

Is a Paper Devoted to the Upbuilding of the Sandhill Territory of North Carolina

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DEVELOPMENT AT SOUTHERN PINES

Mrs. Boyd Starts New House— Theatre Finished—Country Club a Fine Building

Southern Pines comes forward steadily, and each season sees a big advance over anything that has preceded. This week Mr. McPherson begins a new house on Weymouth Heights for Mrs. John Y. Boyd. The location is immediately on the crest of the ridge where the road breaks over to go down toward Fort Bragg, and on the side of the road opposite from the Jenkins home. It is in the pine grove that tops the hill, with an acre or more of ground. The building will stand back a hundred feet or more from Connecticut avenue, with the pine trees completely surrounding it.

The plans call for a building nearly a hundred feet over all including the porches and a width of about fifty feet. In its highest sections it will be two stories with ample attic, although its style, which is the English modified Gothic will not carry a continuous two-story effect over much of the building. It will be one of the finest homes of the Sandhills, and with its location on the top of the ridge, it will be a feature of the neighborhood. The surroundings of the new place will be impressive, as the pine grove is beyond any doubt one of the most interesting bits of country of the entire Sandhills, and with the landscape touches that Mr. Yeoman, the architect, will give it, the new place will be in line with the pretentious houses built by James Boyd and Mrs. Dull not far away.

Tile and stucco finish with half timber adaptation of the English style of outside work will be the character of the new house. Steep roofs and irregular outlines of plan will harmonize with the other buildings on the hill, and with the surroundings. The house will look into the park on the west side and over the James creek valley and the Fort Bragg reservation to the eastward.

The Auf der Heide Development

O. L. Auf der Heide, of West New York, is in Southern Pines now looking over his developments, and getting away from the inclement weather of the North. His new block on Broad street next to the Hayes building, is about finished, and already two of the stores have been occupied. The third will have its tenant in a few days. The new theater Mr. Auf der Heide and Dr. Herr are building, is about finished, and Charlie Picquet and Richard Tufts who have leased it will open it to the people next week. This is a fine new building, built to hold over 600 persons. It will present the highest character of entertainments, and with the most modern equipment for that purpose. It will be in the class with the Pinehurst theater, which these two men have made a success on a plane far above that of anything else in this neighborhood.

Mr. Auf der Heide is also a progressive orchard man, owning the fine place near Lakeview he bought a year or more ago from John McQueen and W. H. McNeill. He has been enlarging the orchard there and will continue to make it one of the most progressive orchards in this section.

At Southern Pines Country Club
At the Southern Pines Country
Club development has reached a fine

PROGRAM

For the week at the Carolina
Theatre, Pinehurst, N. C.

"Sporting Youth"—Friday, February 15th. Matinee Saturday 3:00 o'clock.

"Ruth Draper"—Monday, February 18th.

"Pied Piper Malone"—Wednesday, February 20th. Matinee Thursday at 3:00 o'clock.

ishing stage. The new nine-hole course has been built, and the club has now nine holes and eighteen holes, which decidedly increases the capacity of the grounds. It is the ultimate intention to add another nine holes, and thus afford two courses of eighteen holes each. The new club house is roomy and attractive. It is built on the Embury lines, and would be recognized as his Sandhill style architecture, which is a highly pleasing one. Simplicity prevails all the way through, and gives an interesting effect. All the desired conveniences are provided, with big dining hall, rest rooms, locker rooms, and all the accessories. The new house and the added nine holes puts Southern Pines prominently in the golf resorts of the South.



Judge William A. Way, of Knollwood Village, Pinehurst

MEN WHO ARE DOING THINGS

Judge William A. Way, of Knollwood Village, came to the Sandhills from Pittsburgh, Pa., in time to build the first house that was built in the new settlement. While his house was building he remarked that he could not stand around and do nothing, so he joined with the men who were undertaking to develop the Marlboro orchard, and he is one of the stockholders in that fine property. Then he bought a block of Knollwood acreage, and built another house, and later bought and remodeled another. The next step was to buy a big acreage from the Knollwood Village plot, and to plan a big development in the budding village. Then with Major Nettleton he bought a big tract of land between Knollwood and Pinehurst, and there they are making a big orchard. Judge Way is one of the active men in the Knollwood section, and he will be a big factor in the Sandhills, for he has the means and the desire.

In Pittsburgh he was prominent as a lawyer, and was for years on the bench in Allegheny county, a county of a million and a quarter population. But in addition to being prominent in public affairs Judge Way carried out some of the most important development schemes ever undertaken in western Pennsylvania. In Sewickly, a community peopled almost entirely by the most prosperous in the Pittsburgh section he bought a large acreage, made a vast park of it and then filled it with houses of modern type in keeping with the neighborhood. He has practically disposed of his Sewickly development and now he is undertaking at Knollwood Village a project of a type similar to that which made his subdivision of Sewickly one of the most attractive suburbs of Pittsburgh.

Judge Way is a man of means and he has a lot of friends in western Pennsylvania who like to come down to the Sandhills and see what he is doing. In the course of time it is reasonable to expect that some of his old neighbors in Pittsburgh will become new neighbors in Knollwood Village. While Judge Way's children are grown up and away his wife is of the type that is always welcomed wherever she goes. She is cordial and neighborly and makes friends as fast as she makes acquaintances. The Ways are a valuable addition to the Sandhills.

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SUDGEN COMMENTS ON NEWCOMB'S IDEAS

Farming and Land Selling Two Different Things

To the Editor of The Pilot:

I have read with interest Mr. Wicker's letter on speculation in farm lands in the Sandhills, also Mr. Newcomb's comments on it in your issue of January 25th.

I get the impression that what is in the back of Mr. Wicker's mind is the notion that under the guise of developing farm lands in Moore county there is going on a great deal of speculation that may react to the disadvantage of the community; that the emphasis, in other words, is being laid on rising land values rather than on the desirability of farming the land. He feels, I take it, that the rising value of the land may not be due to any quality inherent in it but rather to the forces of promotion at work in the county, and that the true value of the land should be, and in the long run will be, based on what the land will yield the farmer per acre. I should like to comment briefly on Mr. Newcomb's discussion of the question as it bears on the foregoing points.

Mr. Newcomb presents the viewpoint of the real estate operator. He starts out by defining the terms "investment" and "speculation" but unfortunately proceeds to disregard his definition. By his own definition the two words are shown to be antonyms; they are therefore mutually contradictory, and are commonly so considered. You can't invest and speculate at the same time in the same piece of property. Investment implies a reasonable profit at a reasonable risk; speculation involves a big profit at a big risk.

Mr. Newcomb is in error when he says that all business is speculative. He means that all business is risky. Those who drill for oil and prospect for gold are engaged in highly speculative enterprises. On the other hand, the Bank of Pinehurst and the local electric light and power company are not engaged in speculative transactions.

I do not believe there is any speculation in Sandhill real estate today, for the reason that there are no extremely hazardous risks, though there are big profits. Consequently, we need not feel that the word "speculation" as used by Mr. Wicker carries with it any censure or opprobrium. Realtors like to use the word "development." Any Sandhill millionaire whose hobby for the moment is building houses and buying everything in sight is hailed as a "developer." I think in this discussion the use of the word "promotion" would be more accurate, though even this work carries with it a hint of manipulation.

Now in the Sandhills we certainly have got legitimate promotion of the most persistent and ingenious sort. It has been in the main successful, and profitable to those engaged in it. As a result, real estate values have risen rapidly. To some observers the process has not been entirely orderly. Prices appear to be inflated and artificially maintained. Will there be a reaction? Where are we headed?

To turn to a little economic history and the experience of the past. It is a matter of record that the panic of 1837 was caused by unbridled speculation in Western farm lands. These newly opened lands advanced in price by leaps and bounds. Millions of acres were bought and sold each year. There was very little attempt to farm or settle the lands; they were bought and held simply for a raise in price. Paper towns existed everywhere. When the boom collapsed there followed a long period of liquidation and stagnation, "values" running into millions of dollars were wiped out, and in New York city several hundred business firms and several banks went into the hands of the receivers. The years between 1834-37 were years of feverish speculative activity, with

rising prices and a bull market that would make glad the heart of any realtor. But I should like to ask Mr. Newcomb, inasmuch as he undertakes to defend speculation in principle and practice, if he would consider these years "good times."

Another point. Our local realtor lays down the principle that unless agricultural land values are rising there is "something wrong" with a community, and he points to the position of the New England states in this regard. I think his statement is open to argument, which he invites. Certainly from the point of view of the real estate promoter, who cannot make money except in a rising market and for whom land is merely a commodity to be traded in, the New

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RUTH DRAPER TO VISIT THIS SECTION

The Greatest Artist in her Field, in the World, Coming to the Sandhills

When it becomes known that Ruth Draper is to visit this section, expectations of a joyous entertainment are sure to occupy the thoughts of lovers of wholesome and novel entertainment. Therefore her appearance at the Carolina Theatre, Pinehurst, on Monday, February 18th, is heartily welcomed.

It is needless to refer to Ruth Draper's wonderful art, she having so thoroughly convinced goes throughout this country and abroad that she is alone in the nature of the work she presents. Truly it can be said that Miss Draper stands without a rival as an interpreter of various types of characters, types of whom she has personally met and studied in her wide travels throughout the world. Some of these tours she made on a bicycle in order to become more intimately acquainted with the habits and customs of the people.

It seems amazing when one considers how rapidly Ruth Draper has reached the apex of what might be termed universal fame, as her name now is quite familiar to Europeans as it is to Americans. Not because of her wonderful art, which had been recognized from the first, but here in her own country she had confined her appearances to society drawing rooms. Her earlier so-called public appearance was made at the White House during the Taft administration, and the Capitol City critics were with one accord of the opinion that a really great artist had been discovered.

It was in London, however, where Miss Draper, after giving her sketches before Royalty and at high society functions, was offered an engagement at the Coliseum, where she immediately scored a most decided hit and for a long while at that stupendously big music hall she reigned supreme.

On her return to New York her success abroad brought large audiences to the Princess Theatre at matinees on the days when the regular house attractions had no performances. Then followed Sunday night engagements at the Greenwich Village Theatre and town hall to ever increasing patronage. Eventually Times Square, Apollo and Broadhurst Theatres took turns in presenting Miss Draper.

So marvelously had her following grown that a larger place was necessary to hold her admirers. Hence, for some time past now she has been crowding the Selwyn Theatre to the doors, and indications are that she has become a regular Sunday night fixture in the Metropolis.

At first, Ruth Draper's triumphs in London, followed by a genuine ovation in Paris, were regarded as distinctions never before won by an American artist. She even went a step further when she presented her original sketches to equally enthusiastic audiences in Madrid. From coast to coast her characterizations have been given, and whether in San Francisco, Chicago, Philadelphia or Boston, she has been cordially greeted by capacity houses. As a personal touch it may interest our readers to know that Miss Draper is the grand daughter of Charles A. Dana, who was assistant Secretary of War under Lincoln, and the illustrious editor of the New York Sun. Her father, William A. Draper, who died in 1900, was a distinguished physician, and her brother is Paul Draper, the concert singer and vocal teacher. A joyous treat is in store for folks in the Sandhills.

CARD OF THANKS

We take this means of thanking the many friends who worked so valiantly to save our property, and who have shown us so many courtesies since the loss of our home.

Mr. and Mrs. J. M. TYSON.



GOV. GIFFORD PINCHOT

A distinguished visitor at Lakeview during the week was Governor Gifford Pinchot, of Pennsylvania, who is at Southern Pines for a winter rest. Gov. Pinchot has been active in reform politics. He was elected with the expectation that he would be more rigid in enforcing the laws in his state, and he has gained considerable prominence by his attitude. He is seriously mentioned as a candidate for President by the republicans. Since he came to the Sandhills he has not been able to get out as much as he intended as he is trying to shake off the results of a touch of influenza that he had before leaving Pennsylvania.

LAW AND ORDER MEETING AT SOUTHERN PINES

Wednesday night the Congressional church was filled with people who had come out in response to an appeal from the preachers of the village to join in a movement to enforce the laws, which are said to be too frequently violated in that community. Addresses were made by the preachers of the different denominations of the town, and then a resolution was introduced by having for its aim to present to the government the assurance that the attendants at the meeting were in sympathy with an attempt to suppress lawlessness, and promising funds to help in the work. The people who were at the meeting say they are in earnest about stopping whiskey in Southern Pines, and they feel confident that an earnest and vigorous attempt will do it. Their next move will be to get as many signatures as possible to the resolution, and as many cash contributions to finance the proposition, and then the matter will be laid before the town authorities as a help and backing of the town government which will be asked to act in a manner that the meeting hopes will get results.

NOTICE OF MEETING

All members of the Vass Chamber of Commerce are requested to meet at the Womans Club room Tuesday, 7:30 p. m., February 19th.

GUY H. SIMPSON.