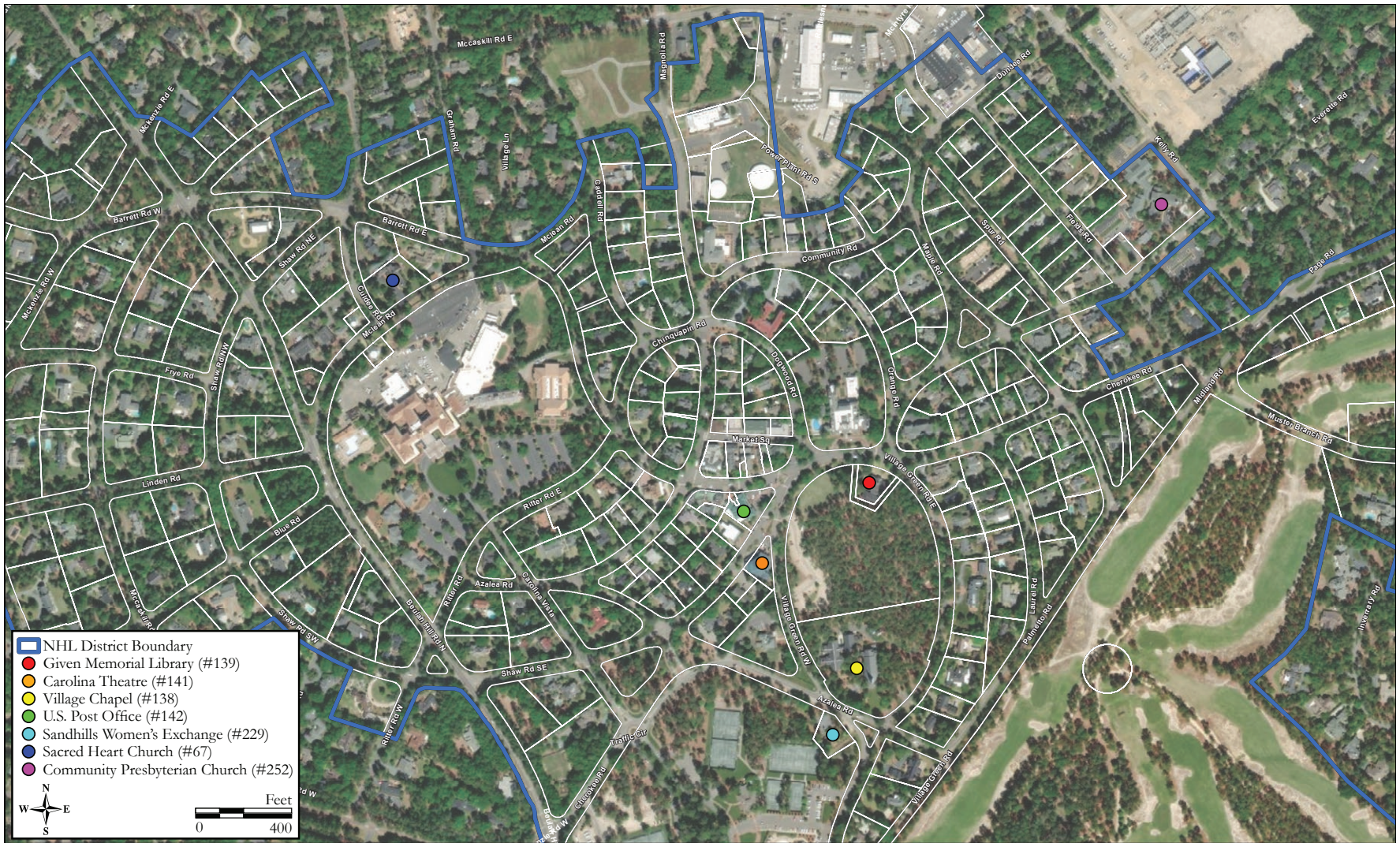


Figure 4.26. Map of cultural and institutional buildings within the Pinhurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



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 portecochere was replaced with an incongruous mansard-roofed structure, and a large meeting space



Figure 4.35. Map of hotels within the Pinhurst 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).

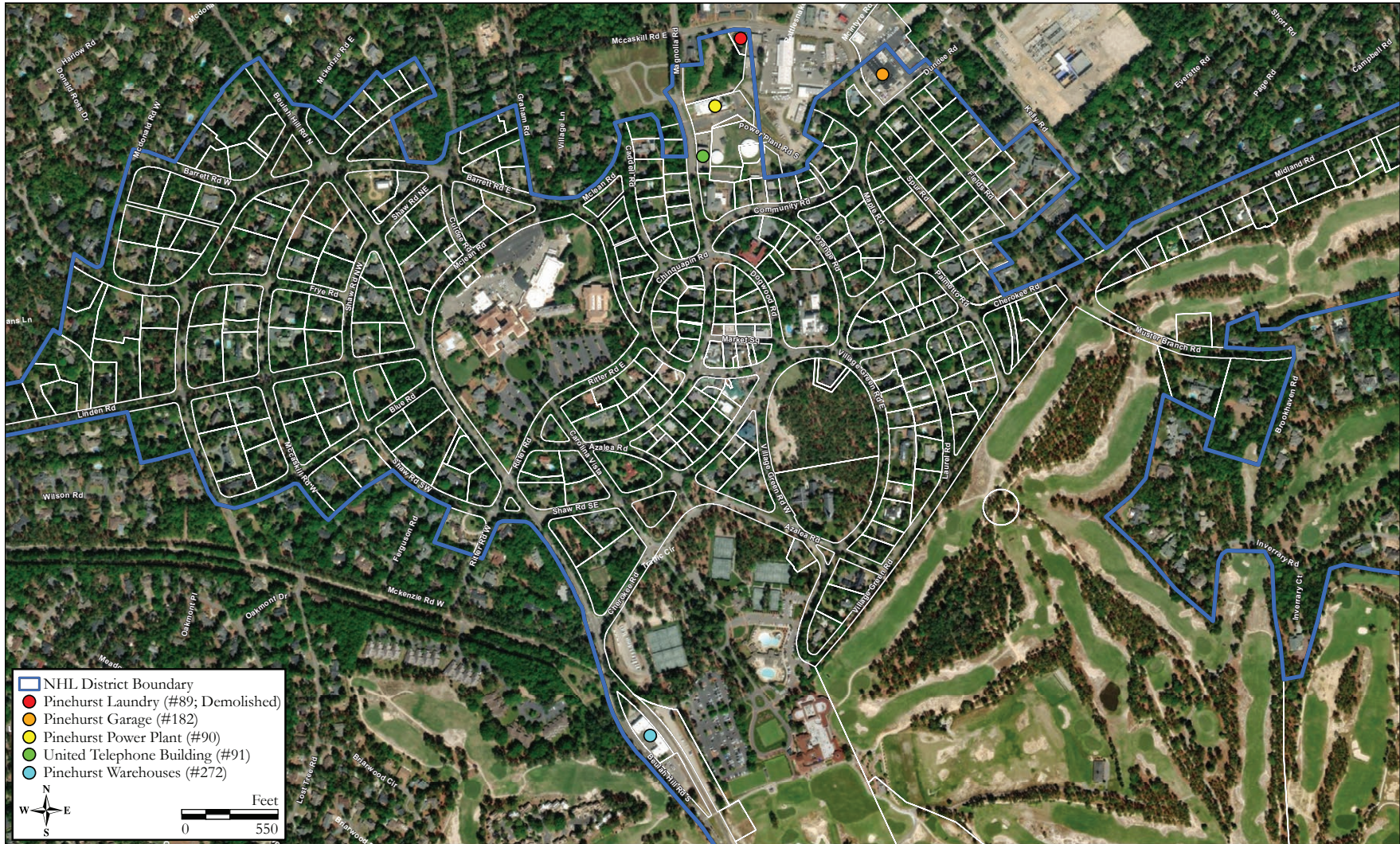


Figure 4.46. Map of service areas within the Pinchurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



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.

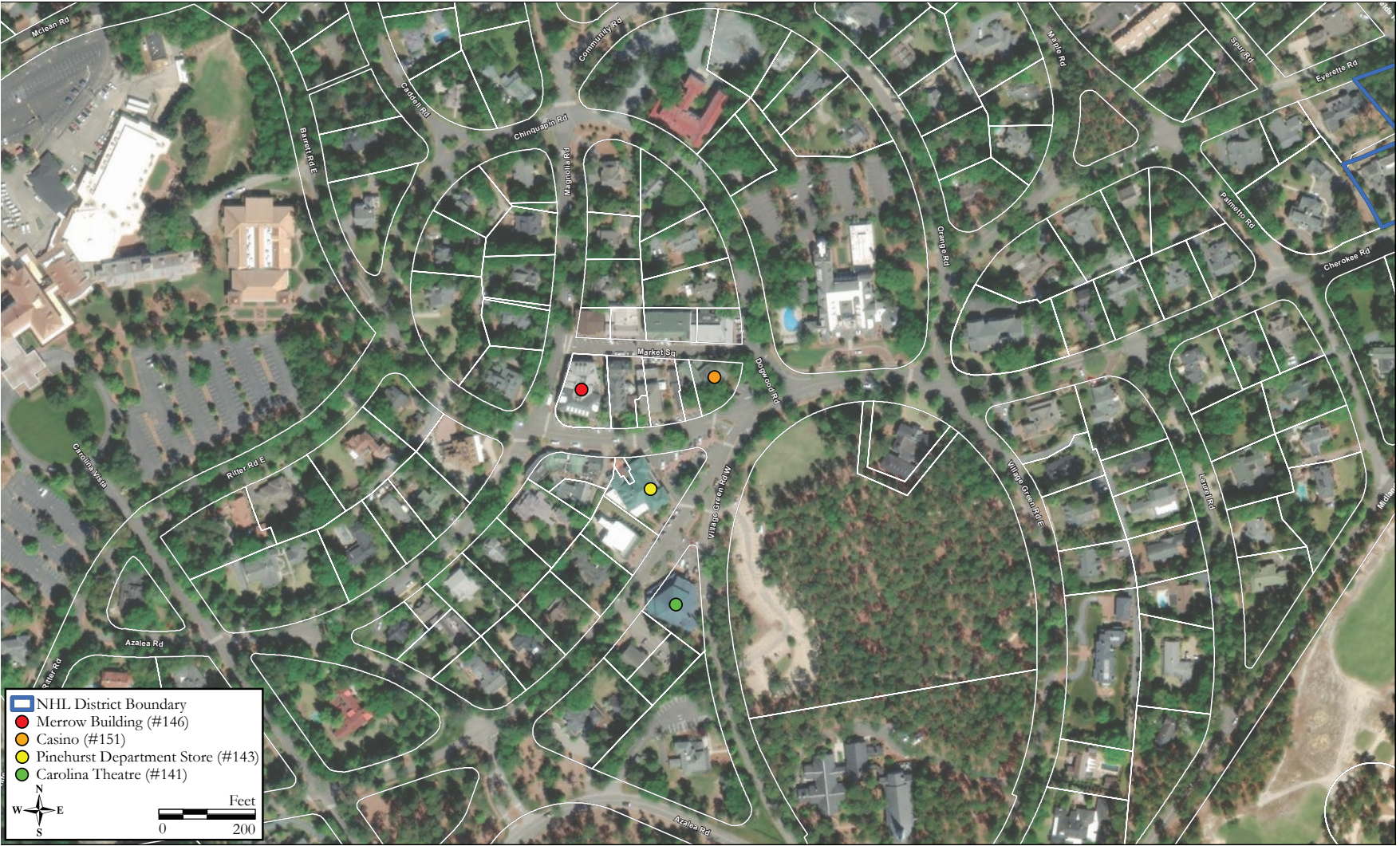


Figure 4.51. Map of the Village Center within the Pinehurst National Historic Landmark District (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

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).

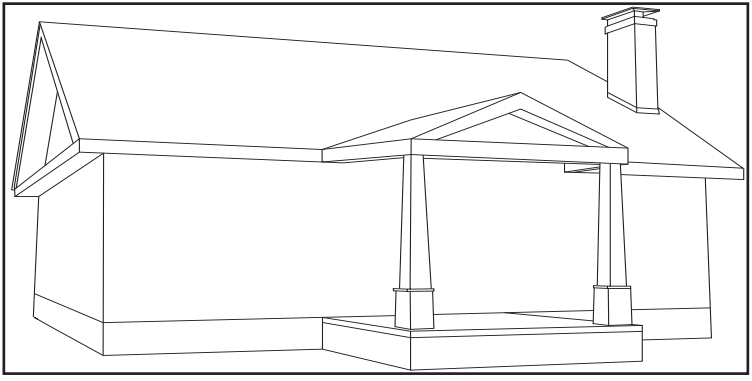


Figure 4.60. Illustration of a house with its original roof line and porch within the Pinehurst National Historic Landmark District (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).

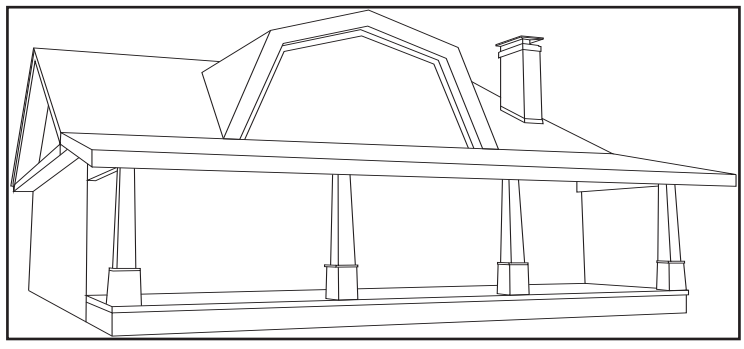


Figure 4.61. Illustration of the same house as in Figure 4.60 with an altered roof line and expanded porch (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).



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.

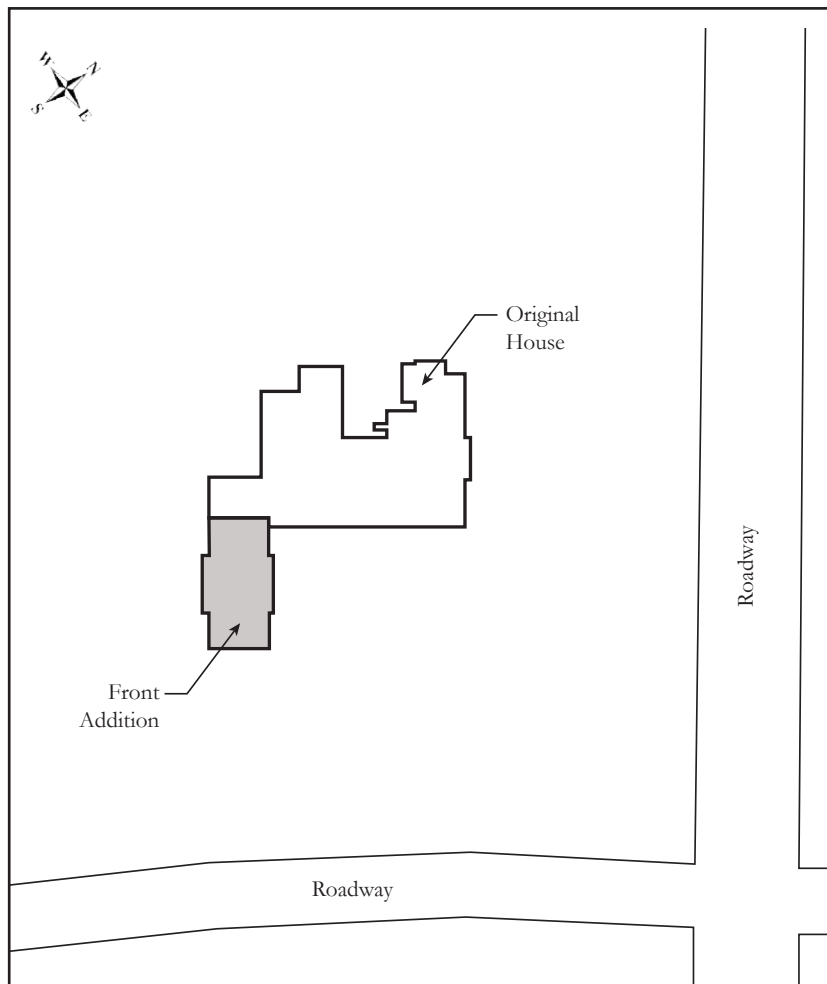


Figure 4.64. Sketch plan of a house with a front addition within the Pinehurst National Historic Landmark District (Alison Eberhardt, Richard Grubb & Associates, Inc. 2021).

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 Everette roads area: 50 Everette Road (#194); 60 Everette Road (#235); 65 Everette Road (#236); 105 Fields Road (#241); 50 Fields Road (#249); and 105 Everette 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 Pinhurst 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.

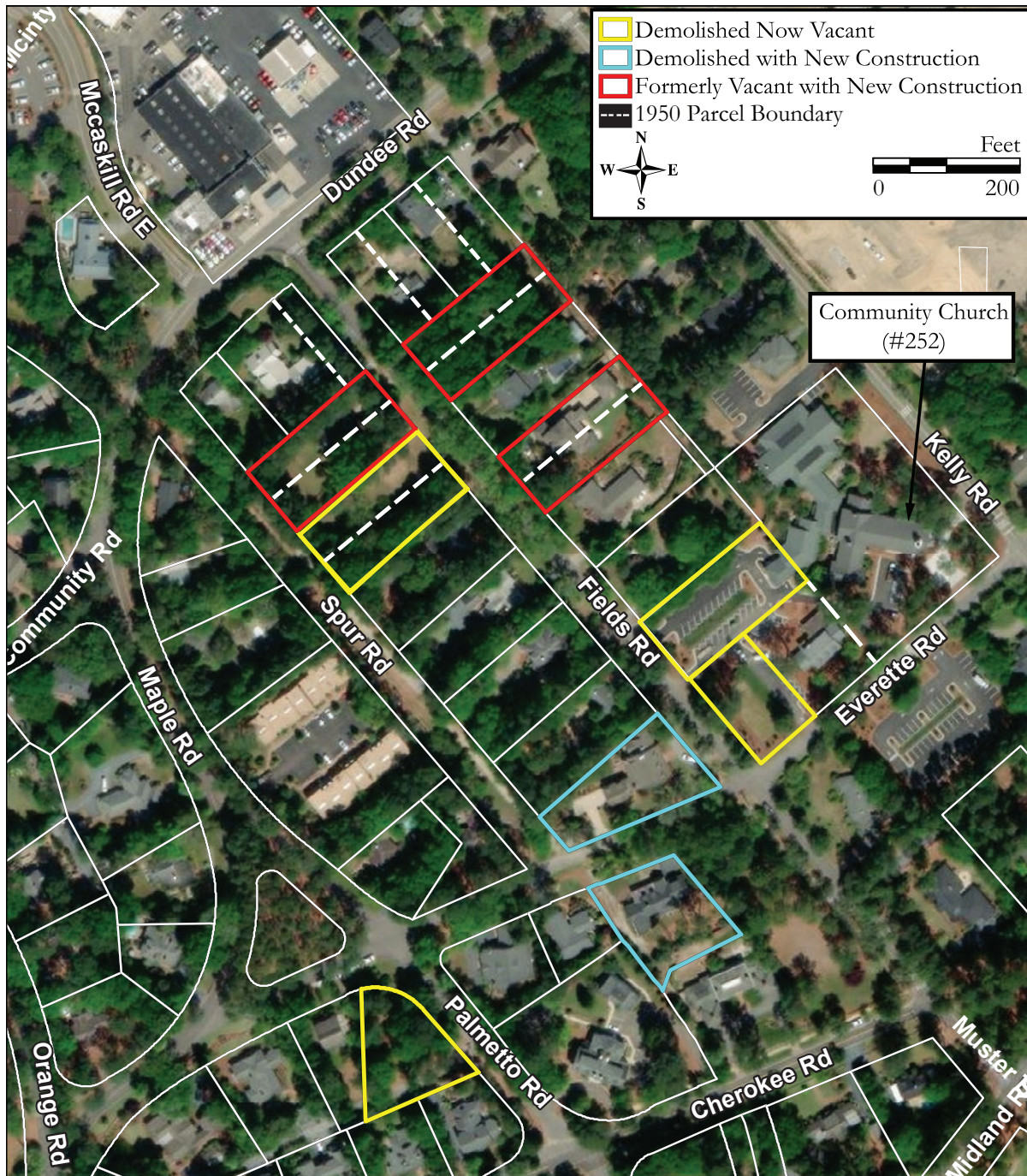


Figure 4.68. Aerial photograph with parcel lines showing lot reconfigurations on Fields and Dundee Roads (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

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.

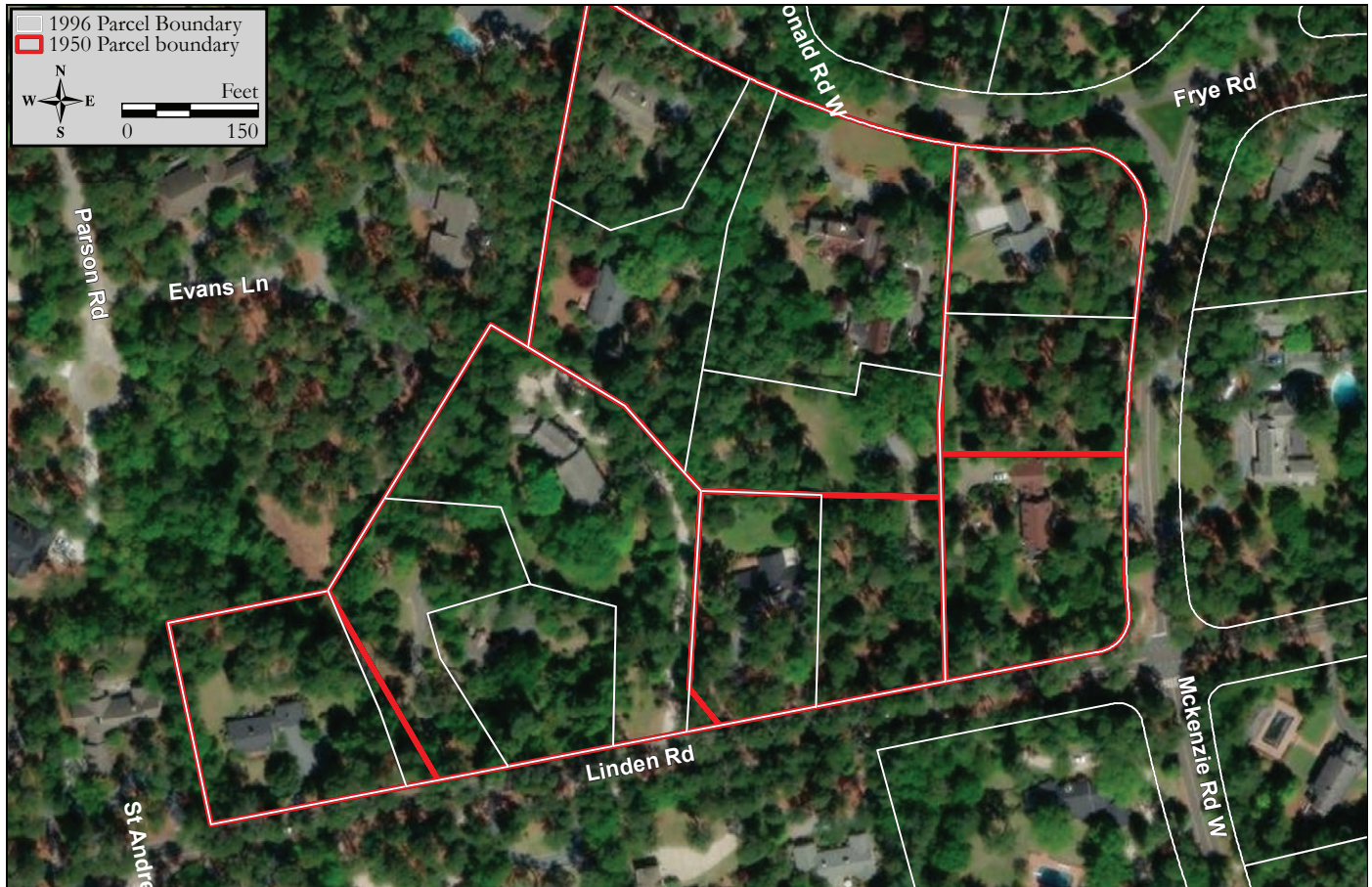


Figure 4.69. Aerial photograph showing lot reconfigurations in the area of Frye Road, McKenzie Road, and Linden Road (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).

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).

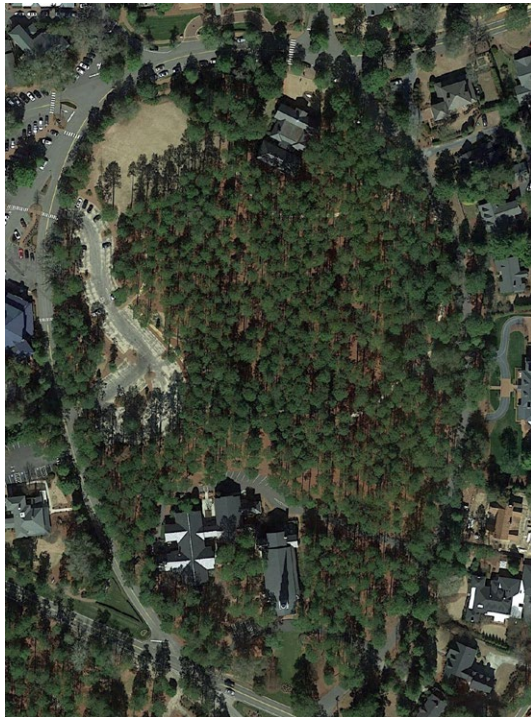


Figure 4.77. Aerial photograph of the Village Green (Google Earth, 2018).

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).

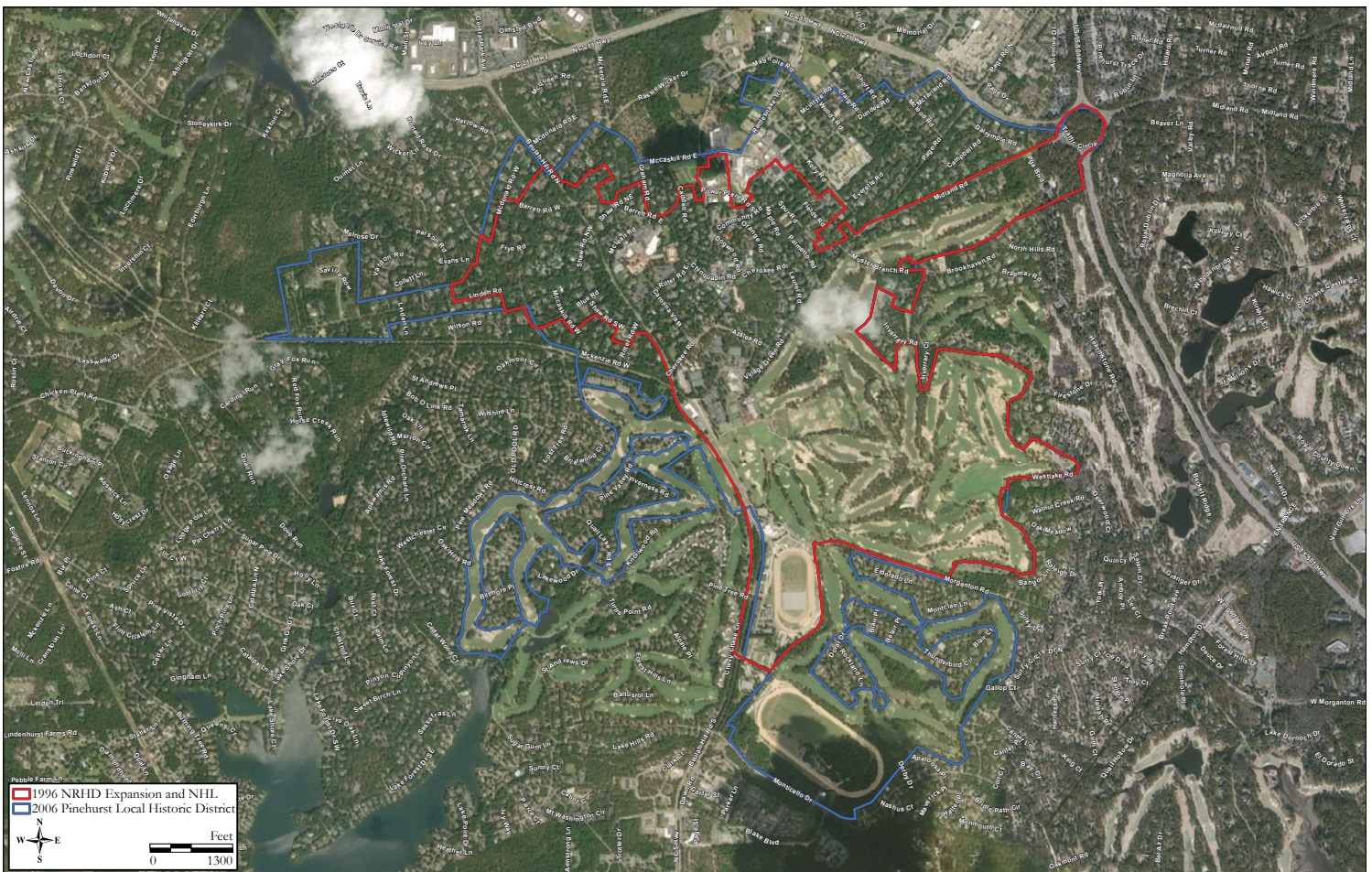


Figure 4.80. Comparison of the Local Historic District boundary and the Pinehurst National Historic Landmark District boundary (David C. Strohmeier, Richard Grubb & Associates, Inc., 2021).



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).

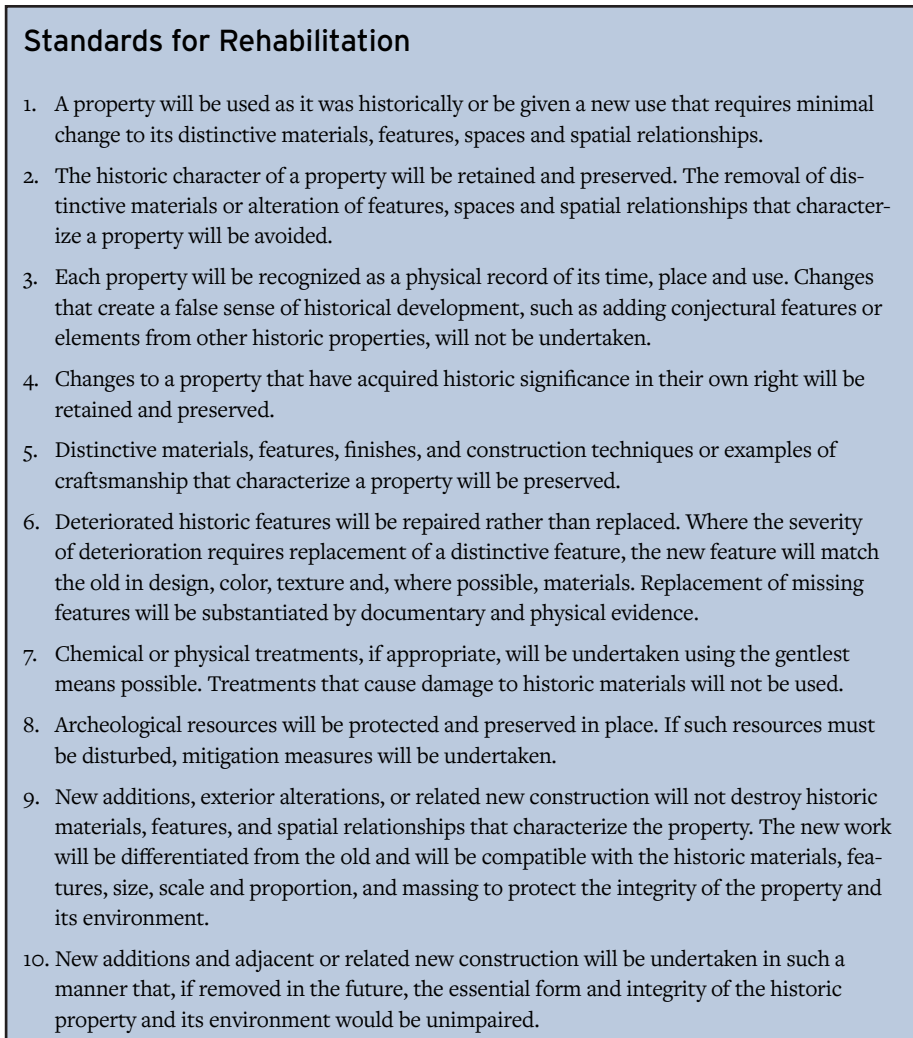


Figure 4.83. Secretary of the Interior's Standards for Rehabilitation (U.S. Department of the Interior, 2017).

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.

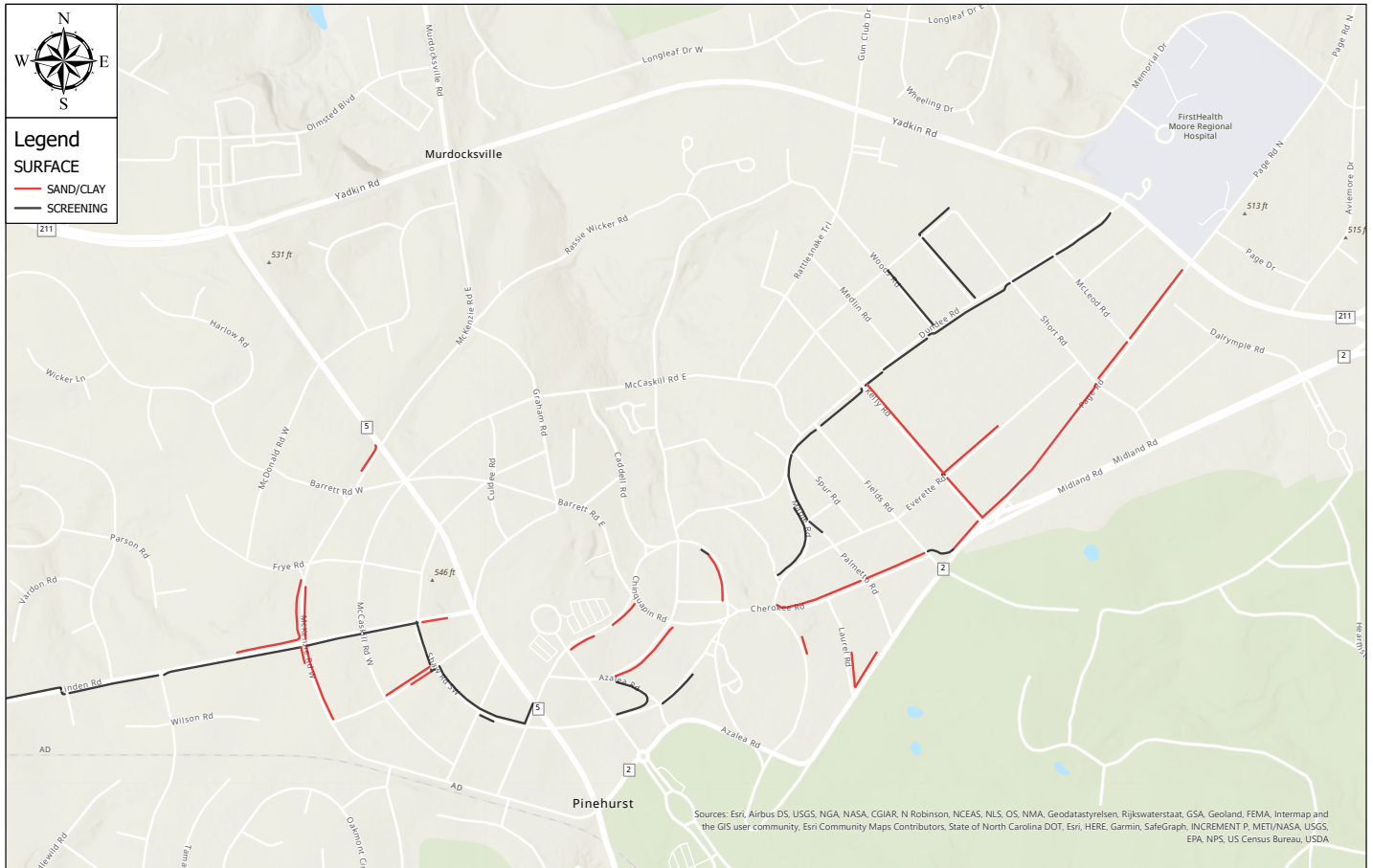


Figure 4.84. Map of sand-and-clay paths and screening paths inventoried by the Village of Pinehurst (Courtesy of John Strickland).

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 irreplaceable 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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