

Southern Pines Historic District Survey Update Report

Prepared for the Town of Southern Pines
February 2010



Prepared by Hanbury Preservation Consulting

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A Brief History of Southern Pines

Settlement and Early Development

Prior to the nineteenth century, the area that is now Southern Pines was sparsely populated. There is evidence of some Native American activity and transient trappers but very little in terms of settlements. In 1821 Charles C. Shaw purchased 2,500 acres that would become the core area of what is now Southern Pines. It was used largely for timber and naval stores. His home at Morganton Road and SW Broad Street is now the headquarters of the Moore County Historical Society. The land, known as Shaws's Ridge, was later divided among his heirs.



The Shaw House, photo courtesy Moore County Historical Association

Transportation played a key role in the region just prior to the Civil War with the construction of the Plank Road through the county. Timber interests and tar and turpentine production grew. This burgeoning prosperity and development was effectively quashed by the Civil War and the resulting economic downturn. In 1877, transportation again spurred growth and development with the arrival of the Raleigh and Augusta Airline. A railroad export station was established at Shaw's Ridge. Initially these rail lines were dominated by freight traffic, again exporting timber and naval stores.

Another late nineteenth century development that would play a large part in the development of Southern Pines was the establishment by the governor in 1879 of the Commission of Immigration. The Commission was created to attract industry and residents to the state. John T. Patrick was appointed as a commissioner and his work on and after the commission would have a definitive impact on what is now the town of Southern Pines. He travelled to the area in 1881 and returned in 1883 with surveyors to map a site at Shaw's Ridge for development. The land was largely cleared of timber, and cheap, and Patrick initially advertised the land in northern papers as part of his role as an Immigration Commissioner. In 1884 he purchased 675 of the acres and began to develop them himself. Initially he named the town Vineland but was forced by the postal service to rename the town (as a Vineland already existed in New Jersey). Patrick chose to name the town Southern Pines and laid it out on an orthogonal grid with large blocks, broad streets, and lots arranged around interior courts connected by pedestrian paths. He erected a hotel and began promoting the town. Pandering to his primary market, he named the avenues after northern states. He offered free lots to physicians, negotiated rail discounts for travel to the area, and went north to promote the town in person. In 1887 there was sufficient population and development to incorporate the town.

Early settlement of the town from its incorporation up to the turn of the century was largely of northern expatriates seeking a resort community and the health benefits of a milder climate. This in-migration also spurred additional development to serve the tradesmen and service industry employees who catered to the northern clientele and also constituted a small year round population. Architecture reflected both national trends and certain New England type features

and influences as well such as a more restrained and linear expression of the Colonial Revival style and flagstone front terraces. Single-family residences were augmented by a growing number of hotels and boarding houses. Commercial and retail establishments also were constructed during this period to meet needs of a growing community. Numerous doctors' offices and homes were also constructed as the region continued to be touted for its healing and wholesome climate and environment; it was heavily marketed as a health resort.

Southern Pines also began to have a reputation as a seasonal resort (unrelated to health issues), bolstered by the establishment of neighboring Pinehurst. Developed by the Tufts family, the Village of Pinehurst was laid out by Frederick Law Olmsted. Pinehurst had an electric trolley which ran to the Southern Pines railroad station to pick up travelers. The addition of golf courses at Pinehurst increased tourism and resort activity in both towns.

Development in both Southern Pines and Pinehurst resulted in associated development of segregated African American communities in the area variously known as Jimtown and West Southern Pines, respectively. West Southern Pines was an incorporated, mixed, largely African American town from 1922 until it was annexed by Southern Pines in 1931. West Southern Pines housed many of the workers who built and serviced the resort areas and provided opportunities for worship, recreation and education for African Americans during a period of segregation.

The Early Twentieth Century

In response to the growth of the area, the Seaboard Airline Railroad built a new depot in Southern Pines in 1900. As the twentieth century progressed, agricultural and timbering interests in the town declined as the resort industry grew. New hotels and boarding houses were built or expanded. Recreational pursuits increased with theaters and golf courses in the region and social organizations were established and flourished including schools, churches, fraternal organizations-- notably the Southern Pines Civic Club. Town infrastructure also developed in the early twentieth century to include water, sewer, and electrical services as well as road improvements.

In addition to hotels and boarding houses, the construction of rental cottages housed visitors. Some of the cottages were modest but others were quite ornate. Second houses were also being constructed in Southern Pines. Some of them were built on land purchased and subdivided south of town by James Boyd and his family of Harrisburg, PA. Boyd set up a corporation to manage the development which included a resort hotel. The corporation hired Boyd's nephew A. B. Yeomans, a landscape architect to design the Weymouth Heights subdivision and the hotel site plan and Aymar Embury, a noted architect, to design the hotel. Yeoman's and Embury's impact on the landscape architecture and architecture of the town can't be overestimated.

Residential and commercial development continued at a steady pace and the small town flourished with the infusion of investment and population. The Boyd family established a local fox hunt and encouraged other equestrian activities, a regional newspaper moved to Southern Pines, nationally known musicians played at the resorts, and James Boyd, author and grandson of the Weymouth developer brought numerous literary colleagues to the region to live and to visit.

Throughout the late 1920s Southern Pines and neighboring Pinehurst continued to attract seasonal residents and travelers seeking recreational opportunities and health benefits. Ann Alexander in her 1981 book *Perspective on a Resort Community—Historic Buildings Inventory Southern Pines, North Carolina* notes that “the decade 1920-1930 was one of unprecedented growth in Southern Pines. The population tripled, large hotels and clubs flourished, subdivision extended the town boundaries and town services improved” (45). During this period Embury and Yeomans expanded their Southern Pines clientele with residential projects largely in the southern, Weymouth Heights portion of town that featured primarily the Tudor Revival and Colonial Revival styles. Also during this period the Knollwood subdivision was developed north of West Southern Pines featuring numerous collaborations of Embury and Yeomans and centered on the Embury-designed Mid Pines Club with a Donald Ross golf course. A 1921 fire in the commercial district spurred new construction at Broad, New Hampshire, and Pennsylvania avenues. Municipal infrastructure was improved including street lighting and utilities.

The Great Depression slowed the area’s growth to a crawl. With the exception of a new post office and library built with WPA funding on Broad Street on the site of the Southern Pines Hotel which burned in 1931, there was little new development. The local economy and building trades did get a boost during World War II with the increased activity at nearby Ft. Bragg. Many of those stationed there resided in Southern Pines, which began to develop a stronger year-round population and attendant economy. After the war, the town expanded so it continued to attract more permanent residents.



(Former) Southern Pines Public Library

The Modern Era

Transportation, government investment, shifting settlement patterns and trends, and the arts continue to shape the town of Southern Pines. In the mid 1950s, US Highway 1 was re-routed from downtown Southern Pines a short distance to the west. While the move exposed fewer travelers to the attractions of the downtown area, it improved transportation overall and enabled the town to develop without the pressures of heavy through-transportation.

As the expansion of nearby Ft Bragg continued to attract residents associated with the post, many hotels and boarding houses were converted to apartments. While the community continued to be a resort destination, it also began to attract retirees looking for the same climate and charm that attracted seasonal resident and tourists earlier in the century.

Weymouth, the Boyd House, was transferred to a non-profit organization which has responsibility for maintaining the grounds and operating the property as a public resource promoting the arts, particularly literature. The neighboring Boyd-Campbell House was donated to the Town for use as a community center in 1966, effectively creating a recreation, parks, and arts district along East Connecticut Avenue.



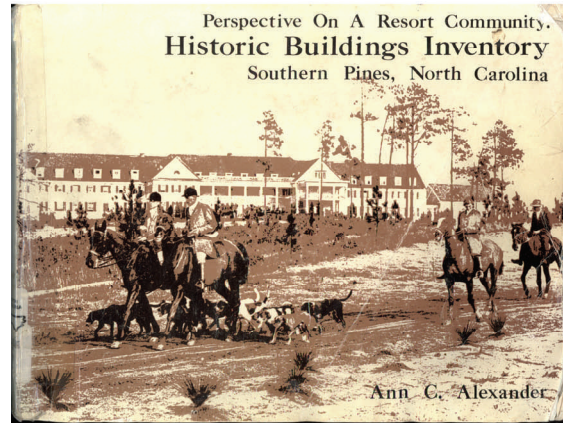
Southern Pines Railroad Station

Municipal investment in a new library within the district in 1995 has reinforced the core historic area as a community center. The previous library building now houses town offices. In 2004 the NC Department of Transportation invested \$800,000 to rehabilitate the historic Southern Pines Railroad Station to its 1948 appearance and it now houses an attractive visitor's center. The rail station continues to service Amtrak passenger rail service. When the Sunrise Theater, a commercial movie house, closed in the 1980s, it was converted to a performing arts center through widespread community effort and non-profit participation.

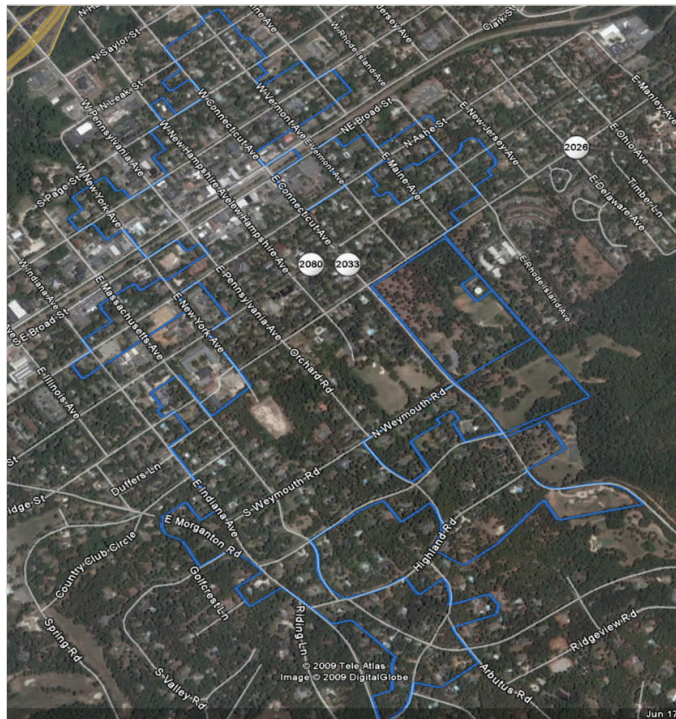
Infrastructure investments have continued to promote a pedestrian scale and orientation in the downtown area. Growing awareness of the community's historic significance has spurred preservation efforts by the public and private sectors.

Preservation Efforts

In 1981 the Town of Southern Pines published Ann C. Alexander's book, *Perspective on a Resort Community, Historic Buildings Inventory, Southern Pines, North Carolina* which was based on her architectural survey funded in part by a grant from the U.S. Department of the Interior administered through the North Carolina Historic Preservation Office. Though there were private preservation efforts prior to the survey, this survey and its publication marked the first public investment in broad preservation efforts in the community.



Alexander's survey laid the ground work for additional research conducted by David and Alison Black in 1991. Their more circumscribed survey was the basis for a National Register of Historic Places nomination that was accepted by the National Park Service in 1992 and established the Southern Pines National Register Historic District.



Southern Pines National Register district

Listing on the National Register is an honorific that in no way abridges pre-existing private property rights. It does, however, require that federal undertakings which might have an effect on the district to be reviewed and provides a vehicle for the mitigation of potential adverse effects which may in some cases have an impact on private projects that involve Federal funding or permits.

National Register listing is a threshold requirement for some financial incentives including certain grants and state and federal rehabilitation tax credits. There have been two residential tax credit projects totaling approximately \$325,000 and two commercial projects totaling just over \$1.3 M completed in Southern Pines since the district was established.

In addition to the Southern Pines Historic District, there are two buildings individually listed on the National Register: the James Boyd House (Weymouth), which is within the district, was listed in 1977, and the Shaw House, which is outside of the district boundaries, in 1993.

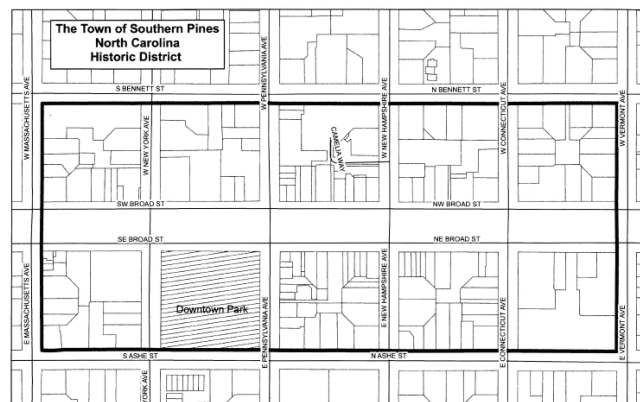
In early 1994 the town adopted an ordinance that established a historic preservation commission in the Town of Southern Pines. The commission was granted certain powers enumerated in

North Carolina enabling legislation including the recommendation of local properties for historic designation, design review of designated properties and generally acting as a preservation advisory board to the local governing board.

In November 1994 the commission adopted local principles and guidelines which were roughly parallel with the Secretary of the Interior’s Standards for Rehabilitation.

A year later, in early 1995, at the commission’s recommendation, the town established a local historic district bounded by Bennett Street , Vermont Avenue, Ashe Street, and Massachusetts Avenue.

This local district is smaller than and completely within the boundaries of the larger National Register district and is composed of the town’s commercial and institutional core. Records on file with the town’s planning office indicate that the commission decided purposely to start small with their initial designation recommendation. There was nominal opposition through the zoning and public hearing process and the designation was approved by a unanimous vote of Town Council.



Upon designation, the Historic Preservation Commission began to exercise the authority to review any proposed exterior changes within the district, including new construction, and to grant the property owner a Certificate of Appropriateness that permits the proposed changes if they meet the published guidelines for the district.

Project Scope, Methodology and Findings

This project is a partial update of the architectural survey of Southern Pines. Its purpose according to the town's Request for Proposals is to "update the existing documentation of the properties in the (Southern Pines National Register) district to include data entry of all new and existing information on to an access based survey form and creating new digital photographic records and GIS mapping...and up to 10 individual properties will be considered for proposal to the state's National Register Study List (sic)," a preliminary step in the review of potential nominations to the National Register of Historic Places.

In the spring of 2009, Hanbury Preservation Consulting staff gave a presentation about the project in a public meeting and began fieldwork to document the district. Every property within the existing district boundaries was digitally photographed and photos were labeled to State Historic Preservation Office standards.

A "shell" database covering the National Register district with placeholder entries for properties was provided to Hanbury Preservation by HPO staff. Blockface entries were deleted and replaced with individual entries for properties within the district, each with a new HPO survey site number. A new field was created on the HPO database to retain the blockface number for easier cross-reference with older survey data. Properties that had been demolished were noted and the records retained in the database for archival purposes. Properties built since 1991 within the district were added and were assigned new HPO survey site numbers. If a new building had been constructed at the site and address of a demolished property, the new property was given a new survey site number to distinguish it from the property previously that address.

Every property was also GIS-mapped using base data from the Moore County GIS system and linked to the survey database by PIN numbers as applicable. Existing written survey data was reviewed for applicability and revised as needed. Written data was then transferred to the access database developed by the NC HPO.

As a result of the survey update, the Southern Pines Historic District database currently has 465 database records. Of those: twenty three properties (some represented by a blockface) have been demolished (many along Ashe St); sixty eight have been altered significantly; twenty five have lost outbuildings; two have deteriorated significantly and twelve are new construction; six did not have HPO files and thus could not be accurately assessed as to changes since the last survey as there was inadequate basis for comparison but they were entered into the database with the current descriptions.

Every historic district changes over time. While the loss and substantial alteration of some properties does impact the integrity of the district, it does not appear to have compromised it to the extent of needing to re-examine the district's National Register status. And should the period of significance be extended, as discussed in the Recommendations section, additional properties could be reclassified as contributing, bolstering the district's integrity.

Copies of the photos, maps and database were delivered to the Town of Southern Pines and the

HPO digitally and hard copies were added to the existing HPO files at the Office of Archives and History.

The Town of Southern Pines requested that ten properties be reviewed for inclusion on the state’s National Register Study List. The original list submitted by the town was: Douglas Community Center (Our Lady of Victory Catholic School, 1185 West Pennsylvania Avenue); Moore County Coalition Buildings (Our Lady of Victory Catholic Church and Rectory 1117 and 1109 West Pennsylvania Avenue, respectively); Trinity AME Zion Church (972 West Pennsylvania Avenue); Von Herff House (370 Pee Dee Road); Amos Broadway Theater (1071 West New York Avenue); Edgerton Livery Building (260 West Pennsylvania Avenue); Indian Springs (1645 Indiana Avenue); Buttonwood (1290 Indiana Avenue); and Mid Pines Inn (1010 Midland Road). After determining that the Von Herff House had been previously placed on the Study List, it was replaced with Knollwood (1495 West Connecticut Avenue). The town also requested that an area bounded by US 1, Carlisle St., New York Ave. and New Hampshire Ave.–the core of what had been West Southern Pines-- also be assessed for its suitability as a National Register Historic District.



Proposed West Southern Pines Historic District

As this project was largely a re-survey of the National Register district and in the absence of a comprehensive town-wide survey, the additional properties to be proposed for the Study List were first presented in a general PowerPoint presentation to HPO staff for their evaluation. Based on that initial presentation, HPO staff suggested, and the Town of South Pines and Hanbury Preservation Consulting staff agreed, that the proposed West Southern Pines Historic District, the Edgerton Livery, Indian Springs, Buttonwood, and Knollwood did not appear to meet the criteria for listing in the National Register and would not be presented to the National Register Advisory Committee, a state-wide appointed board of professionals and laypeople who review National Register nominations and Study List applications. The West Southern Pines district while historically significant did not appear to retain the requisite level of integrity due to loss of buildings from its period of significance. Edgerton Livery and Buttonwood also suffered from compromised integrity; however the removal of Buttonwood’s synthetic siding could prompt reconsideration in the future. Indian Springs is not yet fifty years old and did not appear to meet the criteria consideration for exceptional importance. Knollwood, while a good example of its type, also appeared not to meet the level of significance for individual listing.

It was determined that the remaining properties would be presented to the North Carolina National Register Advisory Committee as individual study list applications (application forms are found in the appendix). Hanbury Preservation Consulting staff and HPO staff performed the requisite site visits. There was particular interest in determining whether there was the capacity to list several buildings associated with Amos Broadway as a small district (there was not); and

whether the Our Lady of Victory Catholic Church and its associated resources would be best considered as a single complex (it would). With those provisos, the properties were presented to the National Register Advisory Committee which placed all on the Study List at their October 2009 meeting with the only qualifier that the Mid Pines golf course should be investigated and considered with the potential nomination of the Mid Pines Inn.

Recommendations

Although the scope of the project was technically limited to the Southern Pines National Register Historic District and a few outlying properties, the recommendations outlined below also include some general recommendations from a larger perspective.

Amendments to the Southern Pines National Register District

Despite some alternations and building loss, the Southern Pines National Register District remains a viable district. However based on the re-survey, there are some options to consider for amendments.

Proposed period of significance adjustments and associated resource re-examination
The period of significance for the current National Register listing is 1883-1941. The 1941 end date signifies a year that was 50 years prior to the writing of the nomination in 1991. A revision to the nomination based on the survey data could possibly extend the period of significance to 1960 if there is sufficient historic context to support it and associated resources from the period between 1941 and 1960 that retain integrity and support an expanded statement of significance. There are 61 records of properties dating from c. 1940 to c. 1960 in the district survey database. Of these approximately two thirds appear to have retained sufficient integrity to be re-classified as contributing, should the extended period of significance be approved. The new context material will have to address changes in construction and architectural style as well as local historical developments. Many of the properties in the district built between 1940 and 1960 are more modest than the earlier resources and while there is a precedent for smaller cottages within the district, most of them are architecturally sophisticated and many have lush decorative features that some of the later residences lack. Particularly notable are a trio of modern apartments at 145, 155 and 165 N. May, a split-level house at 325 S. Valley, and two modernist houses at 238 W. Vermont and 305 S. Weymouth.

Additional National Register Adjustments

When and if the National Register nomination is amended, the inventory must be revised with demolished properties removed and new construction added. Additionally there are seventy buildings that have been significantly altered or are deteriorated. Of these, fifty-two that were classified as “contributing” when the nomination was prepared in 1991 would be re-classified as non-contributing.

Additional documentation would be required for all potential National Register amendments.

Boundary reductions

Updated survey data has been presented to the state and could serve as the basis for a boundary reduction based on the demolition of properties since the district was placed on the National Register in 1992. Most notably, all the residential structures along the south side of Ashe Street between New York and Indiana Avenues have been demolished. The challenge will be in devising a boundary that still includes the three struc-

tures on the south side of Ashe, west of Indiana Avenue as the district does not extend past Indiana on the north side of the street. This might be accomplished with a “dogleg” boundary. Other demolitions are well within the existing boundary and while they should be noted, it would not be possible to re-draw the boundaries to remove these properties from the district as the National Register program discourages “Swiss cheese” boundaries that include holes in their interior. Likewise new construction and properties that have been renovated to the point they may lack sufficient integrity to be considered contributing exist within the current boundaries but not in such concentration or location to warrant additional boundary reductions.

All boundary adjustments should be made at the same time. If boundary reductions are warranted, at the same time that are made, any appropriate boundary increases also should be made. In order to evaluate potential boundary increases, comprehensive survey of the surrounding area is required.

Comprehensive Town Survey—boundary expansion or additional districts

As part of this project, the district boundaries were examined in terms of potential contraction and expansion. Broadly, east of the district boundary and north of Ridge Street and the Penick Village retirement community are a number of 1950s and 1960s residential areas. There is some similar development as well west of the district, particularly along Ashe, May, Ridge, and Country Club. These larger areas deserve attention as do some others—the bank buildings on SW Broad west of New York, the public school on Massachusetts at May, and the Catholic school and church on Ashe (if the period of significance is extended). Prior to any consideration of a district boundary expansion, the town should engage in a comprehensive town-wide survey.

Decisions about historic districts (and individual landmarks as well) are best made with an understanding and familiarity with their historic contexts. For example, the larger areas of 1950s housing to the east and west of the district could possibly constitute two separate historic districts rather than possible extensions of the existing district. Treatment of those two areas hinges on the collection of data that identifies their physical scope and documents their place in the growth and development of the town itself. A larger discussion about historic growth patterns and development in Southern Pines will help place those areas and others in their proper context and provide a basis for sound designation and preservation decisions. A comprehensive survey of the rest of Southern Pines beyond the current National Register Historic District boundary will expand the database of surveyed properties, and yield more fully developed historic contexts, new information which will allow a more nuanced evaluation of possible expansion of the existing district and recommendations for additional districts and landmark designations.

Cultural Landscape Report

During this project there has been a lively discussion about Southern Pine’s cultural landscape. Prior to the survey update, the Historic Preservation Commission was asked to review the removal of a cedar tree within the local historic district. While Southern Pines’ “landscape” is

listed as a resource in the National Register nomination's inventory, it is not clearly articulated, described, or documented. The National Park Service defines a cultural landscape report (CLR) as "the primary report that documents the history, significance and treatment of a cultural landscape. A CLR evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use." Research and documentation would help define the land patterns, streetscapes, topography, natural flora, specimen trees and shrubs and designed landscapes that are historic and significant to the town and create a basis for making informed decisions about preservation and future treatment.

Additional Designations

A comprehensive, town-wide survey update and a cultural landscape report would provide the community with lists of potential local and National Register districts and landmarks. The implications and processes for these two types of designations, local and National Register, are different and information about the two from the State Historic Preservation Office is found in the appendix. Good candidates for local designation often can also be good candidates for the National Register and vice versa. National Register listing does not abridge any private property rights and often serves as a threshold for eligibility for grants and tax credits. Local designation, performed by the local governing body, does impose architectural and design controls thorough the Certificate of Appropriateness process described earlier in this document. With town-wide historic contexts for buildings and landscape, informed decisions can be made about what resources rise to the level of special significance within the community.

Preservation Plan

With comprehensive survey data assembled and additional designations in process, Southern Pines may consider a preservation plan. While comprehensive plans often contain a historic preservation element, stand-alone preservation plans are relatively rare, particularly in North Carolina. A preservation plan considers preservation activity within the entire community, including the work of non-profit organizations and the private sector, which may not be mutually exclusive. In addition to assessing the current state of preservation within the town, a plan would provide a process for receiving stakeholder and citizen input to devise goals, objectives, and actions for preservation in Southern Pines. The plan would be adopted by Town Council as a policy document.

Though not as formal as a Preservation Plan, many local preservation commissions also develop their own action plans which include programmatic, systemic and outreach components. Often these are a result of facilitated workshops and retreats.

Certified Local Government Status

Southern Pines should continue to pursue Certified Local Government status. Federally certified local governments (CLGs) in North Carolina are local governments with a robust preservation program as attested to by the State Historic Preservation Office (HPO). CLGs have ordinances, guidelines and rules of procedure that pass HPO review and they are required to submit an annual report and commit to annual training for their staff and commission members. CLGS

are eligible to apply for a portion of the state's federal preservation funding through a competitive grant process to fund preservation efforts including surveys, National Register nominations, and planning and outreach activities.

Heritage Tourism Plan

The history of Southern Pines shows its growth and development inextricably linked to travel and tourism. The town retains a great deal of its historic cultural resources and could use them to continue to market itself as a travel and tourism destination. While golf tends to dominate Sandhills tourism, Southern Pines' history and architecture combined with downtown accommodations, easy access to car and rail travel, and its quaint compact and pedestrian-friendly shopping and dining district make it a great candidate for a heritage tourism plan. Plans are generally tailored to suit the needs of the community and may include thematic and product development, and recommendations about front line training, marketing, and coordination and management infrastructure. Revenues from heritage tourism can be used to support heritage tourism and preservation goals and can also help validate preservation efforts with the business community.

Outreach and Education

The two public meetings conducted as part of this project well were attended and participants were engaged and curious. Clearly there is an audience for increased preservation education and outreach. The town may consider a lecture series or workshops. One topic that was consistent interest was rehabilitation tax credits.

Acknowledgements

Hanbury Preservation Consulting would like to thank the Town of Southern Pines, particularly Bart Nuckols, Neva Sherry and Kathy Blake as well as the Historic Preservation Commission for undertaking the project and for their support throughout. HPO staff, particularly Chandrea Burch, Anna Grantham, Jessica Dockery, Claudia Brown, and Ann Swallow were also extremely helpful and accommodating.

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Appendices

Properties Constructed between c. 1940 and c. 1950

Study List Applications

Trinity AME Zion Church

Mid Pines Inn

Our Lady of Victory Church, Rectory and School

Amos Broadway Theater and Beergarden

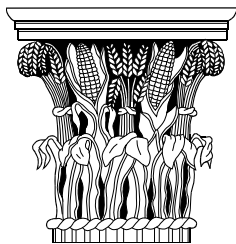
Surveyor Credentials

Properties constructed between c. 1940 and c. 1950

ca. 1940 MR1132 265 N. Ridge Street
ca. 1940 MR1298 339 N. May Street
ca. 1940 MR1059 425 S. Ashe Street South side
ca. 1940 MR0325 570 E. Indiana Avenue South side
ca. 1942 MR1302 130 E. New Hampshire Avenue
ca. 1943 MR1048 220 S. Ashe Street North side
ca. 1945 MR1083 130-140 E. Connecticut Avenue
ca. 1950 MR1158 325 E. Vermont Avenue
ca. 1950 MR1146 170 S. Ridge Street
ca. 1950 MR1183 325 S. Weymouth Road
ca. 1950 MR1140 460 N. Ridge Street
ca. 1950 MR1114 105 E. Pennsylvania Avenue
ca. 1950 MR1113 115 E. Pennsylvania Avenue
ca. 1950 MR1063 318 N. Bennett Street
ca. 1950 MR1283 125-135 NE Broad Street
ca. 1950 MR1031 440 N. Ashe Street
ca. 1950 MR1086 225 E. Connecticut Avenue
ca. 1950 MR1096 270 W. Connecticut Avenue
ca. 1950 MR1303 135 W. New Hampshire Avenue
ca. 1950 MR1193 525 E. Indiana Avenue
ca. 1950 MR1061 320 N. Bennett Street
ca. 1950 MR1126 135 W. Pennsylvania Avenue
ca. 1950 MR1247 385 N. May Street
ca. 1950 MR1107 155 E. Pennsylvania Avenue
1950 MR1182 305 S. Weymouth Road
ca. 1950 MR1248 455 N. May Street
ca. 1950 MR1230 165 N. May Street
ca. 1950 MR1228 155 N. May Street
ca. 1950 MR1124 173 W. Pennsylvania Avenue
ca. 1950 MR1122 350 E. Pennsylvania Avenue
ca. 1950 MR1123 127 W. Pennsylvania Avenue
ca. 1950 MR1225 145 N. May Street
ca. 1950 MR1125 145 W. Pennsylvania Avenue
ca. 1950 MR1127 175 W. Pennsylvania Avenue
ca. 1950 MR1293 550 E. Massachusetts Avenue
ca. 1950 MR1245 565 N. May Street
ca. 1950 MR1258 635 N. May Street
ca. 1955 MR1088 260 E. Connecticut Avenue
ca. 1955 MR1280 465-475 Orchard Road
ca. 1955 MR1223 135 S. May Street
ca. 1955 MR1066 475 N. Bennett Street
ca. 1955 MR1231 175 E. New Hampshire Avenue
ca. 1955 MR1292 545 E. Massachusetts Avenue
ca. 1955 MR1296 290 N. May Street
ca. 1955 MR1277 430 Orchard Road
ca. 1955 MR1273 355 E. New York Avenue
ca. 1955 MR1084 150 E. Connecticut Avenue
ca. 1955 MR1037 265 N. Ashe Street South side

ca. 1955 MR1275 425 E. New York Avenue
ca. 1955 MR1279 445-455 Orchard Road
ca. 1955 MR1054 280 S. Ashe Street North side
ca. 1955 MR1300 425 N. May Street
ca. 1960 MR1287 635 E. Indiana Avenue
ca. 1960 MR1243 345 E. New Hampshire Avenue
ca. 1960 MR1098 230-240 W. Connecticut Avenue
ca. 1960 MR1173 238 W. Vermont Avenue
ca. 1960 MR1198 440 E. Massachusetts Avenue
ca. 1960 MR1150 145 N. Valley Road
ca. 1960 MR1306 225 Pine Grove Road North side
ca. 1960 MR1308 325 S. Valley Road
ca. 1960 MR1160 350 E. Vermont Avenue

Study List Applications



STATE HISTORIC PRESERVATION OFFICE
NORTH CAROLINA DEPARTMENT OF CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
SURVEY AND PLANNING BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAME** Trinity A.M.E. Zion Church (SSN MR1305)

Other names

(if historic name is not known, use current name or address)

2. **LOCATION** (give street address in urban areas; give both street address and physical location in rural areas, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Street/Secondary Road (SR)/Highway 972 West Pennsylvania Avenue

Town or vicinity Southern Pines County Moore

3. **GENERAL INFORMATION**

A. Is this an individual property or a historic district? Individual Property

(If this is a district, please consult with the National Register Coordinator at the State Historic Preservation Office for guidance in completing this application.)

B. Property use and construction date(s):

Individual Properties

Primary building/resource: provide historic and current use, original construction date, and if appropriate, dates of additions. If exact date is unknown, give approximate date.
church, 1923

Subsidiary buildings (if present): provide same as above for each building

Historic Districts: provide historic and current use, and give range of dates for the entire district, not for individual buildings

C. Approximate acreage: less than 1

D. Have any buildings on the property been moved? Yes No x
(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known):

4. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name Mary Ruffin Hanbury

Address P/O. Box 6049

City/State Raleigh, NC Zip Code 27628 Daytime Tel. 919 828 1905

E-mail address maryruffin@hanburypreservation.com Signature _____ Date

5. This application is submitted [check one of the following]:

by the owner with the owner's knowledge but not at his or her request
 at the request of the owner without the owner's knowledge

6. **REASON FOR REQUEST** (Use an additional sheet if necessary)

Part of Town of Southern Pines funded project

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ; Don't Know x
If "yes" checked, answer question 12. Is the property income-producing or nonincome producing ?

8. Has the property ever been surveyed by the State Historic Preservation Office or by a locally-sponsored historic preservation project? If yes, please give the name and date of the survey project, if known:

9. **LEGAL OWNER OF PROPERTY** (For individual property only; give mayor's name/address for districts)

Name/Mayor AME Zion Church Trustees Daytime tel.910 692-6622

Address 972 West Pennsylvania Ave Southern Pines NC 28387 Fax

10. **SUPPORTING INFORMATION**

Please attach all of the requested supporting information. Incomplete applications cannot be considered. All materials submitted become the property of the State Historic Preservation Office and cannot be returned.

A. **Description** (Include as an attachment on a separate sheet of paper)

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location, county, view, and date. If a site plan is included in the application (see C above), please key the views to the plan.

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Return to: Ann V. Swallow
National Register Coordinator
Survey and Planning Branch, HPO
4617 Mail Service Center
Raleigh, NC 27699-4617

Telephone: 919/807-6587

Fax: 919/807-6599

E-mail: ann.swallow@ncmail.net

HPO website: www.hpo.dcr.state.nc.us

Office Location: Archives and History Building
109 E. Jones St.
Raleigh, NC 27601

APPLICATION CHECKLIST

Do you have the following items in your application packet?

Completed two-page form (questions 1-9)

- Physical description (question 10A)
- History/Significance (question 10B)
- Historic district map (for district only)
- Map marked with property location
- Site plan (multiple buildings/resources only)

- Rehabilitation information (question 12)
- Photographs or CD and image proofs – labeled

****All FED EX and UPS mailings use the *Office Location Address*****

Trinity AME Zion Church description

Trinity AME Zion Church is located on West Pennsylvania Avenue, the main thoroughfare of West Southern Pines, which from 1923-1931 was an independent African American municipality. It is prominently sited on an elevated portion of the site with a narrow set back which gives the church an imposing presence along this main avenue. The brick church has two projecting brick towers of slightly uneven height on the façade with a truncated frame gabled portion between them providing some shelter to the open area below. Church entrances are in the interior faces of the bases of the towers from a platform accessed by a complex set of stairs. A single central flight runs from the entrance platform to a landing with paired runs (set parallel to the single run) to grade and then additional paired stairs (parallel to the single run above) that pierce a retaining wall and lead to a public sidewalk and the street level, thus providing access both at street level and at grade to the central single run leading to the entrance platform.

At grade level on the façade there are single-leaf doors with small pedimented porches supported by metal trellis supports in the base of each tower that provide entrance to a lower level with a parish hall, restrooms and church offices. The façade has three fixed lancet stained glass windows, one centered on the primary portion of the elevation and one on each of the towers. The north tower has a large lancet shaped louvered opening above and the south tower has a more modest semicircular louvered opening. The towers are of slightly different heights and the coping material on each squared terminus is uneven.

Each side elevation is buttressed with a high water table which bands the entire building. A small cross gable in the central bay of the elevation contains a slightly larger lancet stained glass window than those in the surrounding bays. Below each stained glass window is a lower level squared sash window in an arched surround.

The north elevation has a single-run external stair to an open platform at a single-leaf door with a triangular transom above. The south elevation also has a single-leaf entrance in its rear most bay but it is contained in a small enclosed addition which continues the slope of the gable roof and is accessed by a fixed ramp that begins at the rear of the building and has double runs which run parallel to the side elevation.

The church's rear elevation is brick with four lancet stained glass windows at the main level and three segmental-arched masonry openings below—two with sash windows, and one enclosed. The elevation has a frame gable and an exterior flue which has been shortened.

The sanctuary is accessed through double-leaf wooden doors with diamond shaped lights leading from vestibules in each of the towers' bases. The north vestibule contains an interior stair to the lower level. The sanctuary has three ranks of pews and four aisles. There is a tray ceiling with acoustical ceiling tile which may (or may not) obscure an earlier, more decorative ceiling. In addition to ample natural light there are brass "Williamsburg" style chandeliers which hang from the ceiling.

The west end of the interior has a proscenium which is less than the full width of the interior and has enclosed partitioned spaces on either side for vestments and additional circulation. In front of the proscenium and of the same width is a low wooden enclosure which contains an altar, lectern, candles and

seating. Behind the seating is another low wooden wall setting this area apart from that within and behind the proscenium which houses pews for a choir.

Trinity AME Zion Church significance

Trinity AME Zion Church was built in 1923, the year that West Southern Pines was incorporated as an independent African American municipality. Prior to its construction, the congregation, which dates to the nineteenth century, had meet in members' homes. The building may be the oldest African American church in Southern Pines including what was West Southern Pines. The church has served a civic function in the community. West Southern Pines' second mayoral and council swearing in of 1927 was held here.

Given the economic status of many African Americans of the era, the building is an impressive architectural and financial commitment on behalf of the congregation. The Gothic Revival-style building retains a good deal of integrity with only few interior finishes and fixtures altered. The lancet windows, buttresses, and towers are all hallmarks of the style and are well rendered despite some question about the original appearance of the towers.

Circulation patterns remain true and the handicapped-accessible entry has been sensitively handled without impinging on the masterful front stair assemblage nor attempting to tackle the steeply graded front elevation.

The church is a good example of Gothic Revival ecclesiastical architecture. It is eligible for listing on the National Register under Criterion C in the area of architecture.



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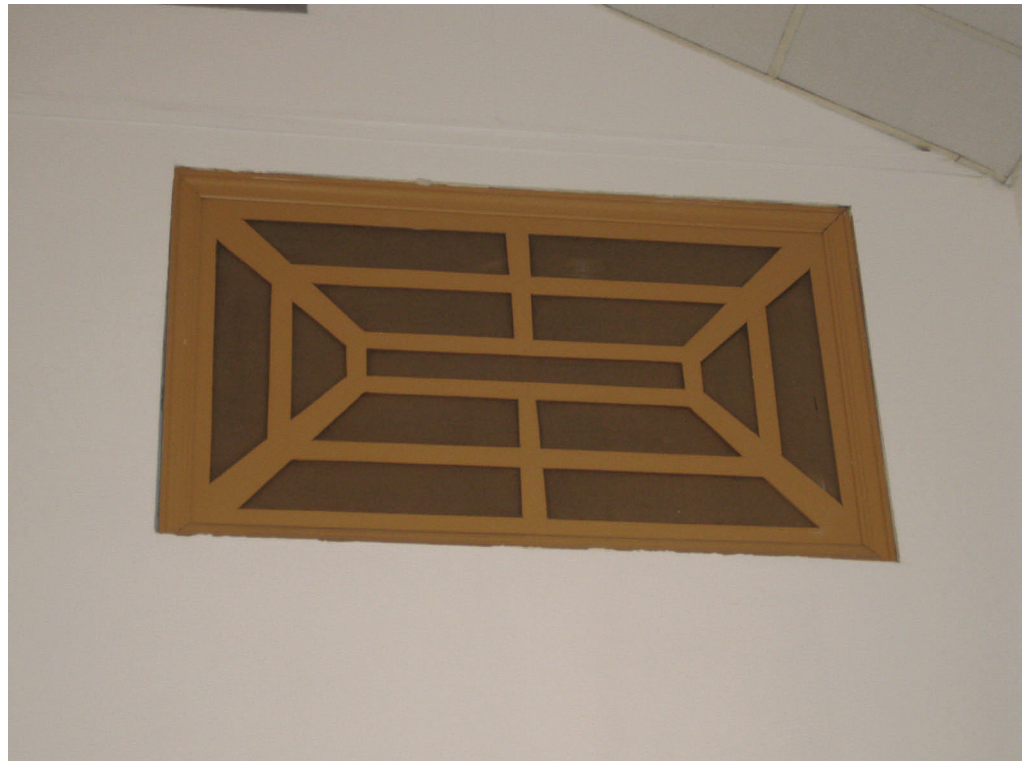
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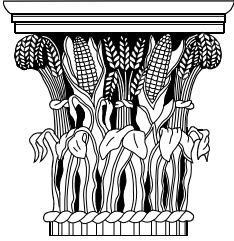
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STATE HISTORIC PRESERVATION OFFICE
NORTH CAROLINA DEPARTMENT OF CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
SURVEY AND PLANNING BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAMES** Mid Pines Club (MR0669)

Other names

(if historic name is not known, use current name or address)

2. **LOCATION** (give street address in urban areas; give both street address and physical location in rural areas, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Street/Secondary Road (SR)/Highway 1010 Midland Road

Town or vicinity Southern Pines County Moore

3. **GENERAL INFORMATION**

A. Is this an individual property or a historic district? individual

(If this is a district, please consult with the National Register Coordinator at the State Historic Preservation Office for guidance in completing this application.)

B. Property use and construction date(s):

Individual Properties

Primary building/resource: provide historic and current use, original construction date, and if appropriate, dates of additions. If exact date is unknown, give approximate date.

Mid Pines Club 1921

Mid Pines golf course 1921

Subsidiary buildings (if present): provide same as above for each building

Historic Districts: provide historic and current use, and give range of dates for the entire district, not for individual buildings

C. Approximate acreage: approximately

D. Have any buildings on the property been moved? Yes No
(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known): Mid Pines Club—Aymar Embury,II; Mid Pines Golf Course—Donald Ross

4. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name Mary Ruffin Hanbury

Address P.O. Box 40069

City/State Raleigh Zip Code NC Daytime Tel. 828-1905

E-mail address maryruffin@hanburypreservation.com Signature _____ Date

5. This application is submitted [check one of the following]:

by the owner at the request of the owner with the owner's knowledge but not at his or her request
 without the owner's knowledge

6. **REASON FOR REQUEST** (Use an additional sheet if necessary)

Part of larger project funded by Town of Southern Pines

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ; Don't Know
If "yes" checked, answer question 12. Is the property income-producing or nonincome producing ?

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9. **LEGAL OWNER OF PROPERTY** (For individual property only; give mayor's name/address for districts)

Mid Pines Inn and Golf Club

Name c/o Chad New, resort manager Daytime tel.910 693-7247

Address 1010 Midland Road Southern Pines, NC 28387

Fax 910-693-3257

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National Register Coordinator

Survey and Planning Branch, HPO
4617 Mail Service Center
Raleigh, NC 27699-4617

Office Location: Archives and History Building
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Telephone: 919/807-6587

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Description Mid Pines Inn and Golf Course

The Mid Pines Inn and Golf Course is located on Midland Road. The entrance to the club is by a narrow passage flanked by berms which obscure the mass of the club building until passage is made to a circular drive. The façade is in three parts—a central brick portion flanked by two frame wings. The central portion is a three story side gabled masonry section that is brick on the first two stories and stucco above. A monumental semicircular entrance porch is at either end where the brick portion of the building adjoins the frame wings. On the first floor there are seven arched masonry openings with keystones—the first, third, fourth, fifth and seventh have paired French doors with a fanlight above. The second and sixth are infilled and stuccoed. The doors lead into a large dining room. On the second floor there are nine windows that are not within the entrance porticos—all but the central one, which is a set of paired casement windows, are six-over-six sash. The third floor has eleven windows again with the central being paired casements and the others being six-over-six sash—the outermost being above the matching porticos. There is one interior chimney along the façade that is aligned with one of the blind arches on the first floor.

The entrance porticos have four monumental Temple of the Winds columns and two squared pilasters of the same order supported a molded classical cornice (which extends like a string course between the second and third stories of the central portion of the building) and flat roof. Each protects a pair of six-over-six sash windows in the second floor. The southern portico houses the principal first-floor entrance which has been altered and is now a set of French doors flanked by sidelights. The north portico houses a single-leaf service entrance flanked by six-over-six sash.

The two frame wings are generally symmetrical. Their side gabled standing seam metal roofs engage the central portion of the building below the ridgeline of the slate roof. The second floor is clad in synthetic siding; the third floor is stuccoed and the first floor has wooden weatherboard siding and a series of blind wooden arches housing nine-over-six sash windows.

An additional three-story frame gabled wing, not visible from the facade, extends to the south and is entirely clad in synthetic siding. Between it and its neighboring frame wing is a roofed service wing in the ell that extends to form a raised porch along the rear of the southern wing which extends around a later addition of a one-story pro shop at the wing's southernmost point.

The south wing is very evident from the building's rear elevation and impairs the sense of symmetry established by the façade. The central portion of the rear elevation is the rear of the central brick portion of the façade. It has three-story pedimented porticos at each of its ends where it connects with the various frame wings. These porticos have a rusticated stuccoed first floor which serves as a base for four two story squared classical pilasters which in turn support a flat, classical pediment with an oval window in the tympanum. The second story of the brick portion of the rear elevation has a cast iron balcony running its entire width below which extends the shed roof of a later first floor enclosed addition.

From the rear elevation is a vista of the Donald Ross-designed course. The 18-hole course extends southeast to US Rt 1 to a point where it crosses west and runs adjacent to Pennsylvania Avenue and then at the rear property line of homes along Connecticut Avenue and Crest and Midland Roads employing a considerable buffer along Rt 1 and Connecticut. The course's 18 holes are still in their original positions with their original numbering. Recent rehabilitation has included rebuilding a pond and making drainage improvement. The course is somewhat hilly and is ornamented by mature long leaf pines. The greens seem relatively small by more modern golf course design standards. The eighteenth hole has the inn as a backdrop.

The inn's interior has a remarkable degree of integrity for a hotel in continuous service. The entrance salon is a round room ringed by columns and pilasters supporting a fanciful plaster frieze. The dining area adjacent has paired French doors with fanlights along each transverse side of the room—the two masonry openings that were blind on the façade correspond to two fireplaces, one with a painting of the Old St. Andrews course above the other with a painting of the Mid Pines course above. Later construction to screen wait station and serve as a bar are unobtrusive, sympathetic and reversible. Another public room on the first floor is a long, low-ceilinged barrel-vaulted lounge with a decorative plaster cornice and heraldic

plaster motifs in the ceiling. The men's locker room, also on the first floor, retains handsome pine lockers and appointments.

The upper floors, containing guest rooms also retain a great deal of integrity, including intact circulation patterns, five- panel guest room doors, and rooms many of which are their original size (ie that have not been combined with adjacent rooms to make larger rooms that are the current industry standards). Bathrooms have been updated but with fixtures that have a period feel.

Mid Pines Inn Significance

The Mid Pines club was built in 1921 as a private club to serve the new Knollwood development. Knollwood was developed on the northwest side of Southern Pines and faced competition for sale and development from the Weymouth Heights subdivision. Investors in Knollwood included Donald Ross and Leonard Tufts, whose father developed neighboring Pinehurst. The Knollwood site had been purchased in 1919 and part of the subdivision had been set aside expressly for a club and golf course. The developers S. B. Richardson, T.A. Kelly and Talbot Johnson hired Aymar Embury II to design the club house and Donald Ross to design the course. Some of the design has also been attributed to A. B. Yeomans who may have been responsible for some of the site work. During the Depression the club was sold and in 1934 the new owners, Home Land Investment Company, made Mid Pines a seasonal resort hotel. During World War II the hotel was closed and was used for a period by the U.S. Army. After the war it returned to use as a resort hotel. Mid Pines Inn continues as a resort hotel and golf course.

Mid Pines Inn is a masterful Colonial Revival design that is a good example of both southern resort architecture of the period and the oeuvre of architect Aymar Embury, II. Embury, a New York native and graduate of Princeton, was a prolific residential architect in the Southern Pines region and throughout the entire East Coast. He published several designs for country homes for an affluent clientele and was known for his residential work. He later became a chief designer working under Robert Moses in New York City and worked on numerous public buildings throughout the city.

The Mid Pines golf course was designed by Donald Ross. Born in Dornach Scotland, Ross became the “father of American golf.” He worked at Royal Dornach and St. Andrews and was later invited to the US to design a course in the Boston area in 1899. Soon thereafter he received a commission from the Tufts family for arguably his best course, Pinehurst #2. He became a prolific designer of American courses and although it is said that he rarely saw most of them, given his residence and work in Pinehurst it is clear his level of involvement at Mid Pines was likely greater than with most of his courses.

Though not one of his most challenging courses, the Mid Pines Course is considered “classic Donald Ross” as it uses the natural contours and topography of the site without forced or contrived circulation. It was not built to be a challenging championship course but one for simple recreation.

The Mid Pines Inn and golf course are significant as they represent the recreational history of Southern Pines. They represent the Town’s physical development in the 1920s in its growth and expansion into the Knollwood subdivision and the growing attendant social amenities that accompanied the

subdivision and later for place in the growth and development of the resort and golf industries in Southern Pines.

The Mid Pines Inn and Golf Course is eligible for the National Register under Criteria A and C in the areas of entertainment/recreation and architecture and landscape architecture.



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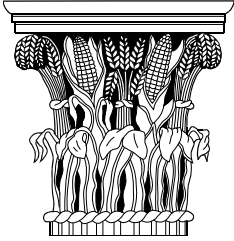
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STATE HISTORIC PRESERVATION OFFICE
NORTH CAROLINA DEPARTMENT OF CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
SURVEY AND PLANNING BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAMES** Our Lady of Victory Church (MR0695), Our Lady of Victory Rectory(MR0694) and Our Lady of Victory School (MR0696)

Other names Community Services Building and
(if historic name is not known, use current name or address)

2. **LOCATION** (give street address in urban areas; give both street address and physical location in rural areas, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Street/Secondary Road (SR)/Highway 1228, 1226 and 1232 West Pennsylvania Avenue, respectively

Town or vicinity Southern Pines County Moore

3. **GENERAL INFORMATION**

A. Is this an individual property or a historic district? individual
(If this is a district, please consult with the National Register Coordinator at the State Historic Preservation Office for guidance in completing this application.)

B. Property use and construction date(s):

Individual Properties

Primary building/resource: provide historic and current use, original construction date, and if appropriate, dates of additions. If exact date is unknown, give approximate date.

Our Lady of Victory church, and rectory built in 1935; current use - thrift stores

Our Lady of Victory school built in 1942; current use – community center

Subsidiary buildings (if present): provide same as above for each building

Historic Districts: provide historic and current use, and give range of dates for the entire district, not for individual buildings

C. Approximate acreage: approximately 2.38 acres total

D. Have any buildings on the property been moved? Yes No
(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known):

4. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name Mary Ruffin Hanbury

Address P.O. Box 40069

City/State Raleigh Zip Code NC Daytime Tel. 828-1905

E-mail address maryruffin@hanburypreservation.com Signature _____ Date 9/4/09

5. This application is submitted [check one of the following]:

by the owner with the owner's knowledge but not at his or her request
 at the request of the owner without the owner's knowledge

6. **REASON FOR REQUEST** (Use an additional sheet if necessary)

Part of larger project funded by the Town of Southern Pines

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ; Don't Know
If "yes" checked, answer question 12. Is the property income-producing or nonincome producing ?

8. Has the property ever been surveyed by the State Historic Preservation Office or by a locally-sponsored historic preservation project? If yes, please give the name and date of the survey project, if known:
currently being surveyed as part of Town sponsored project

9. **LEGAL OWNER OF PROPERTY** (For individual property only; give mayor's name/address for districts)

Town of Southern Pines

Name/Mayor Hon Mike Haney Daytime tel.910 692-7021

Address 125 SE Broad Street Southern Pines, NC 28387

Fax 910-692-9444

10. **SUPPORTING INFORMATION**

Please attach all of the requested supporting information. Incomplete applications cannot be considered. All materials submitted become the property of the State Historic Preservation Office and cannot be returned.

A. **Description** (Include as an attachment on a separate sheet of paper)

- 1) For individual properties, briefly describe the original and current appearance of the building(s), both exterior and interior. Include information on any historic features that have been, or will be removed or altered, and describe all current and proposed additions.
- 2) Briefly describe the setting for both individual properties and historic districts. For example, is it in a commercial area, residential neighborhood, or a rural landscape?

B. History (Include as an attachment on a separate sheet of paper)

Briefly outline the history of the property and give a short explanation of why the property or district is historically or architecturally important. Be sure to include information on any significant local, statewide, or national historical events associated with the property, historical individuals related to it, and/or any historical trends with which it is associated. A detailed essay is not necessary, however, the information should clearly explain why the property meets the National Register criteria. **Please refer to the enclosed *National Register Fact Sheet 2* for information on the evaluation criteria.**

C. Map/Site Plan (Include as an attachment on a separate sheet of paper)

Provide a street or road map with the location of the property marked on it. A hand-drawn sketch map with the street and/or route numbers and a north arrow is acceptable for properties located in unmapped city or county jurisdictions. If there are several buildings on the property (such as a farmstead, school campus, or industrial complex), please provide a sketch site plan showing the location of all of the buildings.

D. Photographs

Photographs may be digital images submitted on a CD (preferred) or color prints or color slides. If you submit digital photographs, please include proofs of the images on paper. To save paper and ink, as many as nine images may be placed on a single 8 x 10 sheet of paper, though images should be at least 3 ¼ " x 2 ½ ". Black and white proofs on plain paper are acceptable. You do not need to use expensive inks or papers for proofs. Proofs provide a quick reference for the property file to show us what is on the CD.

Please use a CD-R and not a CD-RW to burn your photographs. CD-RW disks often will not read in computers other than the one in which they were created.

We cannot accept photographs as attachments to email except when only two or three are being submitted to supplement an application for which most photos have been already submitted on a CD. Call or email us before sending photos as attachments.

We prefer digital images in jpeg format of no more than 500 Kb per image. However, if you do not have an image editor to manipulate image size or format, we will accept the images as they are created by your camera.

If you submit prints or slides, HPO staff will scan them at no cost to you.

Study List applications are presented to the North Carolina National Register Advisory Committee (NRAC) in a PowerPoint presentation assembled by staff. We prefer that you not submit your photographs in your own PowerPoint presentation. If your application is for a large district or an unusually complex property, we may consider using a PowerPoint presentation that you have assembled, though we reserve the right to edit the presentation to meet the needs of the NRAC and to be of acceptable length for the agenda.

For individual properties, please provide a set of photographs showing all sides of the building(s), representative interior views, outbuildings (if any) and views of the setting. **Prints, slides, CDs, and proofs of digital photos should be labeled with the name of the property, location, county, view, and date.** If a site plan is included in the application (see C above), please key the views to the plan.

11. ADDITIONAL INFORMATION REQUIRED FOR HISTORIC DISTRICTS

Note: Before completing a Study List application for a historic district, please contact the National Register Coordinator at the State Historic Preservation Office (HPO). HPO staff usually make a site visit before evaluating a Study List application for a district.

A. Map

The map should show the proposed historic district with the tentative boundaries clearly delineated. Proposed boundaries are usually defined during the HPO staff site visit.

B. Photographs (See item 10-D for information about formats for photographs)

Photographs should illustrate the character of the proposed historic district with **exterior** views of significant buildings, a selection of typical buildings, distinctive landscape features, and a few representative views of streetscapes. **Please key the photographs to the district map.**

12. ADDITIONAL INFORMATION REQUIRED FOR PROPERTIES WITH PLANNED REHABILITATION TAX CREDIT PROJECTS

Provide specific information about the building's period of significance and additions and alterations that have acquired historic significance in their own right. If exterior alterations, new additions or adjacent or related new construction are planned, describe how they impact the significant historic features of the building or its setting. Also, please contact the Restoration Branch at 919-807-6590, if you have not done so already.

This application initiates preliminary consideration of a property for nomination to the National Register of Historic Places. This does not mean that a property is being nominated to the Register at this time, nor does this application constitute a National Register nomination form. The Study List application is an evaluation tool that enables the staff of the State Historic Preservation Office and members of the North Carolina National Register Advisory Committee to determine if the property has the potential to meet the criteria for listing in the National Register of Historic Places.

Study List applications are presented three times a year to the NRAC. These meetings are held in February, June and October. If the application is approved by the committee, the property will be placed on the Study List. Applicants will receive written notification of the committee's actions shortly after the meeting. These actions include placement on the Study List; denial of the application; or deferral pending receipt of additional information, often obtained through a staff site visit. Once a property is approved for the Study List, a formal nomination to the National Register may be prepared. Placement on the Study List is not a guarantee that a property can be successfully nominated to the National Register. Please see the enclosed handout entitled "*The 'Study List' and the National Register of Historic Places in North Carolina.*" The nomination process is explained on the enclosed *National Register Fact Sheet 3: "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."*

Please remember that the staff at the State Historic Preservation Office is available to assist you with general information about the required supporting items for the Study List application. If you are unsure about any of the requirements, please contact the HPO.

Return to: Ann V. Swallow
National Register Coordinator
Survey and Planning Branch, HPO
4617 Mail Service Center
Raleigh, NC 27699-4617

Office Location: Archives and History Building
109 E. Jones St.
Raleigh, NC 27601

Telephone: 919/807-6587

Fax: 919/807-6599

E-mail: ann.swallow@ncmail.net

HPO website: www.hpo.dcr.state.nc.us

APPLICATION CHECKLIST

Do you have the following items in your application packet?

- Completed two-page form (questions 1-9)
- Physical description (question 10A)

- History/Significance (question 10B)
- Historic district map (for district only)
- Map marked with property location
- Site plan (multiple buildings/resources only)
- Rehabilitation information (question 12)
- Photographs or CD and image proofs – labeled

****All FED EX and UPS mailings use the *Office Location Address*****

Our Lady of Victory Church, Rectory, and School Description

The Our Lady of Victory complex is located on West Pennsylvania Avenue between North Carlisle Street and North Hardin Street. It takes up almost one half of the block and the entire Pennsylvania Avenue frontage. The complex on a major arterial road of what was West Southern Pines which was an independent African American municipality from 1923-1931. These three shingled buildings create a prominent visual landscape along a road that is sparsely developed with small scale commercial and residential properties.

Church

The former Our Lady of Victory Church is a hipped-roof frame, shingled building with a prominent projecting gabled entrance vestibule with a cross at the peak of the gable and a rectangular louvered vent high within it. The vestibule has a large lancet-arched opening that contains double-leaf entrance doors with a transom above with six lancet lights. Above the transom is a stepped frame pedestal which originally served as a support and display for a statue of the Virgin Mary which has since been removed. The space behind where the statue was placed is open and the surface of an “interior” wall with a round window in it are visible through the void. On either side of the projecting entrance are narrow, vertical, one-over-one windows. Windows the length of the nave are also two light casement windows.

All of the interior ecclesiastical furniture has been removed. Some decorative plaster work remains and is visible, but the original ceiling has been covered with a suspended acoustical tile ceiling.

The church has a gabled addition to the southeast with a side entrance by a single-leaf door on its west elevation.

There are three gable-roofed storage buildings in the yard—two frame and one metal.

The building is owned by the Town of Southern Pines and rented to a social service agency that uses it as a thrift shop.

Rectory

The rectory is a one-story, three-bay frame building clad in shingles and topped with a hipped roof. The roof has exposed rafter tails and is clad in synthetic shingles. The central entrance bay is slightly projecting with a rectangular louvered vent and cross above a recessed entrance with a decorative curved hood bracket. Within this recessed entrance is a single-leaf door with a transom above. This central projecting bay is flanked by six-over-one windows. The building has two hipped-roof extensions to the rear. The front portion of the rectory has an interior brick chimney.

There is a side entrance on the north elevation (single-leaf door with three-light transom above) that has a shed-roofed hood (an extension of the slope of the main roof) supported by robust

brackets. To the west of this side door are paired eight-light casement windows. Most other windows are six-over-one).

The house is organized off a central hall. The interior retains a great deal of original fabric including interior doors (some with transoms) and framing, hard wood floors and wooden trim.

There are two modern gable roofed sheds, one frame and one prefab metal in the rear of the building.

The building is owned by the Town of Southern Pines and rented to a social service agency that uses it as a thrift shop.

School

The former Our Lady of Victory School is a T-shaped frame, shingled building with a projecting pedimented entrance portico. The portico rests on four square classical posts and has two matching pilasters. The pediment has a round louvered vent within it. The portico shelters a central double-leaf entrance with a fixed multi-light transom above within a classical surround with square pilasters and cornice. Flanking the entrance within the portico are two eight-over-eight sash windows. On either side of the projecting portico are additional eight-over-eight windows singly and in a bank of four. The side-gabled front section of the building is clad in synthetic shingles, has exposed rafter tails, and supports a central hexagonal cupola. The cupola has shingled and louvered sides and a metal hexagonal pyramidal roof that once supported a cross. Set back within the front section of the building are side-gable roofed exits with double leaf doors and transoms and door surrounds that mimic the principal entrance.

This principal section of the building has a north-south central interior hall with classrooms to the west and restrooms and storage to the east.

The rear ell is gable-roofed and has an exit on the north side with a ramped access. It contains a large auditorium space on axis with the front entrance of the building and the transverse hall. It has a small raised stage area on the east side.

The interior as a whole retains a great deal of integrity with paneling, blackboards and wooden lockers remaining. Most windows (if not all) are replacements, however.

The building is currently used as a community center.

Our Lady of Victory Church, Rectory, and School Significance

The former Our Lady of Victory Church, Rectory, and School came about initially from the concerns of Margaret Sullivan, a domestic of the Meehan family of Chicago who were seasonal residents. Sullivan wanted to help establish a Catholic Church for the African American community and was in correspondence with the Catholic Diocese in Raleigh about her concerns (*East and West Southern Pines*, p 86). The church was named for a church in Long Island which pledged financial support for the venture. The cost of the church and its furnishings (with the exception of an organ) was \$5,000. The church and rectory were dedicated in March of 1935.

The school was blessed in 1942. It was funded in part with proceeds from the sale of an orphanage in Rochester, New York. There was some unrest in the early days of the school with hostility expressed that “included literal mud-slinging” (*East and West Southern Pines*, p 88) though it is unclear if this was a racial or religious disturbance.

The church and school closed in 1961 and all three buildings were purchased by the Town of Southern Pines in 1979. The school is now the Douglass Community Center and the church and rectory are rented to a social service agency that uses them to house a thrift shop.

The complex is significant under National Register Criteria A and C in the areas Architecture, Education and Ethnic Heritage-Black. The complex as a whole represents outreach by the Catholic Church to the African American community for education and religious instruction during a period when this sort of mission and outreach work could be controversial in the segregated south.



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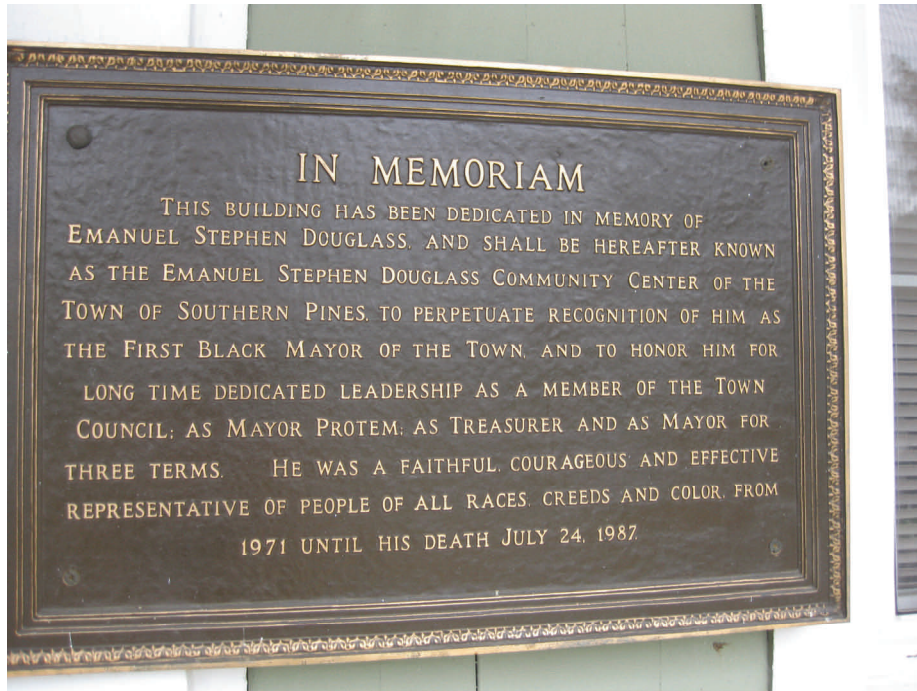
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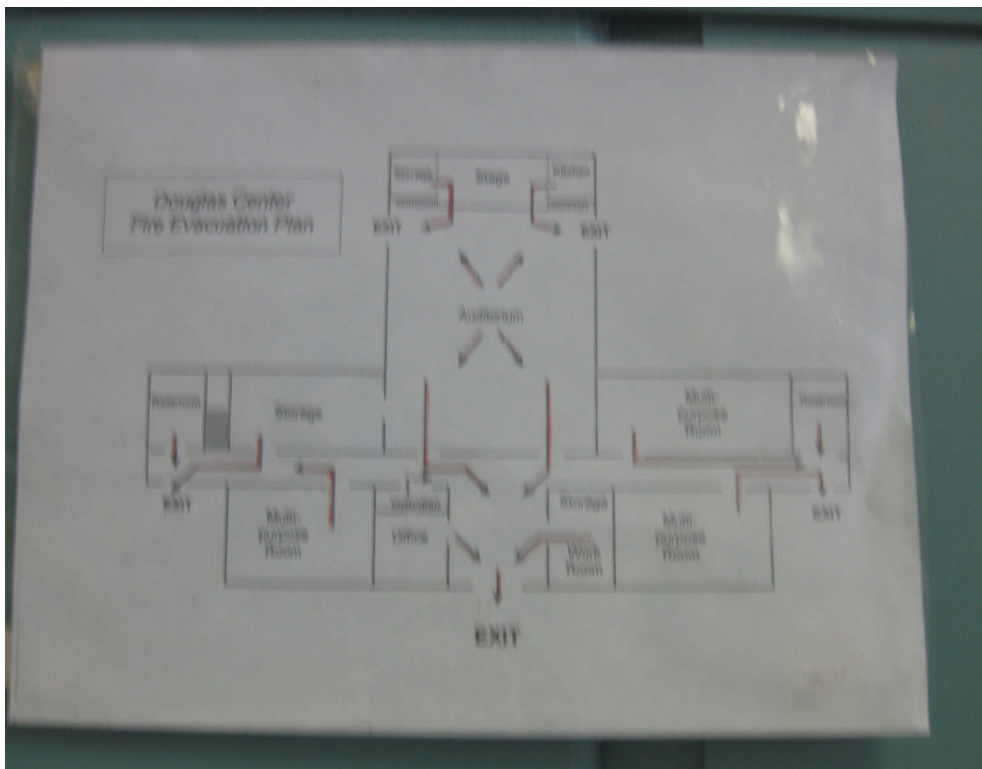
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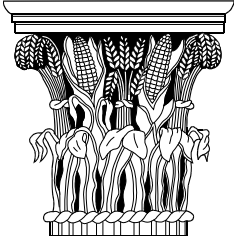
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STATE HISTORIC PRESERVATION OFFICE
NORTH CAROLINA DEPARTMENT OF CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
SURVEY AND PLANNING BRANCH

STUDY LIST APPLICATION

Please type or print

1. **HISTORIC PROPERTY NAME** Amos Broadway Theater (SSN MR0680)

Other names

(if historic name is not known, use current name or address)

2. **LOCATION** (give street address in urban areas; give both street address and physical location in rural areas, for example, N side of SR 1234, 0.5 mi. S of SR 1965, [1123 Jones Farm Road])

Street/Secondary Road (SR)/Highway 1071 West New York Avenue

Town or vicinity Southern Pines County Moore

3. **GENERAL INFORMATION**

A. Is this an individual property or a historic district? Individual Property

(If this is a district, please consult with the National Register Coordinator at the State Historic Preservation Office for guidance in completing this application.)

B. Property use and construction date(s):

Individual Properties

Primary building/resource: provide historic and current use, original construction date, and if appropriate, dates of additions. If exact date is unknown, give approximate date.

1922

Historic use beer parlor and theater; dry cleaners

Current use –un occupied

Subsidiary buildings (if present): provide same as above for each building

Historic Districts: provide historic and current use, and give range of dates for the entire district, not for individual buildings

C. Approximate acreage: .228

D. Have any buildings on the property been moved? Yes No
(If yes, explain the reason for the move, and provide further details and the date of the move. Use an additional sheet if necessary.)

E. Architect and/or builder (if known): Amos Broadway

4. **APPLICANT OR CONTACT PERSON INFORMATION** (If other than owner)

Name Mary Ruffin Hanbury

Address P.O. Box 6049

City/State Raleigh, NC Zip Code 27628 Daytime Tel. 919 828 1905

E-mail address maryruffin@hanburypreservation.com Signature _____ Date

5. This application is submitted [check one of the following]:

by the owner with the owner's knowledge but not at his or her request
 at the request of the owner without the owner's knowledge

6. **REASON FOR REQUEST** (Use an additional sheet if necessary)

Part of project funded by the Town of Southern Pines

7. Does the owner plan to seek rehabilitation tax credits? Yes ; No ; Don't Know
If "yes" checked, answer question 12. Is the property income-producing or nonincome producing ?

8. Has the property ever been surveyed by the State Historic Preservation Office or by a locally-sponsored historic preservation project? If yes, please give the name and date of the survey project, if known:
Ann Alexander's 1979 survey

9. **LEGAL OWNER OF PROPERTY** (For individual property only; give mayor's name/address for districts)

Name/Mayor Giles Shamberger Daytime tel.

Address 307 Richmond Street West End, NC 27376 Fax

10. **SUPPORTING INFORMATION**

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A. **Description** (Include as an attachment on a separate sheet of paper)

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11. ADDITIONAL INFORMATION REQUIRED FOR HISTORIC DISTRICTS

Note: Before completing a Study List application for a historic district, please contact the National Register Coordinator at the State Historic Preservation Office (HPO). HPO staff usually make a site visit before evaluating a Study List application for a district.

A. Map

The map should show the proposed historic district with the tentative boundaries clearly delineated. Proposed boundaries are usually defined during the HPO staff site visit.

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Provide specific information about the building's period of significance and additions and alterations that have acquired historic significance in their own right. If exterior alterations, new additions or adjacent or related new construction are planned, describe how they impact the significant historic features of the building or its setting. Also, please contact the Restoration Branch at 919-807-6590, if you have not done so already.

This application initiates preliminary consideration of a property for nomination to the National Register of Historic Places. This does not mean that a property is being nominated to the Register at this time, nor does this application constitute a National Register nomination form. The Study List application is an evaluation tool that enables the staff of the State Historic Preservation Office and members of the North Carolina National Register Advisory Committee to determine if the property has the potential to meet the criteria for listing in the National Register of Historic Places.

Study List applications are presented three times a year to the NRAC. These meetings are held in February, June and October. If the application is approved by the committee, the property will be placed on the Study List. Applicants will receive written notification of the committee's actions shortly after the meeting. These actions include placement on the Study List; denial of the application; or deferral pending receipt of additional information, often obtained through a staff site visit. Once a property is approved for the Study List, a formal nomination to the National Register may be prepared. Placement on the Study List is not a guarantee that a property can be successfully nominated to the National Register. Please see the enclosed handout entitled "*The 'Study List' and the National Register of Historic Places in North Carolina.*" The nomination process is explained on the enclosed *National Register Fact Sheet 3: "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."*

Please remember that the staff at the State Historic Preservation Office is available to assist you with general information about the required supporting items for the Study List application. If you are unsure about any of the requirements, please contact the HPO.

Return to: Ann V. Swallow
National Register Coordinator
Survey and Planning Branch, HPO
4617 Mail Service Center
Raleigh, NC 27699-4617

Office Location: Archives and History Building
109 E. Jones St.
Raleigh, NC 27601

Telephone: 919/807-6587

Fax: 919/807-6599

E-mail: ann.swallow@ncmail.net

HPO website: www.hpo.dcr.state.nc.us

APPLICATION CHECKLIST

Do you have the following items in your application packet?

- Completed two-page form (questions 1-9)
- Physical description (question 10A)

- History/Significance (question 10B)
- Historic district map (for district only)
- Map marked with property location
- Site plan (multiple buildings/resources only)
- Rehabilitation information (question 12)
- Photographs or CD and image proofs – labeled

****All FED EX and UPS mailings use the *Office Location Address*****

The Amos Broadway Theater description

The Amos Broadway Theater is the sole intact survivor of a complex of three buildings that were owned and operated by Amos Broadway. His home immediately adjacent on West New York suffers from a loss of integrity and the casino and guesthouse adjacent to the house has been demolished.

This commercial building on a corner lot consists of a low one-story beer garden in two sections (a two bay portion to the north and a three portion adjacent) adjoining a taller one-story, three-bay theater. The entire building is constructed of rough-faced concrete block with a brick and stuccoed façade and has flat roofs with stepped side parapets.

The Beer Garden has slightly projecting brick pilasters defining the two sections and a projecting stringcourse which forms the window sills and continues across the façade of the theater. Masonry openings on the façade are segmentally arched. In the northern half the exterior bay is a window and the interior bay is a single-leaf entrance with a transom above. In the southern half of the building, a central single leaf entrance with a transom above is flanked by a pair of windows. Most window openings are boarded on the exterior and interior so it is not possible to determine the integrity of surviving window sash.

The theater portion of the façade has a double-leaf central entrance with replacement doors flanked by a window in the interior bay and a single-leaf door on the exterior bay. Above the central entrance is a small, slightly arched masonry opening which has been infilled with wood and a metal louvered vent. The theater also has projecting brick pilasters on the building edges and a corbelled cornice.

As originally built, the beer garden was not as deep as the theater but a later concrete block rear addition extends a portion of the beer garden to the full depth of the length of the theater.

The interior of the theater is a large, empty principal space with a small room partitioned in the southeast corner and a room the width of the building partitioned on the rear (now full of dry cleaning equipment). On the west side of the primary space is a single run stair to a full-width balcony that may have accommodated seating or merely lighting and projection equipment. On the north wall is a single-leaf door that leads to the Beer Garden. The Beer Garden's north half is largely empty, the ceiling/roof system is failing, and the walls are sided in places with grooved modern plywood. The south half is also sided in modern plywood and though a bar remains, it is a modern replacement which appears to be veneered in Formica.

Amos Broadway Theater Significance

Amos Broadway (d. 1940) was an African American brick mason who lived in West Southern Pines during the years when it was an independent African American Town. He had learned his trade from another prominent local mason in the area whose name was Lockhart. Though there is no definitive list of Broadway's projects, given the boom in residential and resort construction in the early twentieth century it is likely he worked on a number of projects in the Southern Pines and Pinehurst area.

Broadways' Theater and Beer Garden were built adjacent to his home and a guest house (which also served as a casino), the latter of which is no longer extant. This complex served as a social and recreational center within the African American community, providing services during a period of segregated facilities.

Broadway was shot and killed in 1940 while closing up his facilities for the night.

This building is one of the few if only remaining African American-owned and operated recreational facilities serving the African American community in West Southern Pines during a period which includes the time that it was an independent African American town. As such it is a physical reminder of African American entrepreneurship and service to the community in an era of segregated facilities.

The building is significant under National Register Criterion A in the areas of Entertainment/Recreation and Ethnic Heritage-Black.



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MR0680_SouthernPines_AmosBroadwayTheater_06-09_mrh-03.jpg



MR0680_SouthernPines_AmosBroadwayTheater_06-09_mrh-04.jpg



MR0680_SouthernPines_AmosBroadwayTheater_06-09_mrh-05.jpg



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MR0680_SouthernPines_AmosBroadwayTheater_06-09_mrh-08.jpg

Surveyor Credentials



Mary Ruffin Hanbury

Principal Mary Ruffin Hanbury is actively involved in every project undertaken by Hanbury Preservation Consulting. With a broad preservation background, she is involved in preservation planning, heritage tourism and strategic planning projects and is particularly adept at creating publications and solutions that meet sophisticated needs while remaining accessible to a diverse audience.

Selected Project experience

- Fort Monroe Reuse Plan
- Fort Monroe Historic Preservation Standards
- African American Heritage Tourism Plan for Natchez, Mississippi

Previous experience

With the North Carolina Historic Preservation Office (HPO), Mary Ruffin was the primary point of contact between the HPO and local government preservation programs. She reviewed and provided comments on all local designation reports and preservation plans, guidelines and ordinances. She also,

- Wrote the North Carolina State Historic Preservation Plan
- Established the NCPRES list serve
- Developed and delivered programs on local preservation issues
- Wrote 2 grants procuring \$150,000 for architectural survey
- Provided technical assistance and training to over 95 local historic preservation commissions
- Managed the federal Certified Local Government program

With the National Trust for Historic Preservation's Southern Office, she developed, managed, and executed a national volunteer response program in New Orleans in response to Hurricane Katrina. She also provided advisory and field services throughout fifteen states in the southern region, developing and implementing strategies for key intervention and advocacy issues. Additionally she,

- Prepared a strategic plan for the Calvert County (MD) Historical Society
- Conducted strategic planning for the Edisto Island (SC) Historical Society
- Wrote the Preservation Planning section of the Preservation Development Initiative for Miami (FL)
- Co wrote, edited, and produced a Heritage Tourism Assessment and Plan for St. Augustine (FL)
- Conducted public participation workshops and co wrote the Panama City Heritage Tourism Plan
- Served as facilitator and faculty for the eastern Kentucky Share Your Heritage Workshops

With the Virginia Department of Historic Resources (VDHR) she developed, implemented and monitored a comprehensive regional program for the identification, permanent recording, evaluation, registration, and sensitive treatment of historic buildings, structures, districts, objects, and cultural landscapes in the thirty counties and cities of eastern Virginia. She reviewed, edited, and wrote nominations to the National Register of Historic Places and designed and conducted architectural resource surveys and evaluations.

With Hanbury Evans Wright Vlattas, she worked on

Basis of Design for US Army Historic Family Quarters, Military District of
Washington *Federal Design Award, 1995*

West Main Street Study, Charlottesville (VA) *intern Progressive Architecture
Magazine citation 1994*

Bayville Farm, Virginia Beach (VA) easement property

Education and Honors

Mary Ruffin has a bachelors in Art History from Yale University and a Masters in Urban Planning from the School of Architecture at the University of Virginia . She serves on the Raleigh Historic Districts Commission and board of Preservation Action, a national preservation education and advocacy organization.