



AGENDA

Thursday, September 11, 2025: 4:00 PM

Historic District Commission

Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. August 14, 2025 Regular Meeting

3. PUBLIC COMMENT

a. Nomination of Our Lady of Victory Parish to the National Register of Historic Places

4. PUBLIC HEARING (CONT'D FROM AUGUST 14, 2025)

a. HD-19-25 COA - Major Work for New Lighting for Downtown Park Tennis Courts

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

MINUTES
Town of Southern Pines Historic District Commission
Regular Meeting
August 14, 2025 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, August 14, 2025, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Chair Elizabeth Oettinger, Vice Chair Robert Brown, Robert Anderson, Karl Ecker and Sarah Farrell.

The meeting was called to order at 4:01 PM.

Karl Ecker made a motion, seconded by Robert Anderson, to approve the Minutes of the July 10, 2025 regular meeting. The motion carried.

PUBLIC HEARINGS

HD-17-25 Certificate of Appropriateness - Major Work; 125 SE Broad Street

Darren Johnson, Facilities Superintendent, has applied for a Certificate of Appropriateness – Major Work for the Town of Southern Pines Administration building in order to construct an ADA-compliant ramp on the E. Pennsylvania Avenue side of the building, replace the original windows with new windows identical in appearance, replace broken or damaged slate roof tiles with matching slate, repair the roof underlayment, install new drip-edges and replace the ridge caps.

Attorney McCarley qualified the members of the Commission and the oath of testimony was administered to Town Manager Reagan Parsons.

Chair Oettinger resumed the public hearing that was continued from the July 10, 2025 meeting.

Planner Mason Mattox entered staff report HD-17-25 and his slide presentation into the record and provided an overview of the application which included the replacing broken or damaged roof tiles, adding drip edges and replacing the existing ridge caps with coppered-colored aluminum; and adding an ADA compliant ramp on the Pennsylvania Avenue side of the building, which was originally approved in 2020 but that Certificate of Appropriateness has expired.

Commissioner Anderson asked if anyone had recommended a particular brick for the ramp that will match the existing brick and Darren Johnson, Utilities Superintendent, stated the intent was to match the brick as closely as possible.

Mr. Parsons recommended that obtaining a closely matching brick be a condition of approval and asked if the proposed landscaping would cover the brick, which Mr. Johnson confirmed would be the case.

Commissioner Anderson inquired about the use of aluminum ridge caps in lieu of copper or lead-coated copper.

Mr. Johnson responded that lead is a toxin and he had spoken with the contractor who did the work on the building approximately 12 years ago and it had copper on it at that time. He is simply trying to return it the original colors.

Commissioner Farrell inquired about the drip edge and Commissioner Anderson stated that anything associated with the building should be replaced with the same material and did not recommend a copper colored aluminum because it does not age and there are other colors that are closer to aged copper that would be more consistent.

Mr. Mattox provided a sample of the proposed replacement window, which was entered into the record and stated that the proposal included the replacement of 15 original windows with vinyl windows.

Commissioner Anderson inquired about the Town's plans for the building.

Mr. Parsons responded that the Administration building and the Finance building are going to be vacated and whether the building is leased, sold or just sitting until further disposition is determined, repair of the roof is a priority. The ADA ramp was approved in 2020 but the Town had difficulty finding a contractor. If the ramp is approved, it is not a project that needs to be completed in the immediate future.

Commissioner Anderson asked if the windows were currently leaking and Mr. Parsons responded that they had not experienced significant water inside the building to date.

Commissioner Anderson stated that the building is a contributing structure in the Historic District and he was at least expecting the muntins to be outside of the glass.

Mr. Parsons stated cost would determine whether they decide to replace the windows because the intent is for the building to be vacated as of January 1, 2026. A decision, even if that decision is denial, with an expectation or explanation attached to it, would be of some value regardless of the Town Council's decision.

Chair Oettinger asked if the existing windows are original to the building and Mr. Mattox responded that to the best of staff's knowledge, the windows have never been replaced.

Mr. Johnson said the only window he could say with certainty had not been replaced is the one in the front office because it has wavy glass and Mr. Parsons added that the windows had not been replaced in at least 21 years.

Mr. Mattox stated that he had not found any permits for replacement of the windows since the adoption of the Historic District.

Katie Martin of The Pines Preservation Guild spoke in favor of repairing the existing windows as opposed to replacing them and stated that storm windows are perfectly acceptable. A letter from Ms. Martin was entered into the record.

Leslie Brians of The Pines Preservation Guild urged the Commission to deny the request to replace the windows, stating that the windows need general maintenance but not replacement. A letter from The Pines Preservation Guild was distributed to the Commission and entered into the record.

Chair Oettinger asked Ms. Brians what the timeline would be to replace versus repair the windows.

Ms. Brians responded that interior storm windows would be installed first and then the actual windows would be removed for rehabilitation. She said the proposed windows are not compatible and encouraged the Town to investigate repair and/or rehabilitation of the windows. She also distributed a statement from Andrew Wing, which was entered into the record.

The Commission discussed the feasibility of repairing the windows and the potential benefits of using storm windows.

Chair Oettinger closed the public hearing.

Karl Ecker made a motion, seconded by Robert Anderson, that HD-17-25 be approved as submitted with the following conditions:

1. that any replacement slate matches the existing color as closely as possible and be used on the back of the building;
2. that real copper ridge caps and drips be used on the roof instead of aluminum ridge caps and drips;
3. that the brick and mortar used for the ADA access either precisely match the tone and color of existing brick and mortar on the building or make use of the closest colors that are commercially available at the time of selection, and that the ADA access be obscured from view from the street by a landscape screen per the UDO standards for screening; and

4. that the existing windows be first enhanced with interior storm windows and afterwards, the windows be repaired following appropriate window spot repair or full rehabilitation methods as determined necessary

The motion carried by a vote of 5-0.

Exhibits entered into the record during the public hearing:

- A. July 10, 2025 staff report
- B. July 10, 2025 staff presentation
- C. ProVia physical window sample
- D. August 14, 2025 The Pines Preservation Guild letter
- E. Letter from Andrew Wing – saving old windows
- F. August 14, 2025 staff report
- G. August 14, 2025 staff presentation

HD-18-25 Certificate of Appropriateness - Major Work; 180 SW Broad Street

Darren Johnson, Facilities Superintendent, has applied for a Certificate of Appropriateness – Major Work to replace the original windows in the front of Town of Southern Pines Finance building with new vinyl windows identical in appearance.

Attorney McCarley qualified the members of the Commission and the oath of testimony was administered to Reagan Parsons and Maria Donnelly.

Chair Oettinger resumed the public hearing.

Planner Mason Mattox provided an overview of the application accompanied by a slide presentation and entered the staff report and the slide presentation as well as the window sample into the record. He stated that replacement of the arched windows on the front of the building, as well as the windows on the remainder of the building, was proposed. The windows on the sides and rear of the building were previously replaced but staff was unable to locate a COA - Major Work for that work.

Mr. Johnson stated the windows that had previously been replaced are aluminum clad and they are failing.

Commissioner Anderson stated that the windows may have been replaced around the time the new library was completed and shortly before the HDC was established.

Commissioner Ecker asked if repair versus replacement of the original windows had been considered, the financial considerations for both options, and if replacement meets local, state and federal guidelines.

Mr. Mattox stated that the Town has proposed replacing the original windows at the front with like for like as an alternative and will share the cost estimate.

Mr. Johnson stated that the company told him that to replace the windows with a like wooden window with a 20-year life would cost approximately \$15,000 per window.

Commissioner Anderson asked what the issue was with the existing windows and Mr. Johnson responded that the windows in the front are rotten and the aluminum clad windows are failing.

Commissioner Anderson commented that nothing about the addition adds to the Historic District but it would be worth the Town's money to replace the arched windows or repair them as much as possible to keep the original appearance.

Mr. Parsons asked Leslie Brians for her recommendation based on what she had seen and heard during the hearing.

Ms. Brians responded the windows are completely repairable. You would cut out whatever wood is failing, put in liquid epoxy and wood epoxy. You would either cut out the damaged wood and do a Dutchman repair, which means you just cut out the section that is failing and reinstall it with another piece of wood.

Maria Donnelly, a member of The Pines Preservation Guild, read a letter from Cathleen Turner, Piedmont Regional Director of Preservation NC, urging the Commission to deny the request to replace the front windows. Ms. Turner's letter was entered into the record.

Ms. Brians suggested adding exterior storm windows on the front of the building as an extra layer of protection for any of the windows that need to be removed for repair.

Katie Martin of The Pines Preservation Guild recommended repair versus replacement of the original windows and presented a letter from another Board member, Jennifer Brennan, who is a Main Street Coordinator in West Virginia, which was entered into the record.

Chair Oettinger closed the public hearing.

Karl Ecker made a motion, seconded by Sarah Farrell, to approve HD-18-25 with the condition that the twelve existing windows in portions of the building not facing Broad Street be replaced as presented in the application, but that the eight (8) existing windows on the portion of the building facing Broad Street be first enhanced with interior storm windows and afterwards be repaired following appropriate spot repair or full historically-appropriate window rehabilitation methods as determined necessary. The motion carried by a vote of 7-0.

Exhibits entered into the record during the public hearing:

- A. July 10, 2025 staff report
 - B. July 10, 2025 staff presentation
 - C. ProVia physical window sample
 - D. Letter from Cathleen Turner of Preservation NC
 - E. Letter from Andrew Wing of Saving Old Windows
 - F. The Pines Preservation Guild letter dated August 14, 2025
 - G. Letter from Jennifer Brennan of The Pines Preservation Guild
 - H. Letter from Katie Martin
 - I. Adapting Historic Windows and Doors for Resilience Standards Overview
 - J. August 14, 2025 staff report
 - K. August 14, 2025 staff presentation
-

HD-19-25 Certificate of Appropriateness - Major Work; Downtown Park

Darren Johnson, Facilities Superintendent has requested a Certificate of Appropriateness – Major Work to replace the existing light poles seven (7) new 50-foot light poles adjacent to the existing tennis courts in the Downtown Park.

Attorney McCarley qualified the members of the Commission and the oath of testimony was administered to Town Manager Reagan Parsons.

Chair Oettinger resumed the public hearing that was continued from the July 2025 regular meeting.

Planner Mason Mattox provided an overview of the application accompanied by a slide presentation, both of which were entered into the record and stated that the Commission had requested that the applicant conduct more research to determine whether the height of the poles could be reduced. He said the applicant had conducted the research and the request remained unchanged.

Commissioner Ecker said the staff report stated that the proposed lights would light the tennis courts with minimal light outside of the tennis courts and no light affecting any neighboring buildings.

Mr. Mattox shared images for the manufacturer and stated that the manufacturer has guaranteed that there would be no light trespass away from the tennis courts. It was explained to him that lower lighting would require the fixture heads to be angled but higher lights could be directed straight down.

Planning Director BJ Grieve stated that Planning staff conducts regular lighting inspections and it is remarkable how well lighting is controlled with baffling, and as long as the poles are shorter than the adjacent tree canopy, they will blend in with the trees.

Commissioner Ecker asked if the airport had any concerns regarding the height of the new poles and Mr. Mattox responded that the Moore County Airport received a request for agency comments and no comment was received.

Mr. Mattox stated that he had received confirmation from the Town Arborist that many of the trees in the Downtown Park are between 85 and 95 ft. tall.

Commissioner Anderson said he had a hard time believing that lights on lower poles cannot be controlled.

Mr. Johnson responded that when the Town converted some other tennis courts to pickleball courts, the same lights were converted to the LED lights and those lights have dark spots, they do not have the correct light balance, and according to the players, night play is very difficult because there is not enough light. We want to avoid that same issues at the tennis courts.

Commissioner Anderson said he understood that, but he wanted to avoid 50 ft. light poles in downtown Southern Pines because they would be out of scale.

Mr. Johnson said they consulted a lighting professional and 50' light poles are normal.

Leslie Brians recommended using a balloon tied to a string to get an idea of how tall a 50' light pole would be.

BJ Grieve said it seemed plausible to continue the hearing for 30 days and in the meantime conduct the balloon test or use the drone to obtain images to give an idea of the height.

Commissioner Farrell asked Mr. Johnson if the new poles would be placed in the same location and Mr. Johnson responded that the poles will be in the general area of the existing poles, but not in the exact spot.

Mr. Grieve asked Mr. Johnson if the vendor would be willing to create a photometric plan and Mr. Johnson did not think that would be a problem.

Mr. Grieve asked if it was reasonable to come back in a month with a photometric plan and a picture of the balloons and Mr. Johnson said he did not see a problem with that.

Mr. Parsons stated that one of the benefits of using the current vendor is that there are lighting systems at the Town's recreational fields that have some timing and remote capabilities that the current lights at the tennis courts do not have.

Mr. Johnson said that was correct and that the Parks and Recreation team can control the lights from their desks or their phones.

Commissioner Anderson asked what was the issue with the current lights.

Mr. Johnson responded that they had attempted to utilize the existing hoods with an LED conversion and they do not provide the correct reflection and the wiring is starting to fail due to age. The current height is not consistent with the lighting at newer tennis courts and also, the components for the existing lights are imported and availability can be an issue.

Karl Ecker made a motion, seconded by Robert Anderson, to continue the public hearing to the September regular meeting to allow time for staff to perform an experiment to duplicate the height of the light poles being proposed. The motion carried by a vote of 5-0.

NEW BUSINESS

Mr. Mattox stated that the next CLG training will be held in Southern Pines on October 3, 2025 and the Commission may choose the training topics. Additionally, the training can count towards required credits for the current year.

Mr. Mattox stated that the E.S. Douglass Community Center, formerly Our Lady of Victory Catholic School, is ready to go before the state board that reviews National Register nominations.

The Commission consented to holding the September meeting at the E.S. Douglass Community Center.

Karl Ecker made a motion, seconded by Sarah Farrell, to adjourn the meeting. The motion carried.

The meeting adjourned at 5:08 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

An audio recording of the proceedings is available upon request.

MEMO

To: The Town of Southern Pines Historic District Commission
From: Mason Mattox, Planner II
Date: September 11, 2025
Re: National Register of Historic Places (NRHP) Nomination of Our Lady of Victory

I. SUMMARY OF REQUEST

Town staff and the Mayor received a letter from the State Historic Preservation Office (SHPO) requesting comment on a formal National Register of Historic Places nomination for Our Lady of Victory Catholic Parish (now the E.S. Douglass Community Center). The property was nominated to the National Register by HMW Preservation (Heather Slane), a private consultant under contract with the Town of Southern Pines. The work was funded by an Underrepresented Communities (URC) Grant awarded to the Town by the National Park Service in 2023. HMW Preservation prepared and submitted the nomination on behalf of the property owner, The Town of Southern Pines.

Our Lady of Victory Catholic Parish, located at 1109-1185 West Pennsylvania Avenue, is identified on Moore County tax records as comprising multiple parcels totaling 2.37 acres. The property includes three contributing buildings—the 1935 chapel, the 1935 rectory, and the 1942 school—along with two noncontributing resources (a later shed and playground).

The NRHP (“National Register”) is the Nation’s official list of historic buildings, structures, objects, sites, and districts that have been deemed worthy of preservation for their significance in American history, architecture, archeology, and culture. Properties listed on the NRHP are nominated at a Local, State, or National level of significance depending on the geographical range of the importance of a property or its associations. In this case, Our Lady of Victory Catholic Parish is recommended to be listed at the local level of significance.

II. HISTORIC DISTRICT COMMISSION INVOLVEMENT

As a Certified Local Government (CLG), Southern Pines is required to review all new nominations to the NRHP for sites, structures, and districts within the Town’s boundaries. The first step of the local NRHP process is for the Historic District Commission (HDC) to provide comments and a recommendation on the nomination based on their shared expertise. The HDC is also required to allow for public comment per Southern Pines’ CLG agreement. The agreement states, “Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register of Historic Places (North Carolina General Statutes 160A-400.1 through 14 and Guidelines Section II.F and Section VI.) Locally, the final step in the nomination process is for the Historic District Commission and the Chief Elected Official to make a recommendation of approval (or not).

III. NRHP CRITERIA FOR EVALUATION

There are two features to consider when determining eligibility for the NRHP:

- I. Historic Significance – The property must be associated with at least one of the following criteria:
 - Criterion A: Important Events or Patterns of History.
 - Criterion B: Important Historical Figure.
 - Criterion C: Important Example of Period Architecture, Landscape, or Engineering.
 - Criterion D: Information it is likely to yield (Archeology).

The NRHP nomination finds that Our Lady of Victory (OLV) Parish is significant under:

- Criterion A: For its association with Black Ethnic Heritage, Education, and Social History during the Jim Crow era. Established in 1935 with a chapel and rectory, and expanded in 1942 with the construction of a school, OLV Parish served as a critical educational and religious institution for the African American community of West Southern Pines. The school’s integration into St. Anthony of Padua Catholic School in the early 1960s predated and modeled broader public-school desegregation.
- Criterion C: For Architecture, as an example of Colonial Revival and Shingle-style design adapted for institutional use. The chapel is the only known Shingle-style church in Southern Pines, and the school exemplifies a regionally distinct hybrid of Shingle and Colonial Revival styles uncommon among mid-20th century educational buildings.

2. Historic Integrity. – The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association. The NRHP nomination finds that Our Lady of Victory Parish retains integrity through:

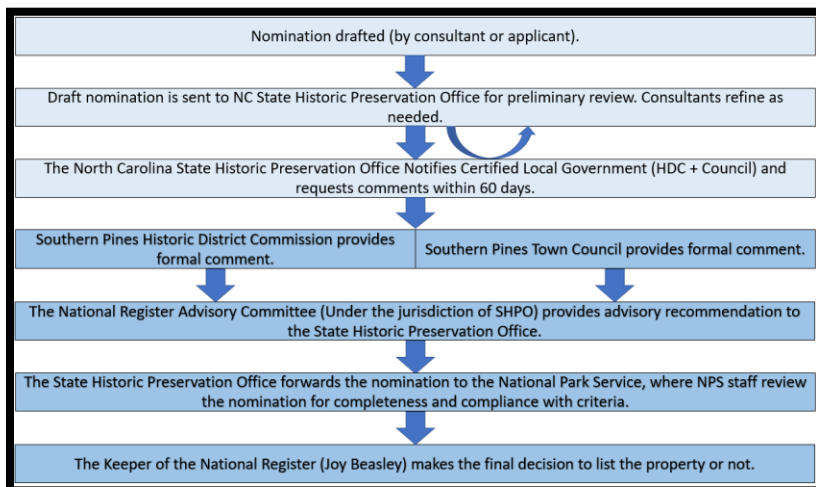
- Location & Setting: Remaining in its original site within the historically African American neighborhood of West Southern Pines.
- Design & Materials: Retains its original form, wood-shingle exteriors, exposed rafter tails, original windows, plaster walls, and intact interior layouts of the chapel, rectory, and school.
- Workmanship & Feeling: Exhibits craftsmanship in details such as wainscoting, trusses, built-in lockers, and plaster scoring.
- Association: Continues to be recognizable as a parish and school complex tied to African American history and Catholic education in Southern Pines.

To assess integrity, consider the following:

- Does the building or site reflect the physical features that existed during its period of significance?
- Would someone from the past who traveled to the future recognize the building?
- What elements of integrity are the most important to this site? Does it reflect those?

Although the rectory was expanded in 2017 and a playground was added in 2015, these changes do not diminish the site’s overall integrity.

IV. PROCESS FOR LISTING A PROPERTY ON THE NRHP

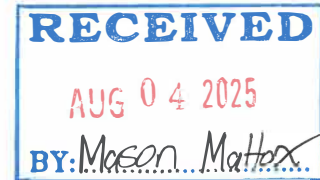


V. STAFF RECOMMENDATION

Town Planning Staff has reviewed the proposed nomination for Our Lady of Victory Parish and agree with the consultants that the property meets the eligibility criteria as outlined by the National Park Service and the State Historic Preservation Office (SHPO). The nomination demonstrates historical significance under Criterion A, based on associations with Black Ethnic Heritage, Education, and Social History; and under Criterion C for its distinctive Shingle and Colonial Revival architecture. The property retains sufficient integrity of location, design, materials, and association, and therefore staff recommends that both the Historic District Commission and Town Council issue a favorable recommendation for listing in the National Register of Historic Places.

VI. ATTACHMENTS

- I. OLV National Register Nomination Packet as Received from SHPO



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

July 30, 2025

Mason Mattox
Southern Pines Historic Districts Commission
801 SE Service Rd.
Southern Pines, NC 28387

RE: Our Lady of Victory Catholic Parish, 1109-1185 West Pennsylvania Avenue, Southern Pines,
Moore County

Dear Mr. Mattox:

Enclosed is a copy of the nomination for Our Lady of Victory Catholic Parish, which is scheduled for presentation to the North Carolina National Register Advisory Committee on October 9, 2025. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee."

As a Certified Local Government, you have sixty (60) days in which to comment on the proposed nomination. If you do not respond by October 8, 2025, regarding the proposed nomination, approval of it will be assumed. Please note that the Southern Pines Historic Districts Commission is to provide an opportunity for public comment regarding this nomination according to the terms specified in the certification agreement the town signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments that you, the Southern Pines Historic Districts Commission, Mayor Clement or the Southern Pines Town Council wish to make regarding the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jeff Smith, at jeff.smith@dncr.nc.gov.

Sincerely,

Darin J. Waters
State Historic Preservation Officer

DJW/ssh

Mason Mattox
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July 30, 2025

Enclosures

cc: The Honorable Taylor Clement – Mayor of the Town of Southern Pines
Kurt Cook, Chairman – Moore County Board of Commissioners



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela B. Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

July 30, 2025

The Honorable Taylor Clement
Mayor of the Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

RE: Our Lady of Victory Catholic Parish, 1109-1185 West Pennsylvania Avenue, Southern Pines,
Moore County

Dear Mayor Clement:

Enclosed is a copy of the nomination for Our Lady of Victory Catholic Parish, which is scheduled for presentation to the North Carolina National Register Advisory Committee on October 9, 2025. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee."

As a Certified Local Government, you have sixty (60) days in which to comment on the proposed nomination. If you do not respond by October 8, 2025 regarding the proposed nomination, approval of it will be assumed. Please note that the Southern Pines Historic Districts Commission is to provide an opportunity for public comment regarding this nomination according to the terms specified in the certification agreement the town signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments that you, the Southern Pines Town Council, or the Southern Pines Historic Districts Commission wish to make regarding the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jeff Smith, at jeff.smith@dncr.nc.gov.

Sincerely,

Darin J. Waters
State Historic Preservation Officer

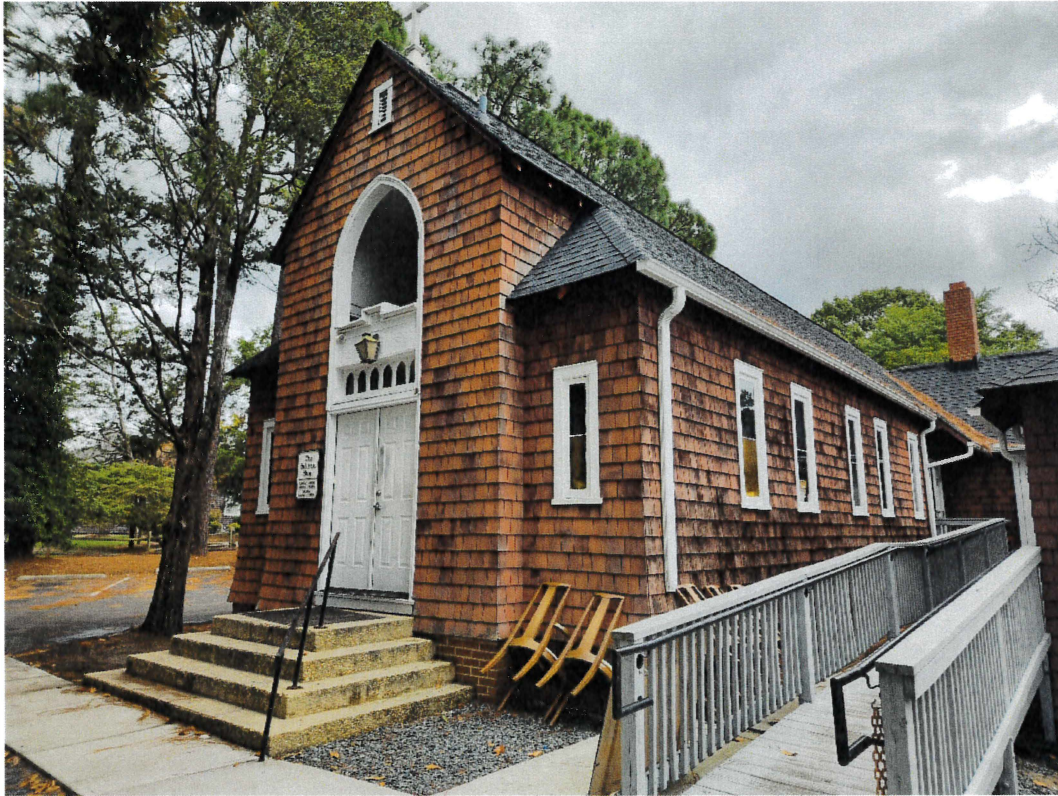
DJW/ssh

The Honorable Taylor Clement
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Enclosures

cc: Mason Mattox – Southern Pines Historic Districts Commission
Kurt Cook, Chairman – Moore County Board of Commissioners

**REPRESENTATIVE PHOTOS
OUR LADY OF VICTORY CATHOLIC PARISH
MOORE COUNTY**



Exterior, Chapel, facing north



Exterior, School, facing east

CERTIFIED LOCAL GOVERNMENTS AND THE NATIONAL REGISTER

The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.

In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to:

Jeff Smith, National Register Coordinator

State Historic Preservation Office

4617 Mail Service Center

Raleigh, North Carolina 27699-4617

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: **October 8, 2025**

1. Name of Certified Local Government: **Southern Pines**
2. Name of CLG Commission: **Southern Pines Historic Districts Commission**
3. Property being reviewed for nomination: **Our Lady of Victory Catholic Parish**
4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.
5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Kristi Brantley, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6576.

THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the **Southern Pines Historic Districts Commission**, have reviewed and discussed the nomination for **Our Lady of Victory Catholic Parish** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **recommend** that the property be submitted for listing in the Register.

Commission chair's signature and date

B. We, the **Southern Pines Historic Districts Commission**, have reviewed and discussed the nomination for **Our Lady of Victory Catholic Parish** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair's signature and date

THE CHIEF ELECTED LOCAL OFFICIAL OR THE LOCAL GOVERNING BOARD SHOULD COMPLETE ONE OF THE FOLLOWING COMMENT PARAGRAPHS:

C. I, **Mayor Taylor Clement**, or We, the **Southern Pines Town Council**, have reviewed the nomination for **Our Lady of Victory Catholic Parish** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **recommend** that the property be submitted for listing in the Register.

Additional Comments:

Chief Local Elected Official's signature and date

D. I, **Mayor Taylor Clement**, or We, the **Southern Pines Town Council**, have reviewed the nomination for **Our Lady of Victory Catholic Parish** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We, therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

Chief Local Elected Official's signature and date

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Our Lady of Victory Catholic Parish

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1109-1185 West Pennsylvania Avenue

City or town: Southern Pines States: North Carolina County: _____

Non-Federal Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national _____ statewide X local

Applicable National Register Criteria:

X A _____ B X C _____ D

Signature of certifying official/Title: State Historic Preservation Officer Date _____

State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official: _____

Date _____

Title :

State or Federal agency/bureau
or Tribal Government

Our Lady of Victory Catholic Parish

Moore County,
North Carolina
County and State

Name of Property

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing
3

Noncontributing
1

1

3

2

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION: religious facility

RELIGION: church school

RELIGION: church-related residence

Current Functions

(Enter categories from instructions.)

COMMERCE: specialty store

SOCIAL: meeting hall

COMMERCE: storage

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7. Description

Architectural Classification

(Enter categories from instructions.)

SHINGLE

CRAFTSMAN

Materials:

(enter categories from instructions.)

Principal exterior materials of the
property: Foundation: BRICK
Walls: WOOD: shingle
Roof: ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Our Lady of Victory Catholic Parish is located on the north side of West Pennsylvania Avenue, roughly one mile northwest of downtown Southern Pines and roughly one-quarter mile east of West Southern Pines School (NR 2023).¹ The complex includes a 1935 front-gabled chapel, an associated 1935 hip-roofed rectory, and a wide, side-gabled school, completed in 1942, the oldest extant school building in West Southern Pines. The buildings stand on two adjacent parcels totaling 2.37 acres, each facing West Pennsylvania Avenue. Each building has Shingle- and Craftsman-style elements including a wood-shingled exterior, exposed rafter tails, and projecting gables defining each entrance. A modern shed and play equipment are relegated to the rear (north) end of the site, minimally visible from West Pennsylvania Avenue.

Narrative Description

Site and Setting

The Our Lady of Victory Catholic Parish is located in Southern Pines, North Carolina, a town of approximately 16,000 people situated in east-central Moore County roughly five miles east of Pinehurst, the county's largest village. It stands in an area known as West Southern Pines, settled by African Americans in the early twentieth century and established as an independent municipality in 1923. West Southern Pines was annexed into Southern Pines in 1931, though it remains physically separated from the rest of Southern Pines by US-1. The small complex of

¹ The buildings and street grid are oriented roughly forty-five degrees north of true west, with West Pennsylvania Avenue extending from southeast to northwest and the façades of the church, school, and rectory facing southwest. However, for the simplicity of the description, the narrative is written as though West Pennsylvania Avenue, North Carlisle Street, and North Harden Street align with cardinal directions.

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buildings associated with the Our Lady of Victory Catholic Parish stands on the north side of West Pennsylvania Avenue, occupying the full width of the block between North Carlisle Street and North Hardin Street. The grid plan of West Southern Pines is skewed roughly fifty-five degrees north of true west. As a result, West Pennsylvania Avenue, while designated with an east-west orientation, actually extends northwest to southeast.

With the exception of West Pennsylvania Avenue, which currently includes both commercial and institutional buildings, the majority of West Southern Pines is residential with only the occasional small-scale commercial building, church, or office intermixed among the houses. The area immediately surrounding Our Lady of Victory Catholic Parish is largely residential with low-density development of one- and two-story houses set within dense trees. This is true for West New Hampshire and North Hardin Streets, to the rear of Our Lady of Victory Catholic Parish, as well as the south side of West Pennsylvania Avenue, facing the parish. Only small-scale commercial buildings, with setbacks aligning with the residential buildings, are located in this area.

The Our Lady of Victory Catholic Parish stands on two adjacent tax parcels, fronting on West Pennsylvania Avenue and totaling 2.37 acres.² The chapel and rectory are located near the east end of the parcel, just west of North Hardin Street. The scale and spacing of these buildings (prior to the construction of the addition to the rectory) is consistent with that of residential buildings in the area. However, they are set back nearly sixty feet from the curb, farther than adjacent residential structures, which stand twenty to forty feet back from the curb. Historically the land in front of the chapel and rectory was grassy with paved sidewalks leading to and between the buildings. However, a gravel parking area has been installed in front of the buildings to accommodate their current use and paved parking extends across the rear of the chapel and rectory.

The Our Lady of Victory school is larger in scale than the chapel and rectory and has a more monumental setting. It is roughly centered on the west end of the block, set back nearly eighty-five feet from the curb with the central entrance accessed by a paved walkway. Paved parking along North Carlisle Street, west and northwest of the school, was recently installed to increase accessibility and to accommodate the building's function as a community center. A paved driveway extends from North Carlisle Street around the rear of the building connecting to paved parking between the school and chapel.

The entire site, like much of West Southern Pines, has generally level terrain. A paved sidewalk extends along West Pennsylvania Avenue, with only a narrow strip of grass, planted with juvenile deciduous trees, located between the sidewalk and concrete curb. Mature deciduous and coniferous trees are located throughout the site, with groupings of trees between the chapel and school buildings and to the rear (northeast) of the school, shading a modern playground. The area

² The lots include lots 1, 2, 3, 17, and a portion of lot 16 of Block K-14 (chapel and rectory) and lots 9-15 and a portion of lot 16 of Block K-14 (school) of the 1894 "Map of Southern Pines." Moore County Register of Deeds, Map Book 1, Page 70.

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in front of the school building retains its original grassy lawn while the shaded areas throughout the site are covered with pine straw and the playground at the rear has a rubber surface.

1. Our Lady of Victory Catholic Chapel – 1935

1109 West Pennsylvania Avenue

Contributing Building

Located near the center of the small complex of buildings, the Our Lady of Victory Catholic Chapel is a narrow, frame building, three bays wide and eight bays deep. The roof is hipped on the façade (south elevation) and gabled on the rear (north) elevation, featuring exposed rafter tails throughout. The building has a brick foundation and wood shingles covering the exterior with the shingles flared away from the foundation to divert water from it. One-light wood casement windows with textured glass are located on the east and west elevations, each with flat-board, post-and-lintel surrounds, narrow drip caps, and wood sills.

A front-gabled entrance bay projects from the façade, the gable an extension of the main roof ridge. The bay features paired metal doors in place of the original batten doors, set below a transom with six pointed-arch lights. Concrete steps with a metal pipe railing access the doors. Above the transom is a stepped, frame pedestal on which a statue of Mary originally stood within an open, lancet arch. Within the open bay wood siding covers the rear wall, which features a round window, and tongue-and-groove sheathing extends along the side walls and the ceiling of the open bay. A louvered wood vent is set within the front gable, which is topped by a small cross. Flanking the projecting entrance are narrow vertical one-light windows on the façade.

On the rear elevation, a projecting bay features a louvered vent in the gable. Below the vent, and centered on the elevation is a cross. A single window is located on each side elevation, though the east window has been covered with plywood. An original, gabled vestry wing on the east elevation obscures the rear two bays of that elevation. The wing has a replacement, hollow-core metal door on the south elevation and a single window each on the east and north elevations. Immediately south of the vestry wing, a single window has been converted to an exterior door and is accessed by a wood ramp with wood railing.

The interior of the building features a small vestibule at the south end that is flanked by storage closets. The vestibule has vinyl flooring and a six-light frosted-glass transom above the entrance to the sanctuary. However, the doors have been removed and the transom is partially obscured by a dropped ceiling in the sanctuary. Four-panel doors with later molded trim access the closets.

The interior of the sanctuary retains wood floors and a raised dais at the north end. The wood casement windows and four-panel doors retain flat-board surrounds. Plaster walls were scored to resemble stone, this detailing remaining visible in sections of the east wall and within an alcove on that wall. The pointed-arch alcove, which extends into the vestry space, measures roughly three feet deep. A dropped acoustic-tile ceiling has been installed throughout the sanctuary. The original trusses remain in place above the ceiling and feature a horizontal tie above intersecting diagonal crossbeams. The latter, along with the roof supports themselves are chamfered with the cut-away corners painted a contrasting color. Original glass light fixtures, each tiered and fluted,

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hang between each truss, suspended from the roof peak by metal chains. The gable-end round window in the north gable remains visible in the attic space.

A four-panel door accesses the gabled vestry at the northeast corner of the sanctuary. The vestry features smooth plaster walls and ceilings, wood floors, and wood cabinetry. All interior furnishings and religious iconography has been removed from the entirety of the building, including the statue of Mary from the inset bay on the façade.

2. Our Lady of Victory Catholic Rectory – 1935; c.1995; 2017

1117 West Pennsylvania Avenue

Contributing Building

Located east of the chapel, the one-story rectory features a hipped roof, exposed rafter tails, and a wood-shingled exterior with walls that flare out above the brick foundation, all of which match those of the chapel. The building is three bays wide and triple-pile with six-over-one wood-sash windows at the main level, three-light wood windows in the foundation, and a single interior brick chimney. A projecting, front-gabled entrance bay is centered on the façade. It features a louvered vent and attached cross in the gable. A rectangular opening is centered on the bay and framed by a decorative sawn arch. It leads to an inset entrance, a replacement door with three-light wood transom. Single windows flank the entrance bay. Four single windows are located on the east elevation. The west elevation is fully obscured by the 2017 addition. (Earlier survey indicates casement windows and an exterior entrance on this elevation). An original rear wing and later rear addition extend from the north elevation.

The interior of the building features a center hall that extends the full depth of the building and along which three rooms are arranged on each side. One-light-over-one-panel or two-panel doors, all with three-light wood transoms, access these rooms. A door and transom at the south end of the hall creates a small entrance vestibule. The interior retains wood floors throughout, plaster and drywall walls and ceilings, mitered flat-board wood door and window trim, and wood baseboards. Wood crown molding was added to some rooms in the late twentieth century.

Alterations to the floor plan include the removal of walls between the three rooms on the east side of the hallway. However, each room retains its entrance from the hallway and seams in the wood flooring indicate where original walls were located. On the west side of the hallway, the rear (north) two rooms were reconfigured in the 1970s to create a new kitchen and accessible bathroom with tiled floor and drywall walls. A dressing room was constructed in the southeast corner of the space, accessed via an original door from the hallway.

A stair to the attic is located at the northwest end of the center hall. The interior of the stairwell features a wood stair and beadboard-covered walls. The attic is unfinished, but features wood floors, wood posts and trusses supporting the roof, and a wood railing around the stair. Loose insulation is located around the perimeter of the attic, which covers the main house and the original north wing.

The crawlspace is accessed via a beadboard-sheathed stairwell that runs below the attic stair. It

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features a dirt floor and brick piers. Only a small room at the base of the stair has brick walls and a concrete floor. This room houses the HVAC system and water heater.

An original hip-roofed wing at the rear (north) is inset from the side elevations of the rectory and features wood shingles, an entrance on the west elevation and paired six-over-one windows on the east elevation that match the main part of the building. A hip-roofed dormer on the north elevation has a wide louvered vent. The interior features a wood floor, wood paneling on the walls, and a drywall ceiling. It is accessed via a door from the north end of the hall and also features a wide, cased opening to the c.1995 addition.

A one-story, hip-roofed addition at the rear (north) of the building appears to have been built between 1993 and 1998. It features a continuous brick foundation, wood-shingled exterior that flares at the base of the wall, just above the foundation, and a low-sloped hipped roof, constructed so as not to obscure the original rear dormer of the building. Two metal doors on the west elevation are accessed by a wood deck and lead to a storage room and bathroom. The interior of the storage room, which is also accessed via a door from the rear wing of the house, features a vinyl tile floor, drywall covering the walls and ceiling, and no windows.

A one-story hipped and shed-roofed addition was constructed on the west side of the building in 2017. The addition is set back from the façade of the rectory, differentiating it as an addition. However, the slope of the roof as well as the wood shingles, exposed rafter tails, and six-over-one aluminum-clad wood windows replicate those on the original building. Exterior entrances are located on the west elevation, facing the chapel. The interior features vinyl flooring and drywall covering the walls and ceiling. A small office and vestibule are partitioned at the northwest corner of the addition, but the remainder is a single open space.

3. Our Lady of Victory Catholic School – 1942
1185 West Pennsylvania Avenue
Contributing Building

Located on the west half of the property, the Our Lady of Victory Catholic School is wide, side-gabled building with Shingle-, Craftsman-, and Colonial Revival-style elements. The seven-bay building features a gabled auditorium wing centered on the rear (north) elevation, resulting in a T-shaped footprint. The school is finished with a brick foundation, wood-shingled exterior, replacement eight-over-eight windows, and a gabled, asphalt-shingled roof with exposed rafter tails. A hexagonal cupola is centered on the roof ridge and features a metal roof and trapezoidal, louvered vents on the north, northeast, northwest, and south elevations.

The center three bays of the façade project slightly, sheltered by a pedimented portico with square columns supporting a wide entablature. The pediment features a round, louvered vent and wood shingles. Full-width brick steps with metal pipe railings access the portico. It shelters paired replacement doors and transom with a classical surround featuring flat pilasters supporting a molded entablature. Single windows flanked the portico. Classrooms at the east and west ends of the façade, as well as flanking the auditorium on the north elevation, are all lit by single groups of four windows each. Ductless heating units were installed below some of the windows,

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but have since been removed and the openings infilled with new wood shingle.

Gabled wings on the east and west elevations are set back from the façade, though are flush with the rear (north) elevation of the building. Each features paired replacement doors on the south elevation, accessed by brick and concrete steps with a metal pipe railing. A replacement transom is located above each pair of doors, with each entrance set in a classical surround with flat pilasters supporting an entablature. Three windows are equally spaced on the outside (east or west) wall of each wing. An interior brick chimney is located on the rear roof slope of the west wing.

The gabled auditorium wing features materials and design details matching the main wing of the building. The west elevation is five bays wide with single, eight-over-eight replacement windows matching those on the main building. The second bay from the north has a replacement door under an eight light transom. It is accessed by a concrete stair and a later concrete ramp to its south, but with metal pipe railings. The entrance is sheltered by a gabled porch supported by slender square posts. The northernmost bay on the west elevation features a shorter window with the upper part of the original opening infilled with a louvered vent. The east elevation of the auditorium wing is symmetrical with the west elevation, though with the northernmost bay infilled with wood shingles and without a gabled porch sheltering the entrance. The north gable end is blind with only a round louvered vent in the gable.

The interior of the Our Lady of Victory School retains its original plan with a double-loaded corridor extending east-west under the main roof ridge. A transverse entrance hall is centered on the south half of the building, flanked by offices. Two classrooms each are located on the north and south sides of the hall, flanking the auditorium and offices respectively. The gabled wings on the east and west elevations contain bathrooms and small, secondary entrance vestibules. The wings are accessed via cased openings with original five-light transoms.

The interior has replacement flooring and dropped ceilings, but retains plaster walls and high wood wainscot in the hallways, the wainscot aligning with the height of the lockers that line the main hallway. The lockers, inset into the walls, each feature a two-panel door that lifts into the wall above. Interior doors are mostly six-panel wood doors, though several replacement doors exist, and original two-part wood door and window surrounds remain. The offices and the southeast classroom have carpet covering the floors while the other classrooms and the bathrooms have vinyl tile flooring. The classrooms and southeast office retain wood wainscot that extends up to the windowsills. Classrooms retain wood-framed bulletin boards and blackboards. Bathrooms contain modern fixtures.

The auditorium, accessed via two doors on the north side of the hallway, retains its original open plan with raised stage at the north end. The room has replacement wood floor and a dropped ceiling, but retains wood wainscot throughout with plaster walls above. The wainscot on the north wall extends higher on the wall, aligning with the wainscot that extends around the stage. The stage is flanked by storage rooms at the northeast and northwest corners of the wing, each accessed via a door from the stage itself. The stage is accessed via wood steps flanking the stage

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and running parallel to, and in front of, the storage rooms. Paired doors at the south end of the west wall open to the adjacent classroom, now used for storage. Two entrances on the south wall open to the main hallway; they appear inset from the auditorium wall, allowing for the inset lockers in the main hallway.

4. Shed #2 – c.1980

Non-contributing Building

A one-story, asymmetrical front-gabled, frame shed stands east of the school building, adjacent the playground. The building has a poured concrete foundation, plywood sheathing, and an asphalt roof. A metal door is located on the southwest elevation, flanked by louvered metal vents. The shed appears on the 1993 aerial photograph of the area and was likely constructed as part of the Town of Southern Pines's conversion of the property to a Community Center.

5. Playground – c.2015

Non-contributing Site

Located east of the school building is a modern playground with several plastic and metal play structures set within a rubber turf and accessed via concrete walkways. While the current equipment was installed between 2010 and 2020, the area appears cleared of trees at least as early as 1993 and may have historically contained a play area associated with the school.

Integrity Assessment

The Our Lady of Victory Catholic Parish retains integrity of location, setting, design, workmanship, materials, feeling, and association. Located on its original site, the buildings retain their historic setting within a neighborhood of mixed residential, institutional, and commercial development. The buildings and site maintain their overall massing and setbacks, proportion of open to built space, relationship to the surrounding street grid, and several original paved walkways. Paved and gravel parking areas have been added to the site since the 1970s to accommodate the commercial and social functions of the buildings, though do not detract from the overall setting. A small-scale shed and a modern playground are located behind the historic buildings, minimally visible from West Pennsylvania Avenue.

The contributing buildings retain integrity of design, workmanship, and materials including their overall form and fenestration, exterior wood shingles, and exposed rafter tails. The chapel and rectory also retain original wood windows. The interiors of the chapel, school, and rectory retain their original plans, and many original finishes including wood floors and plaster walls in the chapel and rectory; original roof trusses and light fixtures above the dropped ceiling of the chapel; original doors, transoms, and windows and door surrounds in the rectory; plaster walls and paneled wainscot in the school; and original blackboards and built-in lockers in the school. Interior furnishings, artwork, and religious iconography have been removed, though this is not uncommon when a church has been decommissioned and is no longer serving a liturgical function.

The rectory was enlarged in 2017 with an addition to the west elevation that extends nearly to the east wall of the chapel. While this addition nearly doubles the width of the rectory and reduces

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the open space that historically separated the chapel from the rectory, the design mimics the form, massing, and finishes of the rectory and thus, the addition does not compromise the overall integrity of the site.

The Our Lady of Victory Catholic Parish retains integrity of feeling and association, the buildings and site clearly identifiable as a parish complex. As such, the property conveys its significance as an educational campus serving the African American community of West Southern Pines and the surrounding areas in the early twentieth century.

DRAFT

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
EDUCATION
ETHNIC HERITAGE: BLACK
SOCIAL HISTORY

Period of Significance

1935-1963

Significant Dates

1942

Significant Person

(Complete only if Criterion B is marked above.)

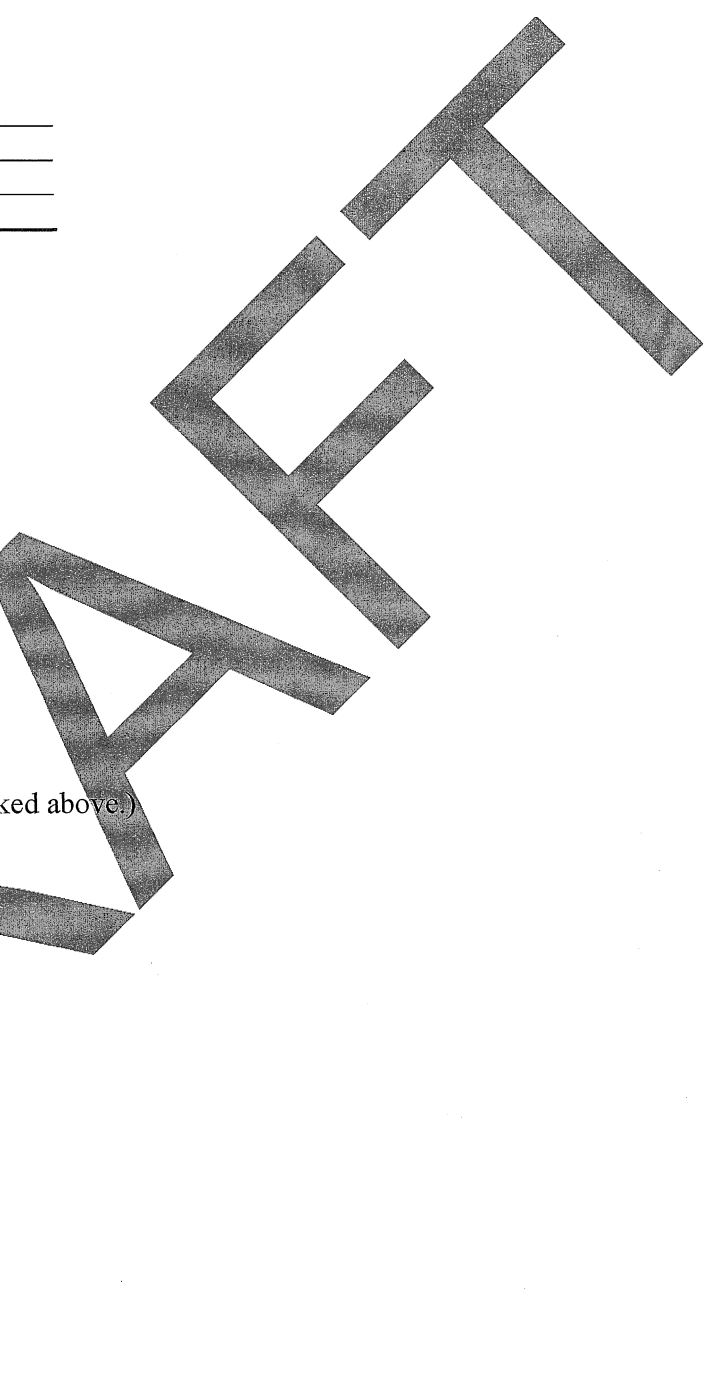
n/a

Cultural Affiliation

n/a

Architect/Builder

n/a



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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Our Lady of Victory Catholic Parish is significant at the local level under Criterion A for Black Ethnic Heritage, Education, and Social History. A chapel was established in 1935, followed by a school in 1942, to serve the African American population of West Southern Pines during the Jim Crow era of segregation in the South. Children of all denominations enrolled at the school and received a high-quality education, vocational training, and social services. In 1961-1963, the school was integrated into the all-white St. Anthony of Padua Catholic School in Southern Pines, the transition serving as a model for the later integration of public schools.

Our Lady of Victory Catholic Parish is also significant at the local level under Criterion C for Architecture an example of the Colonial Revival style to which shingles were applied, resulting in a regionally specific hybrid of the Colonial Revival and Shingle styles. This interpretation of the Shingle style was common for residences in the resort town of Southern Pines, its use a reference to the resort houses and communities of nineteenth-century New England, a region from which the developers and businessmen of the region hoped to attract clientele. The chapel is a rare example of the Shingle style applied to twentieth-century institutional buildings and the school more clearly illustrates the amalgamation of the Shingle style to the Colonial Revival. The Our Lady of Victory Chapel is the only extant Shingle-style church in Southern Pines and the frame school building stands in contrast to the mid-twentieth century brick schools throughout the town.

The period of significance begins in 1935 with the construction of the Our Lady of Victory Catholic Chapel and rectory and includes the 1942 completion of the Our Lady of Victory School. The period of significance ends with the closure of the school in 1963.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background

Our Lady of Victory Catholic Parish is located in the town of Southern Pines in Moore County. Moore County was formed in 1784 from Cumberland County and was named for Alfred Moore, a Revolutionary War leader, prominent state politician, and United States Supreme Court

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Justice.³ It encompasses approximately 705 square miles now bordered by Chatham, Lee, Harnett, Cumberland, Hoke, Scotland, Richmond, Montgomery, and Randolph Counties. The topography is generally flat, and the Deep and Little Rivers transect the county, which is part of the Cape Fear River and Lumber River Basins. Most of the county is located in the fertile, clay-soil Piedmont region, though the southeastern part of the county, including Southern Pines, has the sandy soils of the Sandhills region of the Eastern Coastal Plain. Southern Pines is approximately thirteen miles south of Carthage, the county seat, and approximately five miles east of Pinehurst, the county's largest village.⁴

Prior to European settlement, present-day Moore County is believed to have been inhabited by the Cheraw, a Siouan tribe that joined with the Catawba around 1730. Indigenous peoples set up camps along the various creeks throughout the area, as well as on the Yadkin and Pee Dee Trails. By the 1750s, the Catawba had been largely forced onto a reservation in South Carolina, while European and European Americans, primarily Highland Scots, had begun to settle in present-day Moore County.⁵ By 1830, there were approximately 7,500 people living in Moore County, making a living as farmers, timbermen, and trappers.⁶

Throughout the mid-nineteenth century, growth was slow in the area that would become Southern Pines, in part due to the sandy, agriculturally poor soils, and in part due to the upheaval surrounding the Civil War and its aftermath. The region's economy began to recover with the arrival of the Raleigh and Augusta Airline in 1877 (later the Seaboard Airline Railroad). The line connected Raleigh to the northeast with Hamlet to the southwest, and ultimately connected Southern Pines to broader transportation networks in Virginia, South Carolina, and Georgia. A small depot was constructed at Shaw's Ridge, facilitating the transportation of local timber products, primarily naval stores, to state and regional markets.⁷

Upon taking office in 1879, Governor Thomas J. Jarvis established a Commission of Immigration to attract newcomers to the state in an effort to improve the post-Civil War economy. He appointed John T. Patrick to head the commission and tasked him with travelling the state to identify areas of potential development. In 1881, he traveled through the Sandhills region, and three years later he returned and purchased 675 acres of Shaw's Ridge, including present-day Southern Pines, the area named for Charles C. Shaw who timbered the land in the 1820s.⁸

³ Ann C. Alexander, *Perspective on a Resort Community: Historic Buildings Inventory, Southern Pines, North Carolina* (Southern Pines, NC: Town of Southern Pines, 1981), 10; Blackwell P. Robinson, *A History of Moore County, North Carolina, 1947-1847* (Southern Pines, NC: Moore County Historical Association, 1956), 92-93.

⁴ Robinson, *A History of Moore County*, 104-106.

⁵ Alexander, *Perspective on a Resort Community*, 9; Jay Mazzocchi, "Moore County," *NCpedia*, <https://www.ncpedia.org/geography/moore>; David G. Moore, "Catawba Indians," *NCpedia*, <https://www.ncpedia.org/catawba-indians>; Robinson, *A History of Moore County*, 7-9.

⁶ Alexander, *Perspective on a Resort Community*, 10.

⁷ Alexander, *Perspective on a Resort Community*, 12-13; Betsy Lindau, *The 1st Hundred Years of Southern Pines, North Carolina* (Southern Pines, NC: Town of Southern Pines, 1987), 7-10.

⁸ Alexander, *Perspective on a Resort Community*, 8, 11-12; Lindau, *The 1st Hundred Years*, 7-10.

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Intending to capitalize on the region's environmental assets, in particular the "clean air and dry sandy soil" of the pine forests, Patrick soon laid out a town, initially known as Vineland after a resort town in New Jersey but incorporated as Southern Pines in 1887.⁹ The town was laid out in a grid-pattern, oriented forty-five degrees from cardinal directions. The east-west avenues (which actually run southeast to northwest) were named for northern states from which he hoped to attract visitors, while the north-south streets (which actually run northeast to southwest) were named for state leaders and Patrick's personal friends. Patrick promoted the town as a prime location for visitors and residents to improve their health. He offered free lots to northern doctors in exchange for recommending the town to their patients, as well as to northern newspaper editors in exchange for advertising. He also negotiated a discounted rate for railroad tickets for northerners to visit the new town.¹⁰

During the last decades of the nineteenth century, Southern Pines built a reputation as an ideal location for those suffering from tuberculosis, known as consumptives, and the town grew accordingly, attracting a large number of doctors and other health professionals who opened local offices. Boarding houses offered rented rooms to seasonal residents and sometimes also included medical care. By the late 1890s, the region's mild climate also attracted northerners seeking winter sports accommodations, with new hotels opening to serve these visitors while excluding ill guests. The town also included a depot, a general store, municipal offices, and a small number of homes and rental cottages at that time.¹¹ By 1900, Southern Pines had a population of just over five hundred residents. New grocery stores, general stores, millineries, liveries, and pharmacies opened in downtown Southern Pines, and a new train depot was built c.1899-1900.

The nearby Pinehurst resort town (NR1973, NHL1996) may have served as a model for the development of Southern Pines. In 1895, Boston native James Walker Tufts purchased 5,800 acres of land in the Sandhills region, including present-day Pinehurst, in order to develop a health resort. He hired landscape architect Frederick Law Olmsted to design the resort and Donald Ross to develop golf courses.¹² As explained in the National Historic Landmark nomination, "Here the captains of American commerce, finance, and industry, their families and their friends, sought active recreational pleasures at a winter resort which became the model for a subsequent generation of like resorts in the twentieth century."¹³

The Development of West Southern Pines

A small number of African Americans settled in Southern Pines in the late nineteenth century, nearly all of whom relocated to the area from nearby counties looking for better job

⁹ Alexander, *Perspective on a Resort Community*, 8, 10-11, 13; Lindau, *The 1st Hundred Years*, 10-12.

¹⁰ Alexander, *Perspective on a Resort Community*, 14-16; Lindau, *The 1st Hundred Years*, 12.

¹¹ Alexander, *Perspective on a Resort Community*, 14-16, 20-25, 28; Lindau, *The 1st Hundred Years*, 12.

¹² Village of Pinehurst, "125th Anniversary of Pinehurst: Our History," <https://www.vopnc.org/our-community/living-in-pinehurst/125th-anniversary-of-pinehurst>; Davyd Foard Hood and Laura A.W. Phillips, "Pinehurst Historic District," National Historic Landmark Nomination, 1996, 70, https://npgallery.nps.gov/NRHP/GetAsset/NHLS/73001361_text; Alexander, *Perspective on a Resort Community*, 26; Lindau, *The 1st Hundred Years*, 10-12.

¹³ Hood and Phillips, "Pinehurst Historic District."

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opportunities. Men primarily worked as laborers in the timber industry producing turpentine, tar, and pitch or as sawmill laborers, many boarding in Black households. Others worked as coopers, teamsters, farmers, or performed other types of manual labor. Women primarily worked as housekeepers or nannies.¹⁴

By the turn of the twentieth century, the timber industries in the county were going into decline and health resorts and winter recreation became the basis of the Southern Pines economy.¹⁵ Like the white northerners patronizing sanitariums and hotels in downtown Southern Pines, African Americans also came to Southern Pines to take advantage of the reputed health benefits of the region. In 1897, Dr. Lawson A. Scruggs, an African American physician who was in Shaw University Medical College's first graduating class and was the first African American to pass the North Carolina medical exam, opened a sanitarium on West New York Avenue. Named for Charles Pickford, who funded Dr. Scruggs' education, the Pickford Sanitarium may have been the first in the South to treat African American tuberculosis patients. The sanitarium fell into financial difficulty, however, and in 1912 Dr. Scruggs sold the property with the stipulation that it be used to benefit African Americans' health or education. R. C. Lawson Institute, a school for African American students, operated on the site until the 1970s, attracting students from the North, including New York and Chicago, in addition to local residents.¹⁶

Commerce in downtown Southern Pines also increased in the early decades of the twentieth century, aligning with and reliant upon the expansion of resort amenities in both Southern Pines and Pinehurst. Changes within the downtown commercial core included the expansion of existing hotels, general stores, and specialty shops catering to resort patrons; the establishment of a telephone exchange, bank, and newspaper; and the construction of new entertainment venues including theaters, a bowling alley, and casinos.¹⁷ The expansion of commerce reflected dramatic population growth during the 1920s in particular, during which time the populations of both Southern Pines and West Southern Pines increased threefold.

During this period, African American men found employment primarily in the service industries, many as caddies at the various country clubs and golf courses, and in construction, working as carpenters, brick masons, builders, painters, and plasterers. Others worked at hotels and resorts as cooks and dish washers, chauffeurs, and hostlers, or as janitors and delivery drivers in the downtown businesses. Women also worked in the hotels and resorts, taking jobs as cooks, waitresses, laundresses, and housekeepers. Some African American women boarded in white

¹⁴ United States Census Bureau, *1880 United States Federal Census*, Ancestry.com, <https://www.ancestry.com/search/collections/6742>; Oral history interview with Reverend Thomas Flowers (resident), March 11, 1982, in Nancy Mason, *Oral History of West Southern Pines, North Carolina* (Town of Southern Pines, 1987).

¹⁵ Alexander, *Perspective on a Resort Community*, 32.

¹⁶ Opal Winchester Hawkins, *Pickford Sanitarium and R.C. Lawson Institute: Two Former Institutions of Southern Pines, North Carolina*, 2008, via "Sanitarium to School: What's Behind This Old Sign in West Southern Pines," *The Sway: The Insider's Guide to The Pines*, July 13, 2020, <https://itsthesway.com/from-sanitarium-to-school-behind-this-brick-archway-in-west-southern-pines>; Alexander, *Perspective on a Resort Community*, 28.

¹⁷ Alexander, *Perspective on a Resort Community*, 33, 39-40.

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households where they worked as cooks, nannies, maids, and laundresses.¹⁸ Outside of town, fruit orchards emerged as an important part of the regional economy in the early twentieth century, and many African Americans worked as fruit pickers, harvesting peaches, blackberries, and dewberries.¹⁹

As more African Americans were drawn to Southern Pines for work, an African American community formed northwest of Southern Pines' central commercial district and white neighborhoods. McDeeds Creek and its ravine physically separated this Black enclave, made up of simple cottages and boarding houses, from the white areas of town.²⁰ The community was first known as Jim Town, a name believed to be in honor of James Henderson, who in 1887 opened the Henderson Institute, a school for Black children in Vance County, and who owned property in West Southern Pines. However, the name was soon changed to West Southern Pines.²¹

Black Ethnic Heritage, Education, and Social History Context

Our Lady of Victory Chapel

Among the many northerners who vacationed in the Sandhills region was the Meehan family of Chicago, owners of the Quaker Oats Company. The Meehans lived in Pinehurst from November until April each year along with their housekeepers, Margaret and Mary Agnes Sullivan. The Sullivans were Irish Catholic sisters-in-law who took an interest in the spiritual condition of African Americans living in the area. In 1933, Margaret Sullivan wrote to the Most Reverend William J. Hafey, Bishop of the Raleigh Catholic Diocese, offering financial support for the diocese to expand services among African Americans. She provided a donation of \$600, followed by additional funds in 1934, for the establishment of a Catholic parish for African Americans in the vicinity of Pinehurst.²²

In the nineteenth century, Catholics commonly faced discrimination throughout the United States because Catholicism was often associated with Irish, Italian, and other immigrant groups. During these years, Catholic parishes in the South were rare, with so few congregations that they were sometimes integrated, designating pews at the rear of the church for African American worshippers. In the early twentieth century, the status of the Catholic Church was changing dramatically. Catholicism was becoming a part of mainstream American society, both the

¹⁸ 1880 *United States Federal Census*, U.S. Census Bureau, 1920 *United States Federal Census*, U.S. Federal Census Collection, Ancestry.com; Alexander, *Perspective on a Resort Community*, 41; Mason, *Oral History of West Southern Pines*; Personal Communication with Leadership of Trinity AME Zion Church by Cheri Szcodronski, Heather Slane, and Rachel Mann, September 9, 2023, at Trinity AME Zion Church, Southern Pines, North Carolina.

¹⁹ Alexander, *Perspective on a Resort Community*, 32; Mason, *Oral History of West Southern Pines*.

²⁰ Note: This physical separation was further entrenched with the construction of US Highway 1 in 1955, which parallels the creek and ravine, leaving Pennsylvania Avenue the only road connecting downtown Southern Pines to West Southern Pines. Alexander, *Perspective on a Resort Community*, 27; United States Census Bureau, 1900 *United States Federal Census*, Ancestry.com, <https://www.ancestry.com/search/collections/7602>; Oral history interview with Reverend Thomas Flowers; Lindau, *The 1st Hundred Years*, 56.

²¹ Oral history interview with Reverend Thomas Flowers.

²² Sister Mary John Corr, "The History of Our Lady of Victory School in Southern Pines, North Carolina: From Its Inception in 1942 to the Present?" (Ph.D. Diss., The Catholic University of America, 1963), 1-4, Moore County Historical Association, Southern Pines, North Carolina; Bishop William J. Hafey to Margaret M. Sullivan, December 7, 1934, Moore County Historical Association Files.

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number of Catholics and their influence were growing, and Catholicism was spreading from the Northeast and Midwest into Southern towns and cities. The Church prioritized the need to minister to African Americans, recognizing the central role of Protestant churches in Black communities and hoping to develop similar institutions.²³

Using Sullivan's contributions, the diocese acquired property in the African American community of West Southern Pines. The location was near a well-established white parish, St. Anthony of Padua, that often hosted retreats for Church leaders in the diocese.²⁴ The first five lots were purchased in November 1934 from Arthur and Ida Edwards, African American North Carolinians who had relocated to Englewood, New Jersey, by at least 1930 to work in the sugar refineries.²⁵ In December, the diocese purchased two additional lots from Mary and George Tyson, who lived on Henley Street in West Southern Pines and worked as a maid and carpenter, respectively.²⁶ The final five lots were sold to the diocese by Evelyn Thomas, though her connection to West Southern Pines is unknown.²⁷ It was on these twelve lots of Block K-14, making up the current property, that the diocese began construction of a chapel and rectory.²⁸

The chapel and an adjacent rectory were constructed under the direction of Reverend Charles Hannigan, whom Bishop Hafey had assigned "to take charge of the work among the colored people of Southern Pines."²⁹ They were completed and dedicated in the spring of 1935 and the parish was named Our Lady of Victory in honor of a parish on Long Island, New York, of the same name, which had pledged financial support for the establishment of the new parish in West Southern Pines, though it is unclear if any support was actually received.³⁰ Sullivan continued her support, donating another \$500 for the altar and furnishings, bringing her contributions to that point to over \$1,900 of the \$5,000 total cost to build and furnish the chapel. By May 1935, Bishop Hafey wrote to Sullivan to report that 75-100 people regularly attended Father

²³ William F. Powers, *Tar Heel Catholics: A History of Catholicism in North Carolina* (Lanham, MD: University Press of America, 2003), 3-4, 13-15.

²⁴ Powers, *Tar Heel Catholics*, 16.

²⁵ "A. G. Edwards and wife, Ida Goins Edwards to William J. Hafey, Bishop of the Roman Catholic Diocese of Raleigh," Deed Book 114, Page 553, November 28, 1934, Moore County Register of Deeds, Carthage, North Carolina, <https://rod.moorecountync.gov/> (hereafter MCRD); "Map of Southern Pines, Moore County, N.C.," Map Book 1, Page 70, July 9, 1894, MCRD; United States Census Bureau, *1930 United States Federal Census*, Ancestry.com, <https://www.ancestry.com/search/collections/6224>; United States Census Bureau, *1940 United States Federal Census*, Ancestry.com, <https://www.ancestry.com/search/collections/2442>.

²⁶ "Mary E. Tyson and George Tyson, her husband, to William J. Hafey, Bishop of the Roman Catholic Diocese of Raleigh," Deed Book 114, Page 554, December 5, 1934, MCRD; "Map of Southern Pines," 1894, MCRD; United States Census Bureau, *1920 United States Federal Census*, Ancestry.com, <https://www.ancestry.com/search/collections/6061>; *1930 United States Federal Census*; *1940 United States Federal Census*.

²⁷ "Evelyn Thomas, unmarried, to William J. Hafey, Bishop of the Roman Catholic Diocese of Raleigh," Deed Book 114, Page 552, December 5, 1934, MCRD.

²⁸ Corr, "The History of Our Lady of Victory School," 2-4.

²⁹ Corr, "The History of Our Lady of Victory School," 4; Jean Barron Walker, "A Catholic Church and School for African Americans in Southern Pines," *A Slice of History*, February 2019, Moore County Historical Association, Southern Pines, North Carolina.

³⁰ Corr, "The History of Our Lady of Victory School," 2-4; Bishop William J. Hafey to Margaret M. Sullivan, December 7, 1934, Moore County Historical Association Files.

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Hannigan's convert classes and the first three parishioners were expected to be baptized on Pentecost Sunday.³¹ Sullivan, with assistance from her brother Eugene and sister-in-law Mary Agnes, continued to make contributions until 1944 when the full cost of the chapel was paid.³²

Among the parish's most distinguished leaders and the only African American priest to serve at Our Lady of Victory was Father Joseph Lawson Howze. Born in Alabama, he attended seminary in New York and was ordained to the priesthood at Sacred Heart Cathedral in Raleigh in 1959. In 1960, Father Howze was reassigned to Our Lady of Lourdes Church in Sanford, but remained assistant pastor at Our Lady of Victory. He later served as assistant vocation director for the Diocese of Raleigh and led parishes in Durham, Asheville, and Charlotte. In 1973, Father Howze was ordained Titular Bishop of Maxita and Auxiliary Bishop of Natchez-Jackson, and in 1977 he became the first bishop assigned as Ordinary to the new Diocese of Biloxi, Mississippi, "represent[ing] a significant victory for Black Catholicism in the United States... for the first time in the twentieth century a Black Bishop became a member of the episcopal governing body in the American Catholic Church." As late as 1987, Bishop Howze was one of only ten Black bishops in the Catholic church nationwide.³³

Our Lady of Victory School

Similar to efforts by the Catholic Church to establish parishes for African Americans, the Church worked to expand parishes to include parochial schools. In 1884, the Catholic Church in the United States established a fund for Negro and Indian Missions, recognizing the social reality that it would require separate facilities in the South.³⁴ As a result of this funding, at least sixteen Catholic schools were established for African American children statewide between 1887 and 1957, including Our Lady of Victory.³⁵

The first Catholic education for African American children in Southern Pines was provided in 1941 as a vacation Bible school program conducted by the Sisters of Notre Dame and students from Trinity College in Washington, D.C. Long-time residents of West Southern Pines recall it was common for children to attend vacation Bible school programs at each church in the community in turn, regardless of membership or denomination. Therefore, with 105 children representing nine denominations in attendance, the Catholic vacation Bible school began with mass each morning, followed by teachings in "philosophy of life" and "the Catholic doctrine

³¹ Bishop William J. Hafey to Margaret M. Sullivan, May 28, 1935, Moore County Historical Association Files. Note: Pentecost Sunday is a Christian holiday falling on the fiftieth day after Easter Sunday (typically in May) and marking the end of the Easter season. Baptisms and confirmations are commonly held on this day.

³² Conn. "The History of Our Lady of Victory School," 4.

³³ Powers, *Tar Heel Catholics*, 391-392; "Priest Reports," *The Greensboro Record*, June 18, 1960, Newspapers.com; "Bishop Howze Dies at 95; first priest of the Diocese of Charlotte to become a bishop," *Catholic News Herald*, January 9, 2019, <https://catholicnewsherald.com/88-news/fp/3974-bishop-howze-dies-at-95-first-priest-of-the-diocese-of-charlotte-to-become-a-bishop>; Sister Carolina Hemesath, *Our Black Shepherds: Biographies of the Ten Black Bishops of the United States* (Washington, D.C.: Josephite Pastoral Center, 1987), ix-x, 45-57; Walker, "A Catholic Church and School."

³⁴ Powers, *Tar Heel Catholics*, 383-384.

³⁵ Powers, *Tar Heel Catholics*, 384-385.

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with the names of things changed a little to suit the learners.” All children were “made to feel welcome by the Sisters,” and the priests made them sandwiches and lemonade each day.³⁶

Encouraged by the success of the 1941 vacation Bible school program, Father Ambrose McAdams, who arrived at the parish in 1938, sought to build a school for African American children on the church campus. He received support from Sister Rosalia of the Blessed Sacrament, Provincial Superior of the Sisters of Notre Dame de Namur, who promised that if Father McAdams built the school, she would provide sisters to operate it. The Sisters who taught at the school lived at the convent at nearby Notre Dame Academy, a Catholic school about one mile east of Southern Pines that was also operated by the Sisters of Notre Dame. Construction funding was provided by the sale of buildings at a recently closed orphanage in Rochester, New York.

The school was completed in 1942 and included four classrooms, an office, library, wardrobe closets, a supply closet, restrooms, and an auditorium with a stage and two dressing rooms. The approximately two acres at the rear of the school were used for recess, during which children enjoyed football, baseball, basketball, volleyball, horseshoes, and playing house.³⁷ Most students could not afford to purchase their own books, so they instead borrowed books from the school, which acquired secondhand books from schools taught by the Sisters of Notre Dame in Philadelphia, Washington, D.C., and Baltimore.³⁸ Tuition was a modest twenty-five cents per week, with families paying no more than fifty cents per week, and some families made other sacrifices to ensure they could afford to send their children to the school, especially in later years when the fees were increased to fifty cents and then one dollar weekly.³⁹

Initial reactions of the community to the establishment of the school were not wholly positive. Some local residents objected to the construction of another school since there already was a school in West Southern Pines, viewing the expense as a waste of funds. Some non-Catholics feared that a Catholic school would cause division and competition among the churches already established in West Southern Pines, which together formed a tight-knit group that operated in cooperation and offered mutual support. Others objected to white Sisters teaching Black students, and there were a few isolated incidents of residents throwing mud onto the cars of the Sisters as they left the school. This opposition waned within a few months after the school opened, as students began to show the benefits of their enrollment through academic excellence and awareness of social expectations in the Jim Crow Era.⁴⁰

Educational and Social Benefits of Our Lady of Victory

³⁶ Corr, “The History of Our Lady of Victory School,” 5-6.

³⁷ Corr, “The History of Our Lady of Victory School,” 8, 11.

³⁸ Corr, “The History of Our Lady of Victory School,” 12.

³⁹ Corr, “The History of Our Lady of Victory School,” 12-13; Moore County Historical Association Files.

⁴⁰ Personal Communication with Leadership of Trinity AME Zion Church, September 9, 2023; Corr, “The History of Our Lady of Victory School,” 11-12, 22-23.

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The school opened for the 1942-1943 school year with twenty-eight students in first through fourth grades, with more grades added in subsequent years as the students advanced. By the 1946-1947 school year, the school included sixty students in first through eighth grades, and Margaret Bell became the first graduate at the conclusion of that term.⁴¹ With the loss of the public school for Black students in nearby Aberdeen, which was destroyed by fire in 1947, the student population of Our Lady of Victory increased to 120 pupils, facilitated by the addition of a school bus. James Dockery drove the bus about four miles southwest to Aberdeen, then made a loop to Eastwood (about six miles northwest of Southern Pines) and Carthage (about twelve miles north of West Southern Pines). After dropping off those students at the school, Dockery made a second run to pick up students in Pinehurst (about five miles west of West Southern Pines), Taylortown (another two miles west), and West End (another eight miles west).⁴²

Students of Our Lady of Victory School studied arithmetic, English, history, geography, and religion, and they had a reputation within the local community for their good manners and neat appearance. Most students at the school were not Catholic – throughout its history, Catholics averaged only about one-third of the total student body – but they attended the school because of the quality of education it offered. Historian William Powers asserts, “The major contribution of the Catholic Church to North Carolina African-Americans was not welcoming them into the church but into the Catholic schools.”⁴³ Powers goes on to explain, “the Church provided what was the most effective mechanism available for black boys and girls to improve their chances of success in society. Consistently, Catholic schools exceeded in quality the educational standards of the separate but *unequal* public schools.”⁴⁴

By 1949, eighth-grade graduates heading to the public high school were often placed in tenth grade, rather than ninth grade, due to their advanced study at Our Lady of Victory.⁴⁵ The Capel family, a prominent African American family in West Southern Pines, recalled that, though not Catholic, their son attended first through third grades at Our Lady of Victory. “The discipline, moral training, and instruction are all on a much higher level than in the public school,” Jean Walden Capel explained, and “there has been no evidence of pressure towards conversion.”⁴⁶ Some students continued their studies at St. Francis Academy, a Catholic high school in Baltimore, Maryland, after graduating Our Lady of Victory, receiving scholarships from the academy or financial assistance from Margaret Sullivan or other benefactors.⁴⁷

In addition to quality education, the school also taught life skills and contributed to the basic needs of the students. The Sisters observed that many students lacked adequate clothing, shoes, or coats. Margaret Sullivan sent secondhand clothing from Chicago, and the Sisters appealed to their own families and friends for donations. Young women preparing to enter the Sisters of

⁴¹ Corr, “The History of Our Lady of Victory School,” 7-11, 18.

⁴² Corr, “The History of Our Lady of Victory School,” 12.

⁴³ Powers, *Tar Heel Catholics*, 382.

⁴⁴ Powers, *Tar Heel Catholics*, 383.

⁴⁵ Corr, “The History of Our Lady of Victory School,” 12; Moore County Historical Association Files.

⁴⁶ Corr, “The History of Our Lady of Victory School,” 18.

⁴⁷ Corr, “The History of Our Lady of Victory School,” 18-19.

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Notre Dame de Namur made sweaters, scarves, hats, and gloves for the students, sending a box of these items to the school each Christmas.⁴⁸ Sullivan also donated two electric sewing machines, which were used by sixth, seventh, and eighth grade girls learning to cut patterns and sew simple blouses, skirts, and pajamas for themselves and their families.⁴⁹ Boys were taught basic carpentry and metal work. Plays were given annually by the third and fourth grades before Thanksgiving and by the fifth through eighth grades at Christmas with the goal of teaching poise and diction but with the additional benefit of providing important community events.⁵⁰ Adults also benefited from the school; after mass on Sundays, adults often visited the library, which contained adult materials in addition to those for the school children.⁵¹

One of the focuses of the school was to prepare Black children to be Black adults in a white-dominated society. Sister Corr explains the limited opportunities in Southern Pines, noting “the only professions open to educated Negroes [sic] are teaching and nursing.” As a result, most young people left to pursue professions in other places, often necessitating they become “part of integrated life” in Northern cities.⁵² Felton Capel agreed, noting, “You knew that once they got out of here [Southern Pines] black kids are going to have to go to the white community.”⁵³ Sister Corr goes on to conclude that, “At school they learned a gracious manner in meeting strangers; a refined way of replying to visitors; a dignified attitude while accepting the patronizing airs of certain white people.”⁵⁴

In addition to preparing African American students for the inevitable discrimination they would face as adults, the Sisters of Notre Dame de Namur also made efforts toward racial equality. The organization had been founded in France in 1804, expanding to the United States in 1840, with the “desire to devote themselves to the care of the poor in the most neglected places.”⁵⁵ To that end, they often taught African American and Indigenous students at schools throughout the eastern United States.⁵⁶ Women’s religious communities, like the Sisters, were generally the first to recognize the challenges facing African Americans, especially in the South.⁵⁷ In 1949, the Sisters had desegregated their Washington, D.C. schools, accepting students regardless of race.⁵⁸

In West Southern Pines, this culture of equality was demonstrated in the construction and operation of Our Lady of Victory. The plans for the school initially lacked doors for the restrooms, as “the constructors felt they were unnecessary in a colored [sic] school.” The Sisters

⁴⁸ Corr, “The History of Our Lady of Victory School,” 10.

⁴⁹ Corr, “The History of Our Lady of Victory School,” 13.

⁵⁰ Corr, “The History of Our Lady of Victory School,” 13-14.

⁵¹ Corr, “The History of Our Lady of Victory School,” 7-10.

⁵² Corr, “The History of Our Lady of Victory School,” 15-16.

⁵³ Oral history interview with Felton Capel (resident and community leader), May 5, 1982, in Nancy Mason, *Oral History of West Southern Pines, North Carolina* (Town of Southern Pines, 1987), 125-133.

⁵⁴ Corr, “The History of Our Lady of Victory School,” 16.

⁵⁵ Corr, “The History of Our Lady of Victory School,” 8.

⁵⁶ Corr, “The History of Our Lady of Victory School,” 8-9.

⁵⁷ Powers, *Tar Heel Catholics*, 385.

⁵⁸ Corr, “The History of Our Lady of Victory School,” 8-9.

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objected, however, and insisted the students be afforded this basic privacy.⁵⁹ At an annual meeting of the teachers of Catholic schools in North Carolina with the Diocesan Supervisor and the Bishop, "it was suggested 'that colored [sic] schools would have a different set of examinations geared more to their mentality.'" However, Sister Mary Agnes, the seventh and eighth grade teacher at Our Lady of Victory, "objected so vehemently that the motion was dropped. Sister knew that given the same opportunities the colored [sic] children would do as well scholastically as the white children."⁶⁰ Father Walter Kuhn worked to erase prejudices by inviting white guests he met at the resorts in Southern Pines and Pinehurst to visit the school and see firsthand that African American children were, in fact, socially and academically capable, and the Sisters took students to participate in religious functions and demonstrations in Raleigh with students from white Catholic schools in the diocese.⁶¹

Decline and Closure of Our Lady of Victory School

Several factors contributed to the closure of Our Lady of Victory School in 1961. Among these were decreasing enrollment and rising tuition. The public school for African American students in Aberdeen was rebuilt in the early 1950s and many students who lived nearer to that school withdrew from Our Lady of Victory. Around that time, tuition was increased to one dollar, largely to maintain the school bus services, resulting in the withdrawal of students who could no longer afford the fees.⁶²

Desegregation of the Catholic schools was, ironically, the other primary factor contributing to the closure of Our Lady of Victory. In 1953, Bishop Vincent S. Waters began the desegregation of Catholic schools within the Raleigh Diocese – the first diocese in the South to do so. "There is no segregation of races to be tolerated in any Catholic Church in the Diocese of Raleigh. The pastors are charged with the carrying out of this teaching and shall tolerate nothing to the contrary," he wrote to his parishes. "All special churches for Negroes [sic] will be abolished immediately as lending weight to the false notion that the Catholic Church, the Mystical Body of Christ, is divided."⁶³

To achieve integration, African American elementary schools were closed and merged into white ones. One of the unintended, though not unexpected, consequences of this method was that many African American parishioners subsequently left the Catholic Church. While African Americans were no longer excluded from any Catholic church or school, there were also no longer concerted efforts to actively bring them into the Church.⁶⁴ In 1961, Our Lady of Victory Catholic School began to merge with St. Anthony of Padua Catholic School at 160 East Vermont Avenue

⁵⁹ Corr, "The History of Our Lady of Victory School," 6.

⁶⁰ Corr, "The History of Our Lady of Victory School," 13.

⁶¹ Corr, "The History of Our Lady of Victory School," 24.

⁶² Corr, "The History of Our Lady of Victory School," 14.

⁶³ Powers, *Tar Heel Catholics*, 3, 22-23.

⁶⁴ Powers, *Tar Heel Catholics*, 396-398.

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(extant), completed in 1955 to replace the earlier Notre Dame Academy.⁶⁵ That first year, the fourth through eighth grades were reassigned, with thirteen Black students accepted to the all-white St. Anthony's Catholic elementary school and the remainder of the students attending the West Southern Pines public school for African American students.⁶⁶

Integration of the Catholic schools appears to have been unremarkable except in how little conflict it caused. The *Moore County News* reported, "Integration of the fourth through eighth grades of St. Anthony's, an elementary school, was made without any announcement to parents or public. No police protection was asked." Principal Sister Catherine Leonard reported that, "no incidents were expected and none occurred... No one was emotional or angry about it." Only a small number of white parents complained and just five students were withdrawn of the 120-pupil student body. Sister Leonard went on to say, "These are fine young Negro [sic] boys and girls who have earned the right to continue their Catholic education."⁶⁷ The first integrated school in Moore County, "St. Anthony's Catholic school successfully carried out its integration program in September 1961 with hardly a ripple in the civic life of Southern Pines."⁶⁸

Felton Capel, a former Southern Pines Town Councilman who drove the bus transporting African American students to St. Anthony's, believed the integration of the Catholic schools served as a model for the integration of Moore County public schools a decade later. Integration of the Moore County public schools appears to have been a relatively smooth process, due in part to the practice of closing Black schools in favor of retaining white ones. In addition, unlike some areas of North Carolina, Southern Pines lacked the numerous neighborhood schools that resulted in bussing challenges other school districts experienced during integration. "We never had to think about it or talk about it," Felton recalled. "It eliminated any discussion about bussing... about neighborhood schools and going closest to you and all these types of issues... That system worked pretty well," Felton concluded.⁶⁹

By the end of the 1962-1963 school year, there were only thirty students enrolled in first through third grades at Our Lady of Victory, nearly all of whom lived within walking distance. The school no longer provided transportation for students outside of Southern Pines, making it difficult and expensive for children in Eastwood, Taylortown, Pinehurst, and Jackson Heights to attend the school, and ultimately resulting in further decreases to the student population.⁷⁰ These financial and enrollment challenges ultimately resulted in the closure of Our Lady of Victory School in June 1963 and the transfer of the remaining students to the St. Anthony's and West Southern Pines schools.⁷¹

⁶⁵ Corr, "The History of Our Lady of Victory School," 23; Walker, "A Catholic Church and School"; "Ceremony to Open New Moore School," *The [Raleigh] News and Observer*, September 5, 1955, Newspapers.com.

⁶⁶ Corr, "The History of Our Lady of Victory School," 23; Walker, "A Catholic Church and School."

⁶⁷ "13 Negroes Enroll in Catholic School," *The Charlotte Observer*, September 12, 1961, Newspapers.com.

⁶⁸ Corr, "The History of Our Lady of Victory School," 23; Walker, "A Catholic Church and School."

⁶⁹ Oral history interview with Felton Capel.

⁷⁰ Corr, "The History of Our Lady of Victory School," 15.

⁷¹ St. Anthony of Padua Catholic Church, "History of the Parish," <https://stanthonyparish.net/history-of-the-parish>; Corr, "The History of Our Lady of Victory School," 8-9, 25.

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Legacy of Our Lady of Victory

Sister Mary Laurina Kaiser explains the purpose of Catholic education in her 1955 dissertation, saying that, “the primary function of the Catholic elementary school is the development of the individual child. It trains him to be a responsible member of his home, parish, and community as well as of the state, nation, and world.”⁷² Sister Mary John Corr notes in her 1963 dissertation that Our Lady of Victory fulfilled this purpose, serving an important role “in the educational, spiritual, and social development of the Negro children of Southern Pines... in preparing the children to adapt positively and in accord with Christian principles to the rapidly changing socioeconomic structure of the South.”⁷³

The campus of the Our Lady of Victory Catholic parish remained vacant until the Town of Southern Pines purchased it in 1979. Since then, the former chapel and rectory buildings serve as thrift shops for the Sandhills/Moore Coalition for Human Care, a coalition of local churches, businesses, and nonprofit organizations who provide food and financial support to those in need in Moore County. The school building now serves as the Douglass Community Center, named in honor of Emmanuel “Jug” Douglass, the first African American mayor of Southern Pines, serving from 1977 to 1987. The building hosts town meetings, senior center activities, and houses the Southern Pines Parks and Recreation offices.⁷⁴ Collectively, the campus continues its legacy of community support and uplift for the West Southern Pines community.

Architecture Context

Aligning with the resort aesthetic of the New England coast, early buildings in Southern Pines often employed the Shingle style, a late-Victorian style characterized by the use of wood shingle on the exterior. Originating in the New England in the 1870s, the Shingle Style was favored for resorts and recreational facilities, its natural wood exterior and organic forms standing in contrast to brick industrial buildings of the northeast. While the informal plans and natural wood exteriors were adaptable for buildings of a variety of sizes and configurations, the connotation was always one of a remote respite, removed from the strain of urban, industrial life.⁷⁵ In North Carolina, as in New England, the style is most often found along the coast, the wood-shingled exterior well-suited to the salty sea air. However, the style was also popular in Asheville and other mountain communities, as well as in Southern Pines.

By the turn of the twentieth century, Southern Pines had grown into “a substantial winter resort for Northern visitors, with Queen Anne and Shingle Style cottages.” Small-scale, frame

⁷² Sister Mary Laurina Kaiser, “The Development of the Concept and function of the Catholic Elementary School in the American Parish” (Ph.D. Diss., Catholic University, 1955), in Corr, “The History of Our Lady of Victory School,” 21.

⁷³ Corr, “The History of Our Lady of Victory School,” 1.

⁷⁴ Walker, “A Catholic Church and School”; Ted M. Natt, Jr., “Serving the Faithful: Old SP Church Lives On In New Role,” *The [Southern Pines] Pilot*, March 6, 2015, https://www.thepilot.com/news/serving-the-faithful-old-sp-church-lives-on-in-new-role/article_5f73746a-c430-11e4-8c8b-c37a6a55075f.html.

⁷⁵ Catherine Bishir, *North Carolina Architecture (Portable Edition)* (Chapel Hill, NC: The University of North Carolina Press, 1990), 444.

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buildings with late-Queen Anne-style detailing including shingled walls, exposed brackets, sawn bargeboards, and classical columns stood, “in imitation of the late Victorian residences found in coastal communities in the Northeast.”⁷⁶ Whether the Shingle style was chosen by developers as a way to attract visitors from the Northeast, or whether those vacationers themselves brought the style to the area is not known, though the “New England flavor” sets Southern Pines apart from other Piedmont towns of the same era.

Examples of the Shingle style in the Northeast include sprawling, asymmetrical estates, often incorporating arches or turrets as well as dormers and wide porches. However, in Southern Pines, the style was adapted for small-scale housing, its use in the first decades of the twentieth century illustrating an early and natural transition to the Craftsman style, earlier than most of North Carolina.⁷⁷ These Craftsman-style cottages featured dark-stained shingled walls, hipped or side-gabled roofs, and casement or double-hung windows. While not residential in use, the small scale of the Our Lady of Victory chapel, school, and rectory make the buildings more comparable to residential buildings in Southern Pines than to the larger churches and schools that exist throughout the town.

The 1935 Our Lady of Victory Catholic Chapel is a late example of the Shingle/Craftsman style. Character-defining features include the wood-shingled exterior, hipped roof with exposed rafter tails, narrow casement windows, and an arch above the main entrance.⁷⁸ The flared shingles at the base of the wall divert water from the foundation while mimicking the flared roofs of many high-style Shingle style buildings. The adjacent rectory, constructed concurrent with the chapel, is similarly detailed with a shingled exterior, exposed rafter tails at the hipped roof, and a front-gabled entrance bay. The double-hung six-over-one wood-sash windows and the three-light transoms over both interior and exterior doors are typical of the Craftsman style.

While the Shingle and Craftsman styles were commonly employed for residences, they were far less common for religious architecture. Yet, at least two other Single-style churches were constructed in Southern Pines, both built in the late 1800s. The 1897 Congregational Church (141 North Bennett Street) was remodeled and enlarged in 1927 as a Gothic Revival-style stone structure, though the original part was later demolished. The 1899 First Baptist Church (289 W. Connecticut Avenue) was also wood shingled and influenced by the “New England Shingle Style.”⁷⁹ However, it was converted to apartments and heavily altered in the 1950s, and is now covered with vinyl siding.

The earliest extant church in West Southern Pines, the 1924 Trinity AME Zion Church, is a substantial Gothic Revival-style brick church. Similarly, in the Southern Pines Historic District, churches built in the 1920s and 1930s were generally brick or stone buildings, constructed in the

⁷⁶ David R. Black, “Southern Pines Historic District,” Nomination to the National Register of Historic Places, 1991, Section 8, pages 10, 14.

⁷⁷ “Southern Pines Historic District,” Section 8, page 10.

⁷⁸ Virginia Savage McAllister, *A Field Guide to American Houses (Second Edition)*, New York, NY: Alfred A. Knopf, 2014, 373-374.

⁷⁹ “Southern Pines Historic District,” Section 8, page 10.

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Colonial Revival or Gothic Revival styles. These include the 1926 Emmanuel Episcopal Church (350 East Massachusetts Avenue) and the 1928 First Church of Christ, Scientist (240 East New Hampshire Avenue). The 1936 First Baptist Church (200 East New York Avenue) is a simple, frame Colonial Revival design.

While popular in the early decades of the twentieth century, by the 1930s, the Shingle style had been fully supplanted by the Craftsman and Colonial Revival styles. Small-scale housing throughout West Southern Pines continued to utilize bungalow forms and Craftsman-style detailing, while the Colonial Revival style predominated for larger houses in Southern Pines and for institutional buildings. The 1937 United States Post Office was constructed with WPA funds and features a symmetrical brick exterior with centered, inset entrance and pedimented gables on the side elevations. The 1939 Southern Pines Public Library (180 S. W. Broad Street), located immediately northeast of the post office was also erected with WPA funds. The side-gabled, brick building features a pedimented portico supported by large, round columns.

The 1942 Our Lady of Victory School combines a shingled exterior, matching the earlier chapel and rectory, with a wide, symmetrical, Colonial Revival-style façade. It features exposed rafter tails at the roofline but does not employ the flared walls seen on the chapel and rectory. A three-bay, pedimented portico, supported by square columns, dominates the symmetrical, seven-bay façade. While the exterior doors have been replaced, the entrances retain Colonial Revival-style surrounds with flat pilasters supporting wide entablatures above a multi-light transom. A cupola centered on the roof ridge is a distinctly Colonial element.

Collectively, the Our Lady of Victory chapel, school, and rectory, illustrate the continued preference for shingled exteriors and the application of such exteriors to both Craftsman and Colonial Revival forms, a practice common for residential buildings in Southern Pines. The chapel is the only extant Shingle-style church in Southern Pines and the school building stands in contrast to the 1950s brick schools throughout the town.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MR1377

10. Geographical Data

Acreeage of Property 2.34 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 35.185343

Longitude: -79.401798

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=200' scale. The boundary includes all of tax parcel #857200929737 and the majority of tax parcel # 857200929563. The boundary has been drawn to exclude approximately 0.03 acres along the northeast side of tax parcel # 857200929563, which includes a non-

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contributing shed that straddles the parcel line in this location. Thus, the boundary extends approximately ninety feet northwest from the west side of North Hardin Street, then turns southwest for twenty feet, northwest for fifty feet, and northeast for twenty feet where it rejoins the parcel boundary.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary contains the majority of the parcels historically associated with the Our Lady of Victory Catholic Parish, excluding only a modern shed that straddles the parcel line.

11. Form Prepared By

name/title: Heather M. Slane and Cheri Szcodronski
organization: hmvPreservation
street & number: P. O. Box 355
city or town: Durham state: NC zip code: 27702
e-mail heather@hmvpreservation.com
telephone: 336.207.1502
date: July 15, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

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photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Our Lady of Victory Catholic Parish

City or Vicinity: Southern Pines

County: Moore County

State: North Carolina

Photographer: Cheri Szcodronski

Date Photographed: September 2023 and January 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 16
Exterior, Chapel, facing north

2 of 16
Exterior, Chapel, facing west

3 of 16
Exterior, Chapel, facing south

4 of 16
Interior, Chapel, facing north

5 of 16
Interior, Chapel, ceiling trusses

6 of 16
Exterior, Rectory, facing north

7 of 16
Interior, Rectory, facing northeast

8 of 16
Interior, Rectory, facing southwest

9 of 16
Exterior, School, facing east

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10 of 16
Exterior, School, facing south

11 of 16
Interior, School, facing northeast

12 of 16
Interior, School, facing northeast

13 of 16
Interior, School, facing southeast

14 of 16
Interior, School, facing north

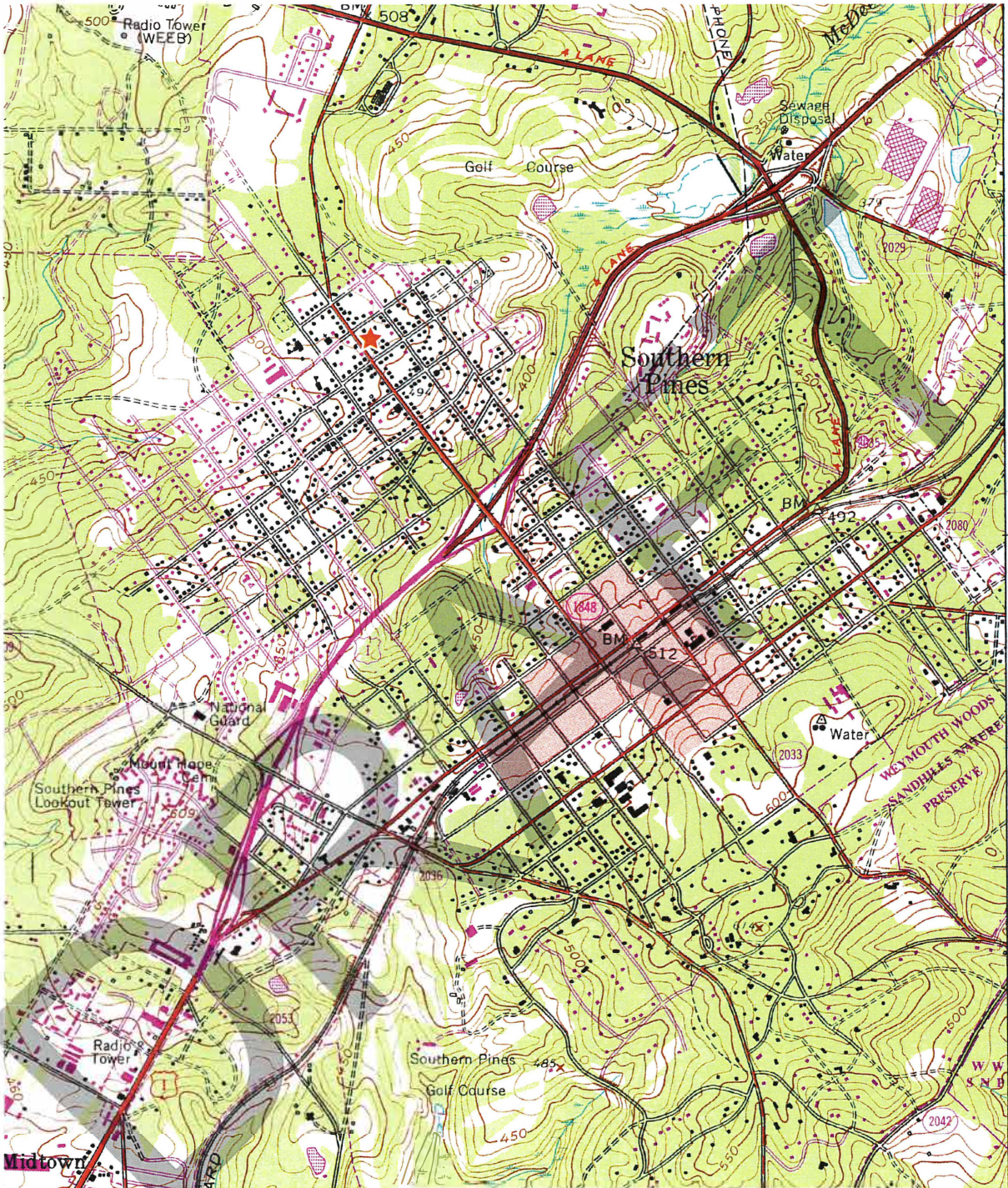
15 of 16
Exterior, Shed #2 and Playground, facing southeast

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



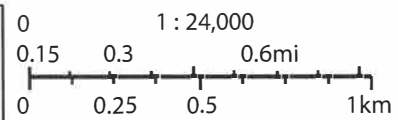
National Register of Historic Places Nomination

Our Lady of Victory Catholic Parish

1109-1185 West Pennsylvania Avenue, Southern Pines
 Moore County, North Carolina

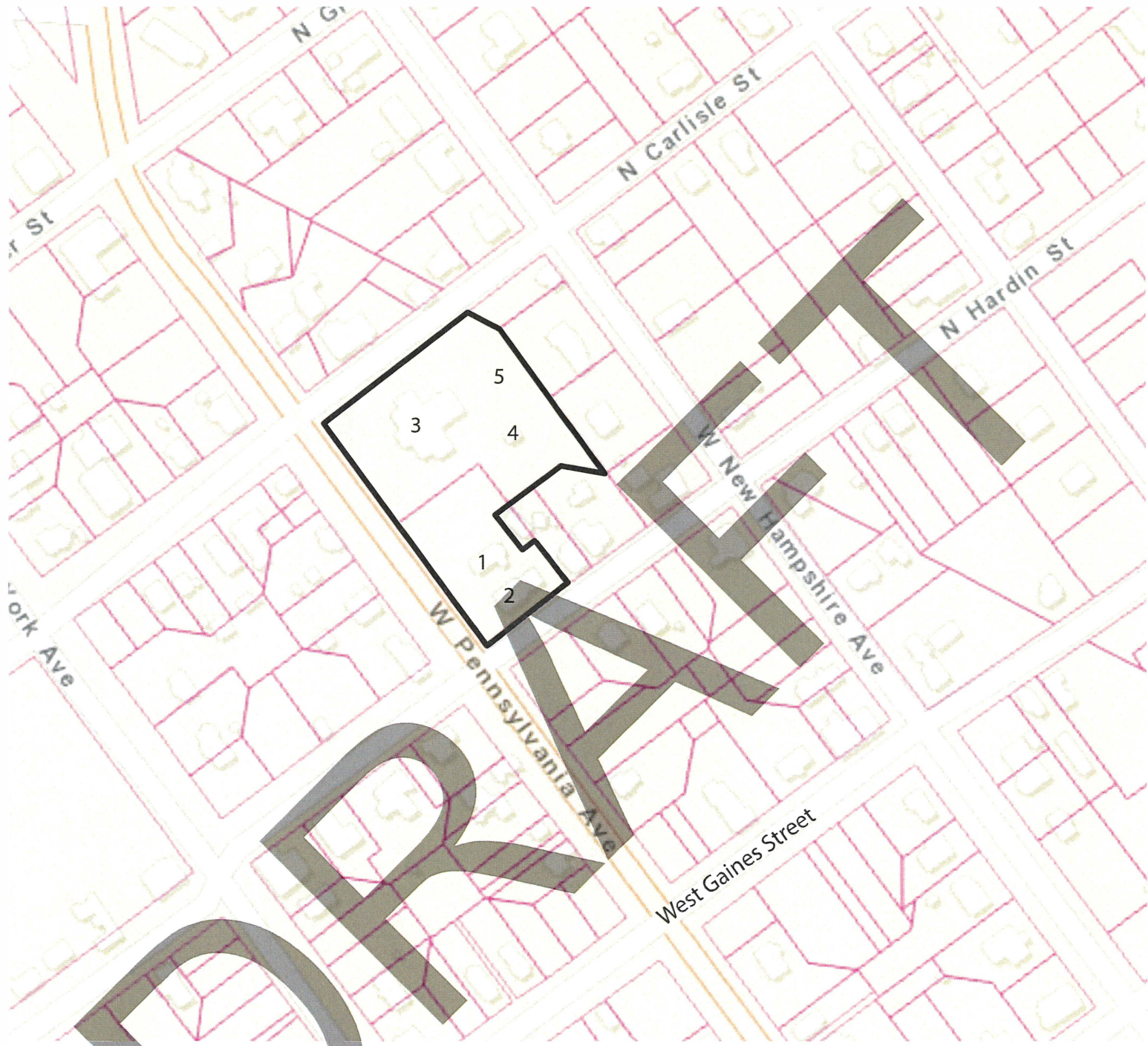
National Register Location Map

Prepared by hmwPreservation 2024 utilizing the Southern Pines 1957 USGS 7.5minute map



★ Location of NR Property





Our Lady of Victory Catholic Parish
 1109-1185 West Pennsylvania Avenue
 Southern Pines, Moore County, NC

Map prepared 2025
 by hmwPreservation
 Image from North Carolina HPOweb

Tax Map with National Register Boundary

- National Register Boundary
- 1 Chapel
- 2 Rectory
- 3 School
- 4 Shed (NC)
- 5 Playground (NC)

Latitude: 35.185343

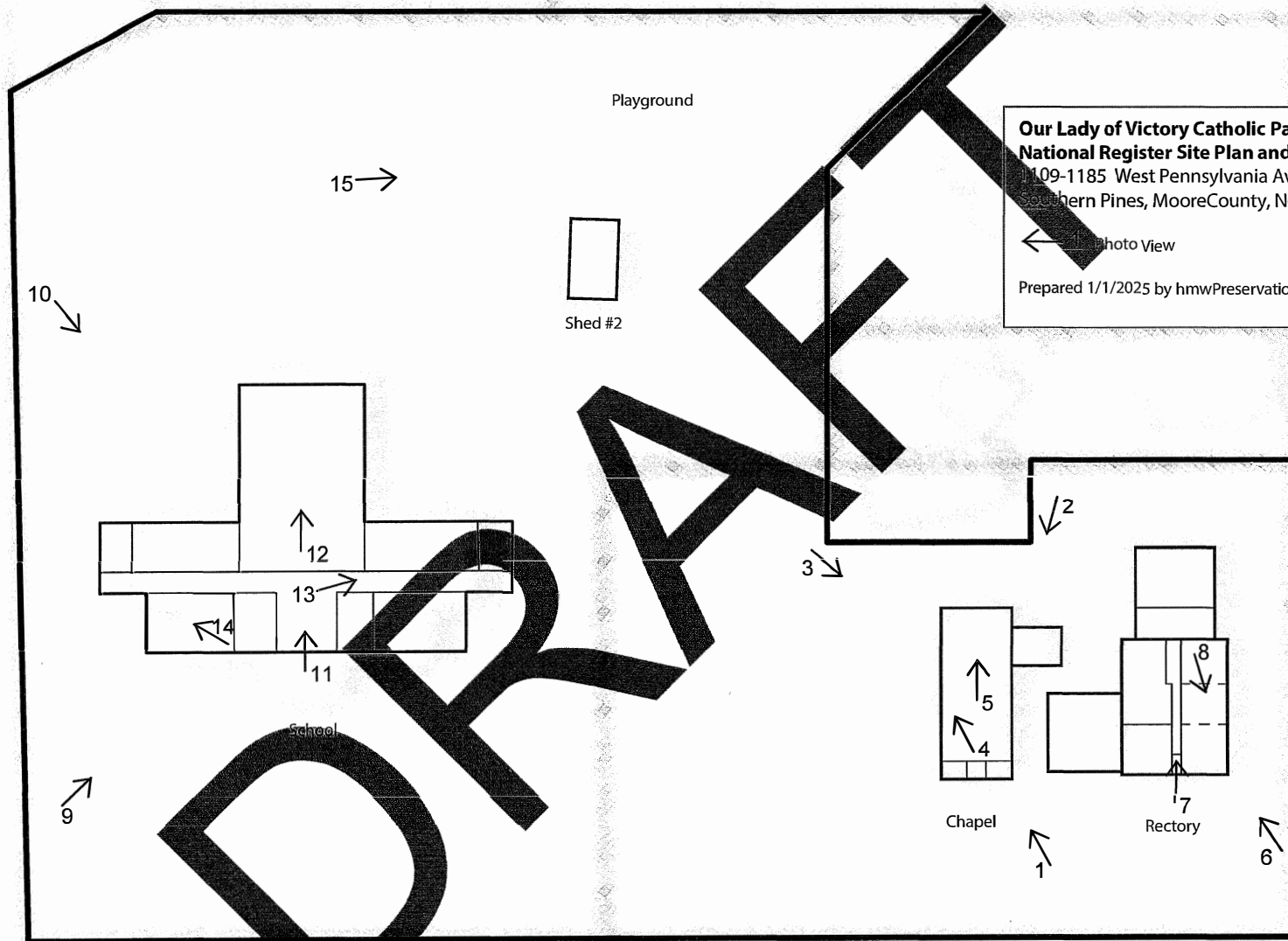
Longitude: -79.401798



Scale: 1" = 200'



North Carlisle Street



Our Lady of Victory Catholic Parish
National Register Site Plan and Photo Key
 109-1185 West Pennsylvania Avenue
 Southern Pines, Moore County, NC

← Photo View ↖ North

Prepared 1/1/2025 by hmwPreservation

West Pennsylvania Avenue

North Hardin Street

W Penn

Agenda Item

To: Historic District Commission
From: Mason Mattox, Planner II
Subject: HD-19-25 (Downtown Park)
Date: September 11, 2025

I. SUMMARY OF APPLICATION REQUEST:

Darren Johnson, Facilities Superintendent for the Town of Southern Pines, is requesting a Certificate of Appropriateness – Major Work to replace seven (7) 50-foot light poles adjacent to the existing tennis courts in the Town of Southern Pines Downtown Park.

II. APPLICATION CONTINUANCE AND REVISIONS

The public evidentiary hearing for Application HD-19-25 was called to order on July 10, 2025, with six members of the Historic District Commission present. The oath was administered to all individuals intending to provide testimony. Planning staff entered the Staff Report dated July 10, 2025, as Exhibit A, followed by staff’s presentation from the same date, which was entered as Exhibit B. Following deliberation, the Commission voted to continue the application until August 14, 2025, citing concerns regarding the proposed height of the lighting fixtures. The applicant acknowledged these concerns and agreed to address them prior to the continued hearing.

Subsequently, the applicant contacted the lighting manufacturer to determine whether a reduction in pole height was feasible. The manufacturer advised that 50-foot poles were necessary to contain illumination within the immediate area of the tennis courts and to prevent light spill.

Based on this information, the Commission voted to continue the evidentiary hearing to September 11, 2025, and directed the applicant to provide a revised lighting plan and to submit photographic documentation of balloons placed at 50 feet above the existing tennis court lights to illustrate the height of the proposed poles.

The photometric illumination summary (lighting plan) has been provided as Attachment #2 to this staff report. Supplementary photos of the balloon testing have been provided as Attachment #3 to this staff report.

III. SITE INFORMATION:

A. Physical Address
SW Broad Street

Southern Pines, NC 28387

B. Property Owner

The Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

C. Applicant & Authorized Agent

Darren Johnson, Facilities Superintendent, Town of Southern Pines
Authorized by Mike Cameron, Assistant Town-Manager, Town of Southern Pines

D. Zoning of Property

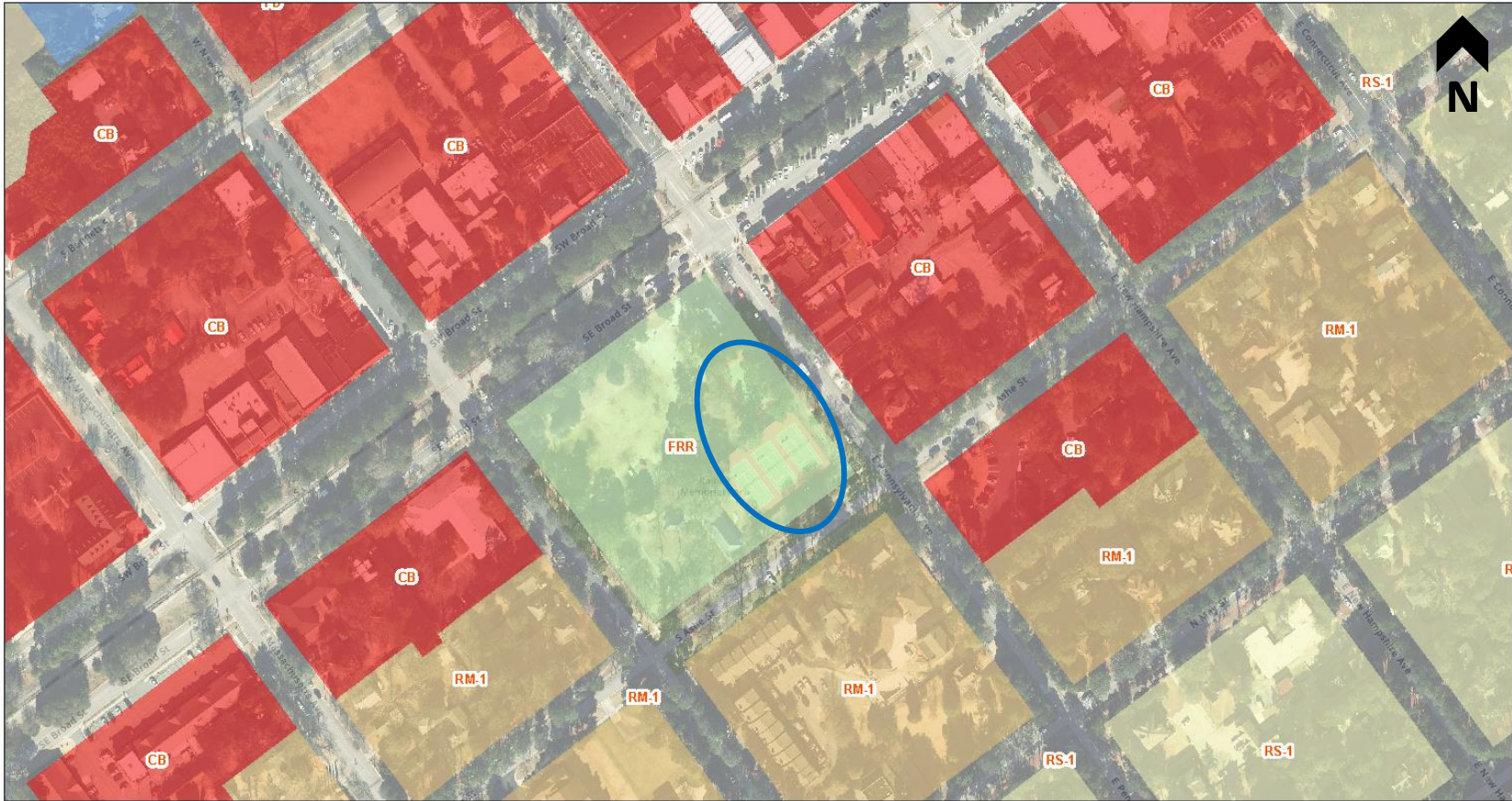
The subject property is presently zoned Facilities Resource and Recreation (FRR) and is located within the Town’s Local Historic District.



South Ashe Street – “View of Tennis Courts from S. Ashe Street.” Google Maps, retrieved June 30, 2025.

Figure 1: Vicinity & Zoning Map (Subject Property is Circled in Blue)

125 SE Broad Street & Downtown Park



7/1/2025, 11:06:20 AM

Zoning Text

All Zoning Over Aerial

CB, Central Business

CB-CD, Central Business Conditional District

FRR, Facilities Resources Recreation

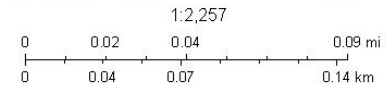
OS, Office Services

PD, Planned Development

RM-1, Residential Single & Multi-Family

RM-2, Residential Single & Multi-Family

RS-1, Residential Single Family



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Source: TOSP Planning Mapping Site

The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied.

Figure 2: Historic District Map (Subject Property is Circled in Blue)



Figure 3: Existing Court Locations

Aerial view of Downtown Park’s four existing tennis courts. Google Maps, retrieved June 30, 2025.

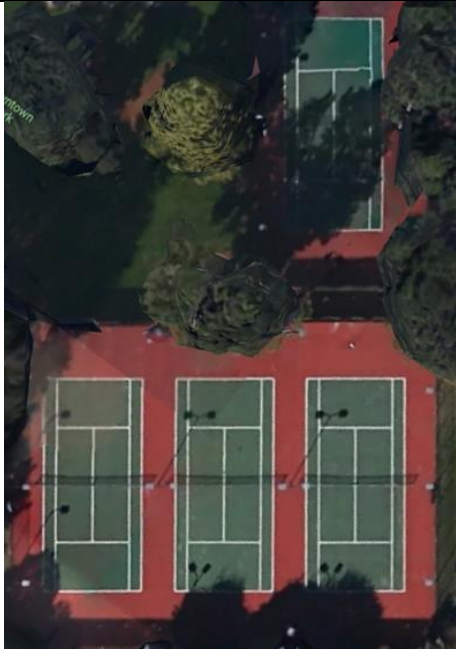


Figure 4: Proposed Lighting Additions

The replacement of seven (7) 50-foot light poles adjacent to the existing tennis courts.

Proposed locations displayed in yellow circles:



Figure 5: Renderings and Profiles of Proposed Light Poles with Two, Three, and Five Fixtures

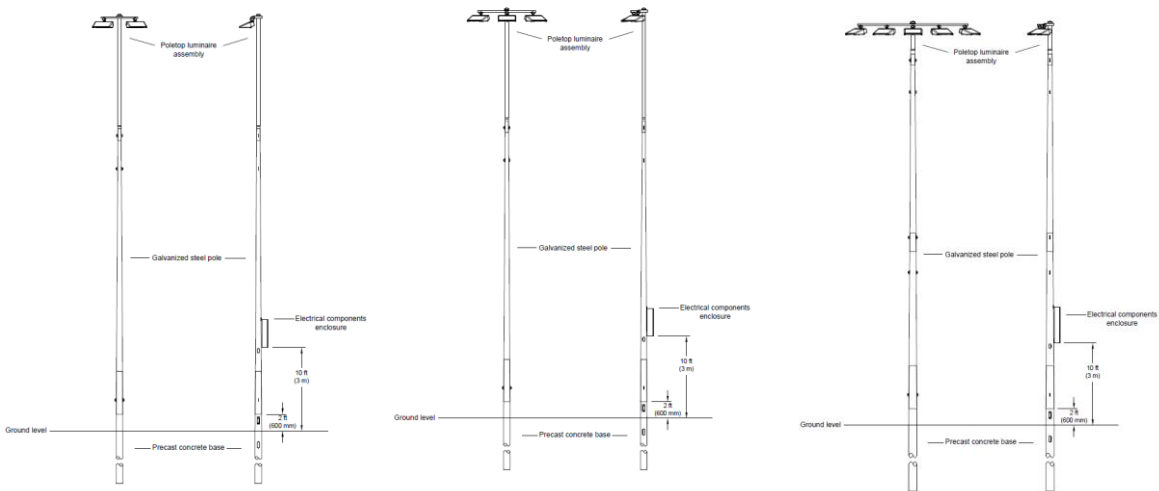


Figure 6: Tennis Court Lighting with 50' Poles, Riverdale Ridge High School, Thornton, Colorado.



Riverdale Ridge High School, Thornton, Colorado, USA

From the Manufacturer:

The [proposed] poles are 50ft to provide the optimal aiming angles and eliminate offsite glare. Proper aiming angles provide smooth uniformity and improve playability. Eliminating spill and glare is environment friendly and good for the neighborhood. I've attached some tennis photos showing the light directed on the courts with no spill offsite.

IV. STAFF REVIEW:

1. Application Processing and Public Notice

1. Application submitted: June 18, 2025
2. Notice of Public Hearing:
 - Posted On-site: June 24, 2025
 - Mailed: June 23, 2025
 - Internet: June 23, 2025
3. HDC Evidentiary Hearing: Thursday, July 10, 2025
4. HDC Evidentiary Hearing (Continued): Thursday, August 14, 2025

2. Application Materials

A complete application has been submitted including renderings, fixture specifications, and site diagrams illustrating the proposed location and appearance of the seven new light poles. Renderings show a mix of two-, three-, and five-fixture configurations mounted atop 50-foot poles to be installed around the existing tennis courts. All materials are enclosed as attachments to this staff report.

3. Criteria for Review

Each criterion is listed below in bold, and *italicized* staff comments follow.

Section 2.28 Certificate of Appropriateness – Major Work.

2.28.10. Criteria

- A. In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public Right-of-Way. The Commission shall not consider interior arrangement or use.**

Planning staff have reviewed the application in relation to the historical context of the Downtown Park and the surrounding district. While the tennis courts themselves are not historic, they are located immediately adjacent to the Town's Administration Building, a contributing and architecturally significant structure in the Local Historic District. In reviewing the proposed replacement of modern lighting infrastructure in this highly visible location, staff have given special attention to scale, placement, reversibility, and public benefit. The proposed lighting supports the continued community use of the tennis courts by allowing this portion of the park to remain open after dark. This enhances both recreational access and public safety after dark. These are not historic goals, but they are consistent with the evolving civic role of Downtown Park as an active and accessible public space.

- B. The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:**

- 1) The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Although the proposed light poles are 50 feet tall, they are slender in form and functionally spaced. Their height, while prominent, does not result in bulk or visual obstruction when viewed in context with surrounding structures.

- 2) The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
Staff find this factor inapplicable, as no buildings or permanent structures are being proposed. The poles are set back within the bounds of the tennis courts.
- 3) Exterior construction materials, including texture and pattern.
The poles are constructed of powder-coated metal, which is not historic in material but is common and appropriate for municipal lighting infrastructure. The design is modern, and the matte finish is subdued in appearance.
- 4) Architectural detailing, such as lintels, cornices, brick bond and foundation materials.
Staff find this factor inapplicable, as the proposed improvements are not buildings and do not include architectural detailing associated with buildings.
- 5) Roof shapes, forms and materials.
Staff find this factor inapplicable because additional roofing or modifications to roofing is not proposed with the application.
- 6) Proportion, shape, positioning and location, pattern and size of any elements of fenestration.
Staff find this factor inapplicable as additional fenestration or modifications to fenestration is not proposed with the application.
- 7) General form and proportions of buildings and structures.
While the poles represent vertical structures, their narrow profile and spacing mitigate their overall presence. The open nature of the site and distance from the Administration Building allow for separation between the historic structure and the modern elements.
- 8) Appurtenant fixtures and other features such as lighting.
The replacement lighting within the view of a historic structure is a concern. However, staff find that the fixtures, while modern in appearance, are reversible and limited in their intrusion. They are clearly associated with a defined recreational use and are not placed in immediate proximity to the Administration Building's historic façade.
- 9) Structural conditions and soundness.
Staff find this factor inapplicable because no existing structures are being modified.

10) Architectural scale.

Although the poles are taller than the surrounding structures, their scale is appropriate to the open setting of the park and the recreational use they serve. They do not impose on nearby historic architecture in terms of massing or footprint, and they are not situated in close visual competition with the Town's Administration Building.

11) Secretary of the Interior Guidelines.

The Standards (Department of the Interior regulations, 36, CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed light poles meet these standards. They do not damage, conceal, or compete with the historic character of the adjacent Town Administration Building. Their design is clearly modern but appropriately restrained, with functional justification tied to active use and public safety. Should conditions or use change in the future, the poles can be removed without permanent alteration to the park or surrounding historic environment.

C. Prior to approving the application, the Commission shall make the following findings:

- 1) Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;

The proposed light poles are compatible and appropriate in the context of the site. They are located within a recreational area and do not obscure or alter the defining characteristics of the adjacent historic structure. While the materials and design are modern, the scale and placement respect the open nature of the park and preserve the visual prominence of the Town's Administration Building.

- 2) Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and

No character-defining features would be altered or removed, and the proposed light poles would be placed at a distance that avoids visual or physical impact to the adjacent historic structure.

- 3) Work is consistent with the adopted design guidelines for the historic district.

The project meets the Town’s Historic District Design Guidelines by ensuring that the proposed lighting remains distinguishable from historic features, is appropriately scaled and sited for its recreational context, and avoids damaging or obscuring any character-defining elements of nearby historic structures. The new fixtures are compatible with the civic landscape and fulfill a contemporary use in a manner that does not diminish the integrity of the overall district.

4. Outside Agency Comments

This application was reviewed at the July 01, 2025 Technical Review Committee (TRC) Meeting with no comments from Fire or Public Works. Any comments received after completion of this staff report will be shared during the evidentiary hearing.

5. Staff Recommendation

Planning staff recommend approval of the Certificate of Appropriateness – Major Work for the installation of seven (7) 50-foot light poles adjacent to the existing tennis courts in Downtown Park. While the fixtures are contemporary and located near the historic Town Administration Building, their placement does not obscure or alter any contributing features. The poles support expanded public use and safety by providing more illumination to the tennis courts, and their installation is reversible. The proposal meets the criteria of UDO Section 2.28.10 and aligns with the Secretary of the Interior’s Standards and the Town’s adopted Historic District Design Guidelines.

V. ATTACHMENTS:

1. Application
2. Lighting Plan
3. Supplementary Photos

VI. HISTORIC DISTRICT COMMISSION ACTION

UDO Section 2.28.4(A) states that the Historic District Commission shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete and the facts submitted are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission’s consideration which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

I move to:

1. Adopt **Attachment 1** of the staff report, as drafted as Findings of Fact regarding proposed Certificate of Appropriateness – Major Work HD-19-25

-OR-

2. Adopt **Attachment 1** of the staff report as Findings of Fact regarding the proposed Certificate of Appropriateness – Major Work, with the following changes:

Therefore, I move to:

1. Approve HD-19-25

- OR -

2. Approve HD-19-25 with the following conditions of approval:

-OR-

3. Deny HD-19-25, based on the following:

FINDINGS OF FACT
Case Number: HD-19-25

1. The Historic District Commission finds that the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness (COA) Major Work approval has met the specified submittal requirements as outlined in the Town of Southern Pines Unified Development Ordinance (UDO) Appendices. The applicants have submitted adequate evidence addressing the criteria for a COA Major Work, including images, and relevant documentation. The evidence provided includes sworn testimony by qualified experts and substantiated materials.

2. The Historic District Commission finds that the application is consistent with UDO §2.28.10(A)-(C), the Town of Southern Pines Historic District Design Guidelines, as well as the standards provided by the Department of the Interior, for the following reasons:
 - A. The Commission finds that the installation of seven (7) 50-foot light poles adjacent to the existing tennis courts will not adversely affect the character of the Downtown Local Historic District or the adjacent Town Administration Building. The light poles are modern in design and their placement respects the open landscape of the park. The improvements are functionally and visually associated with a recreational use and maintain the visibility and integrity of nearby historic architecture.

 - B. The Commission Finds that no character-defining historic features or contributing elements will be removed, damaged, or obscured. The proposed light poles are freestanding and located at a respectful distance from contributing structures. The installation is fully reversible and does not entail structural attachment or alteration to the existing historic character of the area.

 - C. The Commission further finds that the proposed work is consistent with the Historic District Design Guidelines, the applicable provisions of the Unified Development Ordinance, and the Secretary of the Interior's Standards for Rehabilitation. The project differentiates new from old, is appropriate in scale and placement, and maintains the essential character of the park and adjacent historic environment while enhancing public use and safety.

3. Therefore, based on the evidence presented, the Commission finds that the proposed work meets the applicable standards. The Certificate of Appropriateness, as drafted and dated September 11, 2025, is incorporated herein and approved as the scope of work.

DRAFT CERTIFICATE OF APPROPRIATENESS – MAJOR WORK
Case Number: HD-19-25

Addresses of proposed work: 180 SW Broad Street, Southern Pines, NC 28387

The Town of Southern Pines Historic District Commission has reviewed the application submitted and approved a request for a *Certificate of Appropriateness – Major Work*, for Darren Johnson for the following scope of work:

1. Installation of seven (7) new 5-foot light poles adjacent to the existing tennis courts in Downtown Park:
 - Fixtures will include a mixture of two-, three-, and five-head configurations as shown in submitted renderings and diagrams.
 - Poles are to be powder-coated metal in a subdued matte finish.
 - Poles are to be installed at the locations identified in the submitted plan.
 - No other modifications or attachments to historic structures are authorized under this Certificate.

All work shall be completed in accordance with the submitted application and supporting materials dated June 12, 2025, together with supplemental materials, as revised and submitted for the September 11, 2025 evidentiary hearing, all of which are incorporated into this Certificate by reference.

Please reference project file for project specifics and associated documentation.

This certificate is valid pursuant to the development approval timeframes described in UDO §2.8.1 (24 months from the date of approval). Please notify the Town of Southern Pines Planning Office when the work is complete **OR IF THE SCOPE OF WORK CHANGES IN ANY MANNER FROM WHAT IS STATED IN THIS CERTIFICATE. If you are unable to complete the above-approved project within the development approval timelines, please contact the Town of Southern Pines Planning Office at (910) 692-4003 regarding extension of the development approval timeline pursuant to UDO §2.8.2.**

Application for: **Certificate of Appropriateness
Major Work**

FOR OFFICE USE ONLY	Fee Paid: <input type="text" value="N/A"/>
Date Received: <input type="text"/>	Case No.: HD- <input type="text" value="19-25"/>

Project Information:

Street Address:

PIN: Parcel ID:

Site Size: Zoning:

Applicant:

Name(s):

Email: Phone:

Mailing Address:

Authorized Agent, if different from Applicant:

Name(s):

Email: Phone:

Mailing Address:

Legal Property Owner(s), if different from Applicant:

Name(s):

Email: Phone:

Mailing Address:

Application for: **Certificate of Appropriateness
Major Work**


TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

The addition of seven 50' light poles adjacent to Downtown Park's four tennis courts.

Date:

06-18-2025



Applicant

Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.

TO SUBMIT THIS FORM

click here to e-mail [click here](#) or e-mail as attachment to plan@southernpines.net

Application for: Certificate of Appropriateness Major Work

APPOINTMENT OF AGENT

The undersigned owner(s), hereby appoint(s) as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Date Signed


Property Owner

Property Owner


Agent

TO SUBMIT THIS FORM

click here to e-mail [or](#) e-mail as attachment to plan@southernpines.net

- (A) In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public right-of-way. The Commission shall not consider interior arrangement or use.
- (B) The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:
1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
 2. The setback and placement on a Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
 3. Exterior construction materials, including texture and pattern.
 4. Architectural detailing, such as lintels, cornices, brick bond and foundation materials.
 5. Roof shapes, forms and materials.
 6. Proportion, shape, positioning and location, pattern and size of any elements of fenestration.
 7. General form and proportions of buildings and structures.
 8. Appurtenant fixtures and other features such as lighting.
 9. Structural conditions and soundness.
 10. Architectural scale.
 11. Secretary of the Interior Guidelines.
- (C) Prior to approving the application, the Commission shall make the following findings:
1. Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;
 2. Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and
 3. Work is consistent with the adopted design guidelines for the historic district.

REQUIRED APPLICATION MATERIALS:

- Application fee** in the amount of **\$250.00**.
- Completed Application** for a Certificate of Appropriateness – Major Work signed by the applicant. Please do not leave anything blank and make sure all of the information provided is correct.
- Appointment of Agent**, if applicable, signed by the property owner(s) and the agent as evidence that the current property owner(s) approve(s) of the proposed work.
- List of Adjacent Property Owners:** Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- Deed** copy to provide proof of ownership and property boundaries.
- Project description:** Please tell us what currently exists and what changes you are proposing. Please attach written descriptions, maps, illustrations/renderings, photographs, material samples, etc. as necessary.
- Written narrative:** Please address compliance with all of the criteria listed in **UDO §2.28.10 Criteria for a Certificate of Appropriateness – Major Work**. The Historic District Commission will determine if the application meets the established criteria for approval. The list of criteria is attached.
- Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review:** Planning staff will review the application and notify the applicant if additional materials are needed. It is the applicant’s responsibility to demonstrate compliance with applicable criteria.
2. **Public hearing:** The applicant is expected to attend a public hearing before the Historic District Commission at its regular monthly meeting. Please refer to the **Application Processing Timeline** to determine the hearing date.
3. **Issuance of Certificate of Appropriateness:** If the request is approved by the Historic District Commission, a Certificate of Appropriateness - Major Work setting forth any conditions of approval will be issued to the applicant. All construction associated with the project and/or the operation of the development must comply with the Certificate of Appropriateness.

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net



Temple TX ISD, Temple, Texas, USA



Riverdale Ridge High School, Thornton, Colorado, USA



Indian Wells Tennis Garden, Indian Wells, California, USA



Mt. San Antonio College, Walnut, California, USA

Southern Pines Downtown Tennis Southern Pines, NC



Sales Representative: Brad Marolf · Designed By: Joe Nicholson · Design No.: 179686 · June 02, 2025

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Southern Pines Downtown Tennis

Southern Pines, NC

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fkr. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
T1-13	50'	50'	3	TLC-LED-550	1.05 kW	A
T4	50'	50'	2	TLC-LED-550	1.05 kW	A
			2	TLC-LED-550	1.58 kW	A
15-17	50'	50'	20	TLC-LED-550	10.54 kW	B

* Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary

Circuit	Description	Design Load	Fixture Qty
A	Tennis 1-3	63.17 kW	12
B	Tennis 4	47.2 kW	8

Fixture Type Summary

Type	Source	Avg. Wattage	Avg. Lumens	LB	Quantity
TLC-LED-550	LED 5700K-75 CRI	527W	66,717	>120,000	12
TLC-LED-550	LED 5700K-75 CRI	527W	62,104	>120,000	8

Single Fixture Amperage Draw Chart

Driver Specifications (50 min power factor)	Line Amperage Per Fixture (max draw)
Single Phase Voltage	
TLC-LED-550	2.8
	2.4
	1.9
	1.8
	1.4

* Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Grid Name	Calculation Metric			Illumination Ave			Circuits		
	Ave	Min	Max	Max/Min	Ave/Min		A	B	
Tennis 1-3	33.65	27.02	39.60	1.47	1.25		A		
Tennis 4	40.87	32.65	51.00	1.56	1.25		B		

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage and Voltage sections for the "Musco Control System Summary" for electrical sizing

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Southern Pines Downtown Tennis

Grid Summary

Number Tennis: 1-3
 Size: 3 Court - 12' Spacing
 Spacing: 20.0' x 20.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	33.65
Maximum:	39.60
Minimum:	27.00
Avg/Min:	1.25
Guaranteed Max/Min:	2.5
UG (adjacent):	0.00
UG (adjacent):	0.76
UG (adjacent):	0.00
No. of Points:	45
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	12
Total Load:	6.32 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

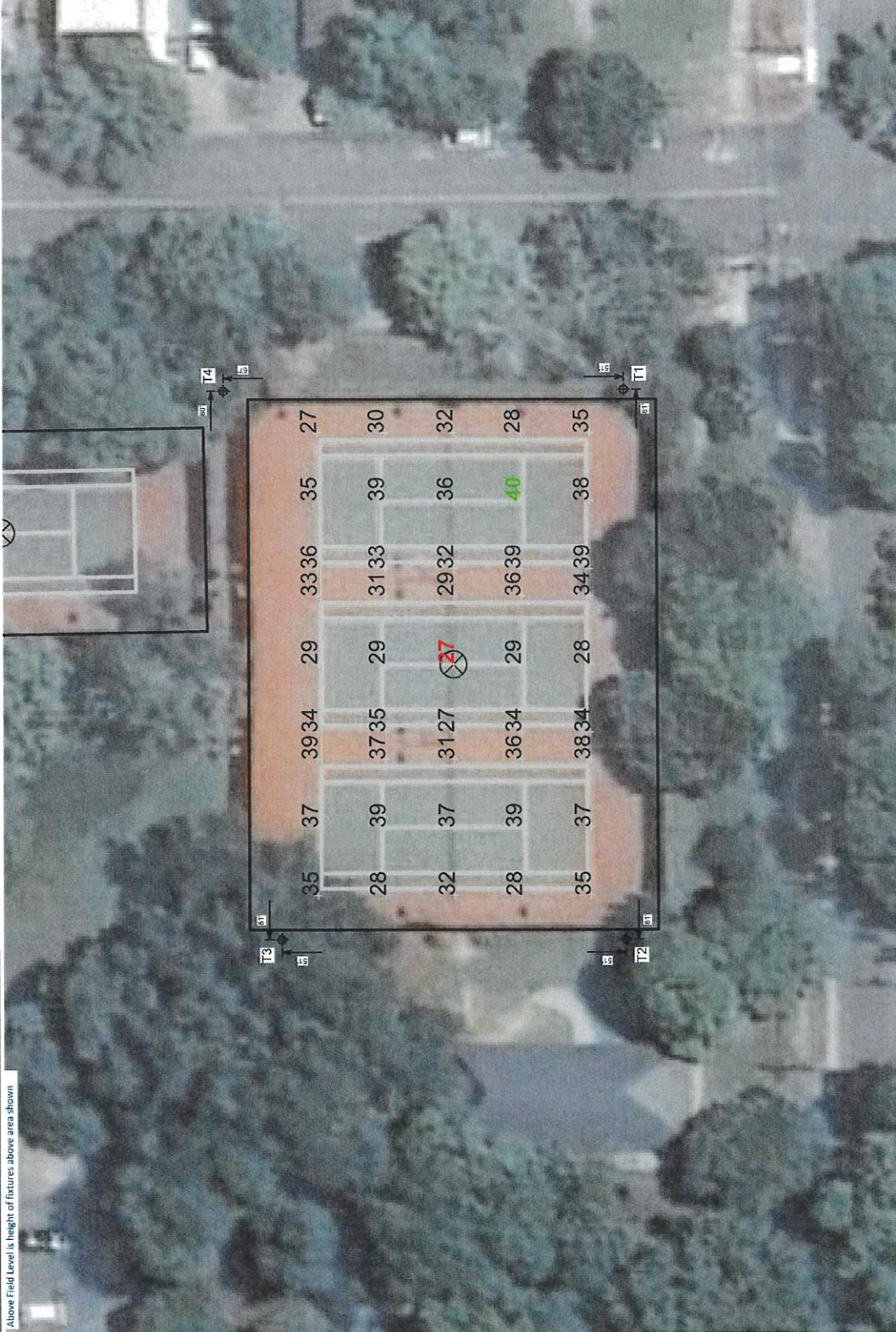
Electrical System Requirements: Refer to Amperage Requirements for the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

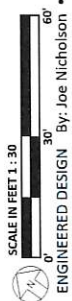
Equipment List For Areas Shown

QTY	STRUCTURE #	SIZE	HEIGHT	MOUNT FIELD LEVEL	FIXTURES		TOTAL GRID	TOTAL GRID	
					TYPE	GRID			
3	1113	50'	50'		TLC-LED-550	3	3	0	
1	14	50'	50'		TLC-LED-550	5	5	2	
Totals:							14	12	2

Above Field Level is height of fixtures above area shown



Pole location(s) ⊕ dimensions are relative to O.U. reference point(s) ⊗



ENGINEERED DESIGN By: Joe Nicholson • File #179686A • 07-Jun-25



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ILLUMINATION SUMMARY

Southern Pines Downtown Tennis

Grid Summary

Name: Tennis 4
 Size: 1 Court - 12' Spacing
 Spacing: 20' 0" x 20' 0"
 Height: 3.0' above grade

ILLUMINATION SUMMARY

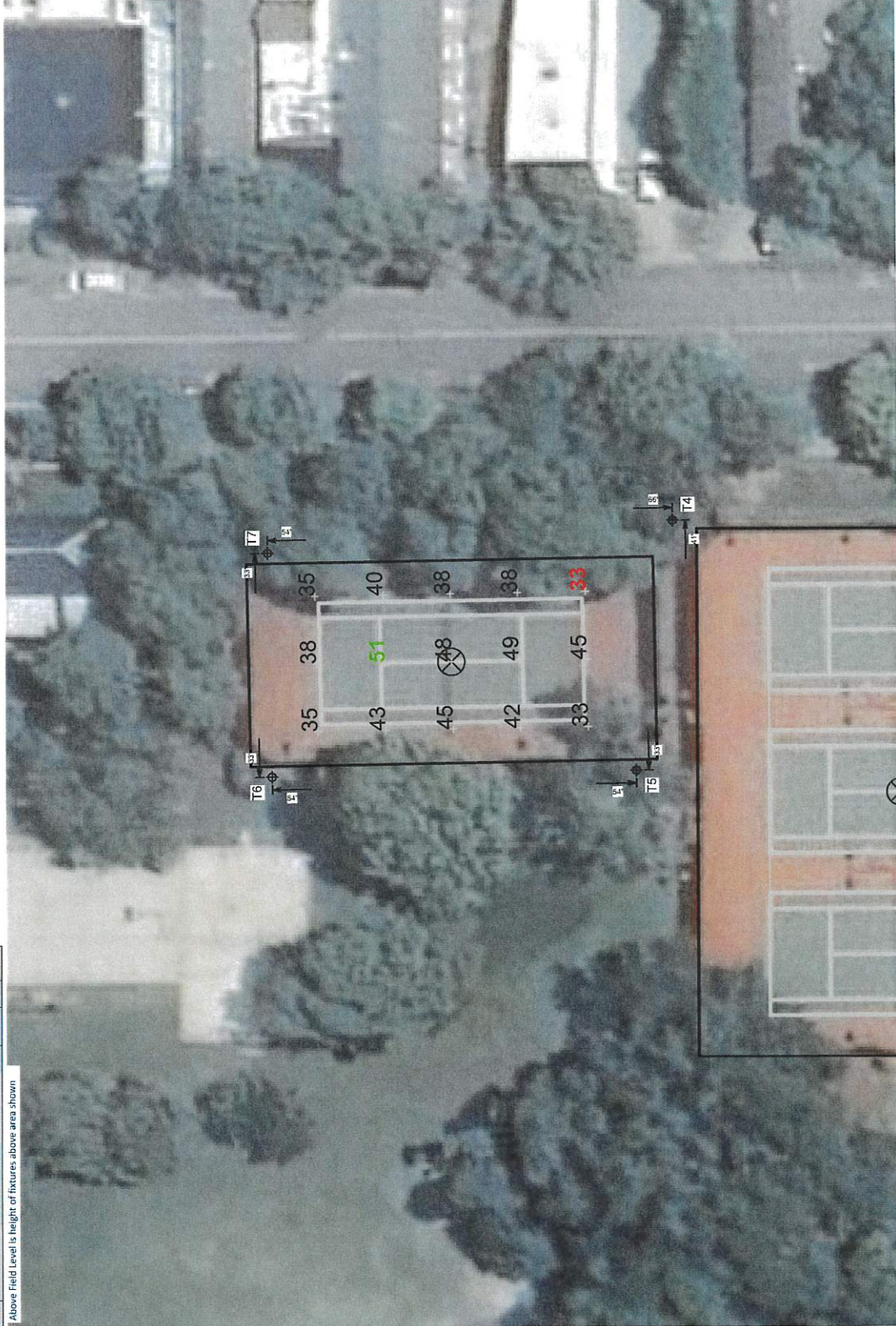
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30 f.c.
Standard Deviation:	8.7
Maximum:	51.00
Minimum:	32.65
Avg/Min:	1.25
Guaranteed Max/Min:	2.5
UG (adjacent pts):	0.00
CU:	0.49
No. of Points:	15
FIXTURE INFORMATION	
Height:	8
No. of Fixtures:	8
Total Load:	4.72 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) (X) dimensions are relative to 0.0 reference point(s) (X)

SCALE IN FEET 1 : 30
 0 30 60

ENGINEERED DESIGN By: Joe Nicholson • File #179686A • 02-Jun-25



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ILLUMINATION SUMMARY

Southern Pines Downtown Tennis

Equipment Layout

INCLUDES:

- Tennis 1-3
 - Tennis 4
- Electrical System Requirements: Refer to Amperage Summary for the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

STRUCTURE		FITTINGS	
QTY	FIXTURE ID	GLOBAL ELEVATION	FIXTURE TYPE
3	T1-T3	50'	TLC-LED-550
1	T4	50'	TLC-LED-550
3	T5-T7	50'	TLC-LED-550
Totals			20

Above Global Level is height of fixtures above design (0.00)

Single Fixture Amperage Draw Chart

Driver Specifications (50 min power factor)		Line Amperage Per Fixture			
208V	240V	277V	347V	380V	480V
(60)	(60)	(60)	(60)	(60)	(60)
3.2	3.0	2.8	2.4	1.9	1.4

* Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart



Pole location(s) ⊗ dimensions are relative to O.D. reference points ⊠

SCALE IN FEET 1 : 40

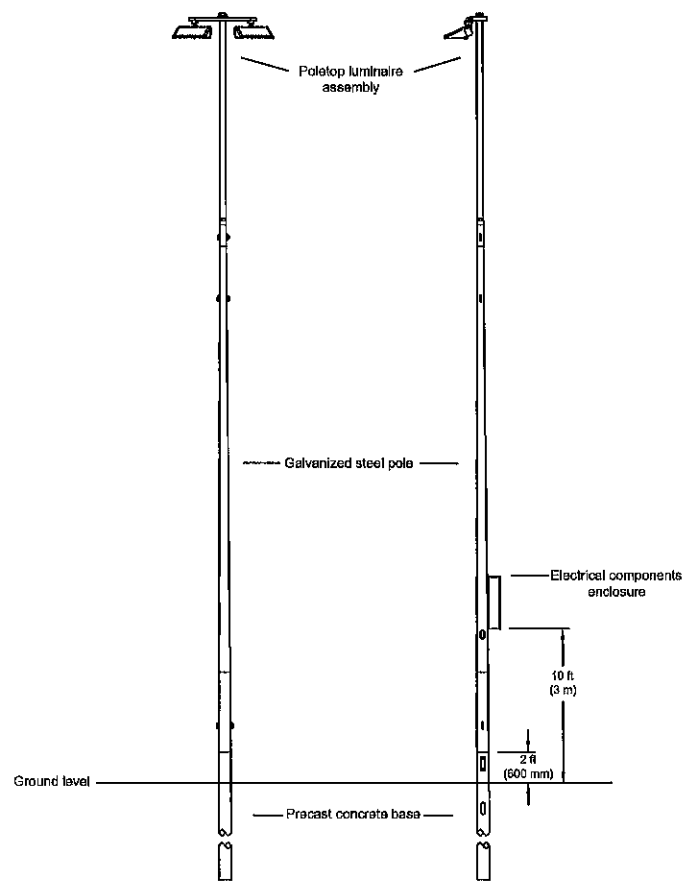
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EQUIPMENT LAYOUT

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POLE(S): T5-T7
 Musco 50FT Light-Structure System™ pole
 TLC for LED™ luminaires
 (2) TLC-LED-550

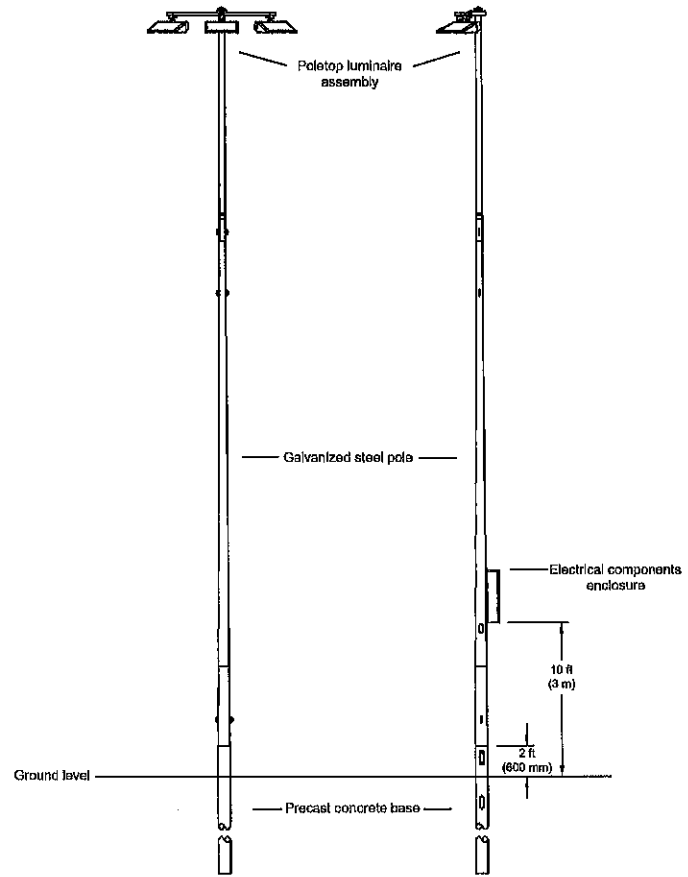
PROJECT NUMBER:
 179686
 DRAWN BY:
 J. Nicholson
 SCALE:
 NTS
 DATE:
 06/02/2025
 SHEETS:
 5 OF 5

DATE:	BY:	R.L.	REVISIONS:

MUSCO
Lighting
 CORPORATE OFFICE:
 P.O. Box 808
 100 1st Avenue West
 Okaloosa, Iowa 52577
 +1-800-825-8020
 +1-641-673-0411

Southern Pines Downtown Tennis
 Southern Pines NC
 Pole Configuration Drawing **B**

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POLE(S): T1-T3
 Musco 50FT Light-Structure System™ pole
 TLC for LED™ luminaires
 (3) TLC-LED-550

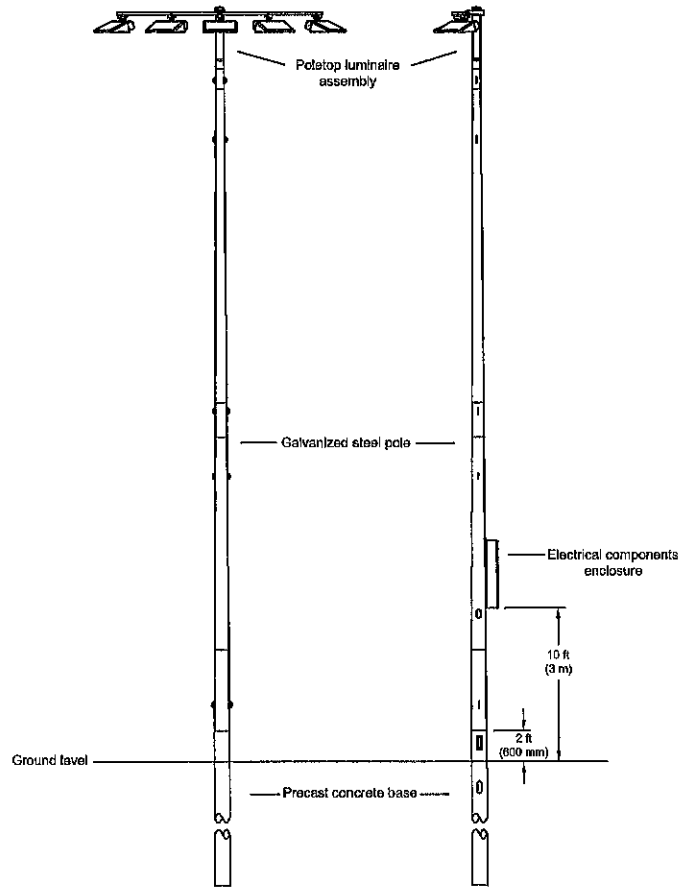
DATE: 09/02/2023
 DRAWN BY: J. Nicholson
 CHECKED BY: NTS
 PROJECT NUMBER: 179686
 DRAWING TITLE: POLE(S)
 1 OF 3 SHEETS
 179686P1

DATE	BY:	R.L.	REVISIONS:

MUSCO Lighting
 CORPORATE OFFICE:
 P.O. Box 805
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 Oak Grove, Iowa 52377
 +1-800-825-6020
 +1-841-673-0411

Southern Pines Downtown Tennis
 Southern Pines NC
 Pole Configuration Drawing **B**

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POLE(S): T4

Musco 50FT Light-Structure System™ pole
 TLC for LED™ luminaires
 (5) TLC-LED-550

PROJECT NUMBER: 179686
 DRAWING NO: 179686P1
 SCALE: NTS
 DATE: 02/20/25
 DRAWN BY: J. Nicholson
 CHECKED BY: NTS
 SHEET 2 OF 3

DATE:	BY:	REVISIONS:
	R.L.	


 CORPORATE OFFICE:
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 100 1st Avenue West
 Oakdale, Iowa 52577
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 +1-541-673-0411

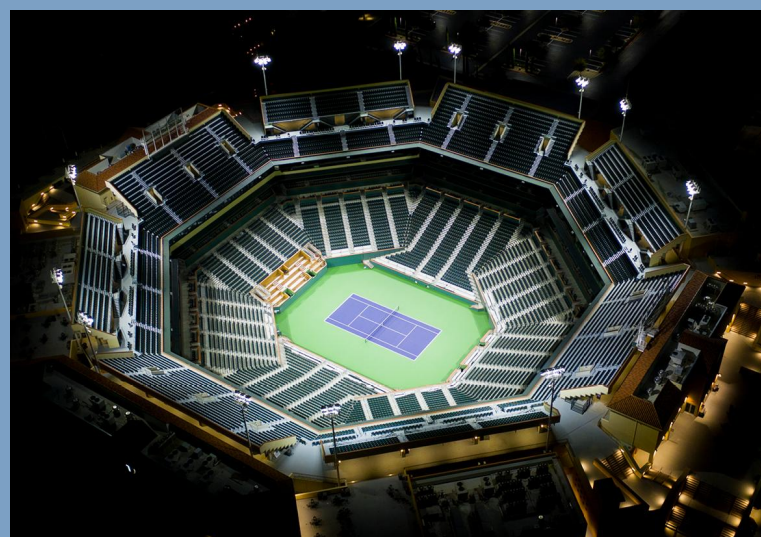
Southern Pines Downtown Tennis
 Southern Pines NC
 Pole Configuration Drawing



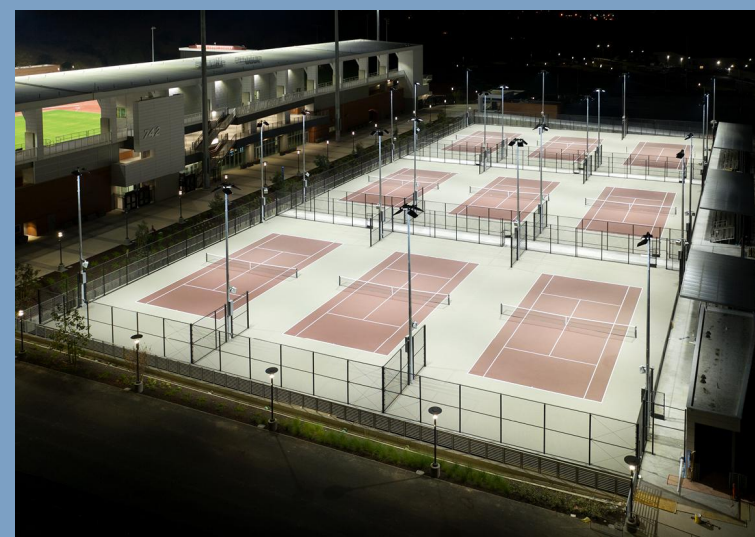
Temple TX ISD, Temple, Texas, USA



Riverdale Ridge High School, Thornton, Colorado, USA



Indian Wells Tennis Garden, Indian Wells, California, USA



Mt. San Antonio College, Walnut, California, USA

Southern Pines Downtown Tennis

Southern Pines, NC



Sales Representative: Brad Marolf · Designed By: Joe Nicholson · Design No.: 179686 · June 02, 2025

Southern Pines Downtown Tennis

Southern Pines, NC

LIGHTING SYSTEM

Structure/Fixture Summary						
Structure ID	Structure Height	Fixt. Attachment Ht.	Fixture Qty	Fixture Type	Design Load	Circuit
T1-T3	50'	50'	3	TLC-LED-550	1.58 kW	A
T4	50'	50'	2	TLC-LED-550	1.05 kW	B
		50'	3	TLC-LED-550	1.58 kW	A
T5-T7	50'	50'	2	TLC-LED-550	1.05 kW	B
7			20		10.54 kW	

*Fixtures in this design have dimmed output values to meet design specific needs.

Circuit Summary			
Circuit	Description	Design Load	Fixture Qty
A	Tennis 1-3	6.32 kW	12
B	Tennis 4	4.22 kW	8

Fixture Type Summary								
Type	Circuit	Source	Avg. Wattage	Avg. Lumens	L90	L80	L70	Quantity
TLC-LED-550	A	LED 5700K - 75 CRI	527W	66,217	>120,000	>120,000	>120,000	12
TLC-LED-550	B	LED 5700K - 75 CRI	527W	62,104	>120,000	>120,000	>120,000	8

Single Fixture Amperage Draw Chart								
Driver Specifications (.90 min power factor)		Line Amperage Per Fixture (max draw)						
Single Phase Voltage		208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-550		3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination Ave					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Tennis 1-3	Horizontal Illuminance	33.65	27.02	39.60	1.47	1.25	A	12
Tennis 4	Horizontal Illuminance	40.87	32.65	51.00	1.56	1.25	B	8

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

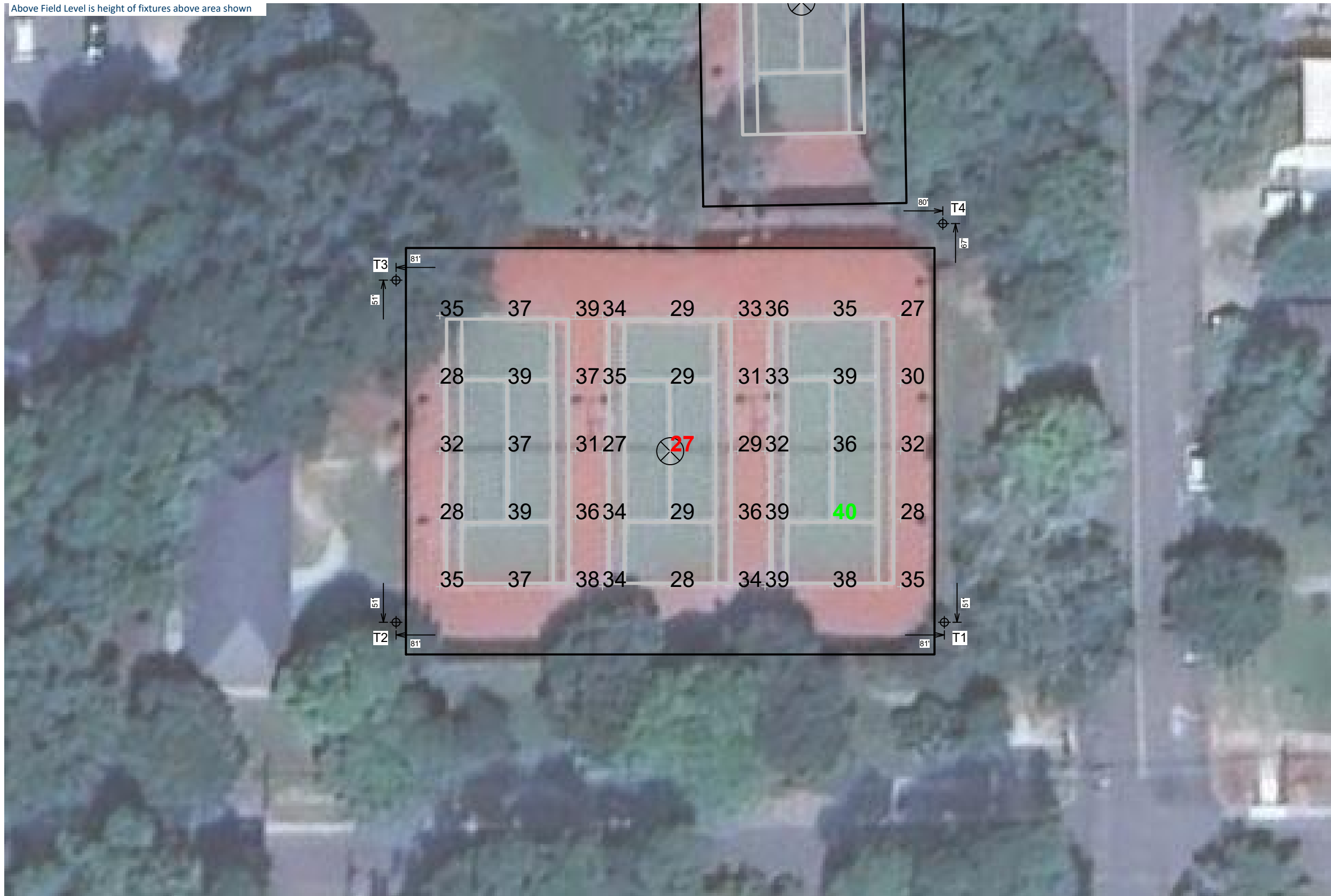
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
3	T1-T3	50'	-	50'	TLC-LED-550	3	3	0
1	T4	50'	-	50'	TLC-LED-550	5	3	2
4	Totals					14	12	2

Above Field Level is height of fixtures above area shown



Southern Pines Downtown Tennis

Southern Pines, NC

Grid Summary	
Name:	Tennis 1-3
Size:	3 Court - 12' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

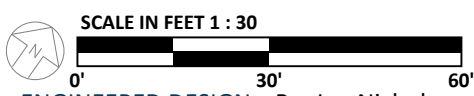
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	33.65
Maximum:	39.60
Minimum:	27.02
Avg/Min:	1.25
Guaranteed Max/Min:	2.5
Max/Min:	1.47
UG (adjacent pts):	0.00
CU:	0.76
No. of Points:	45
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	12
Total Load:	6.32 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
1	T4	50'	-	50'	TLC-LED-550	5	2	3
3	T5-T7	50'	-	50'	TLC-LED-550	2	2	0
4	Totals					11	8	3

Above Field Level is height of fixtures above area shown



Southern Pines Downtown Tennis

Southern Pines, NC

Grid Summary	
Name:	Tennis 4
Size:	1 Court - 12' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

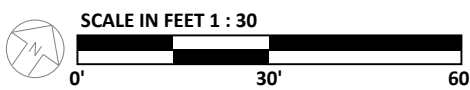
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	40.87
Maximum:	51.00
Minimum:	32.65
Avg/Min:	1.25
Guaranteed Max/Min:	2.5
Max/Min:	1.56
UG (adjacent pts):	0.00
CU:	0.49
No. of Points:	15
FIXTURE INFORMATION	
Applied Circuits:	B
No. of Fixtures:	8
Total Load:	4.22 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Equipment List For Areas Shown

Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
3	T1-T3	50'	-	50'	TLC-LED-550	3	3	0
1	T4	50'	-	50'	TLC-LED-550	5	5	0
3	T5-T7	50'	-	50'	TLC-LED-550	2	2	0
7	Totals					20	20	0

Above Field Level is height of fixtures above area shown



Southern Pines Downtown Tennis

Southern Pines, NC

Grid Summary	
Name:	Zero Grid
Size:	1 Court - 12' Spacing
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

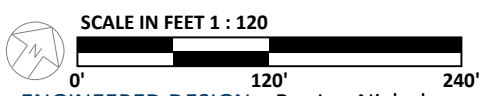
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Scan Average:	2.68
Maximum:	50.65
Minimum:	0.00
Avg/Min:	-
Max/Min:	-
UG (adjacent pts):	15.74
CU:	1.00
No. of Points:	4810
FIXTURE INFORMATION	
Applied Circuits:	A,B
No. of Fixtures:	20
Total Load:	10.54 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



Southern Pines Downtown Tennis

Southern Pines, NC

Equipment Layout

INCLUDES:
 · Tennis 1-3
 · Tennis 4

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

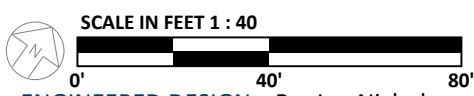
QTY	Structure			Fixtures		
	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
3	T1-T3	50'	-	50'	TLC-LED-550	3
1	T4	50'	-	50'	TLC-LED-550	5
3	T5-T7	50'	-	50'	TLC-LED-550	2
7	Totals					20

Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage							
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4

*Amp draw based on 100% fixture output, consult design specific datasheet for adjusted amperage draw chart



ENGINEERED DESIGN By: Joe Nicholson • File #179686A • 02-Jun-25

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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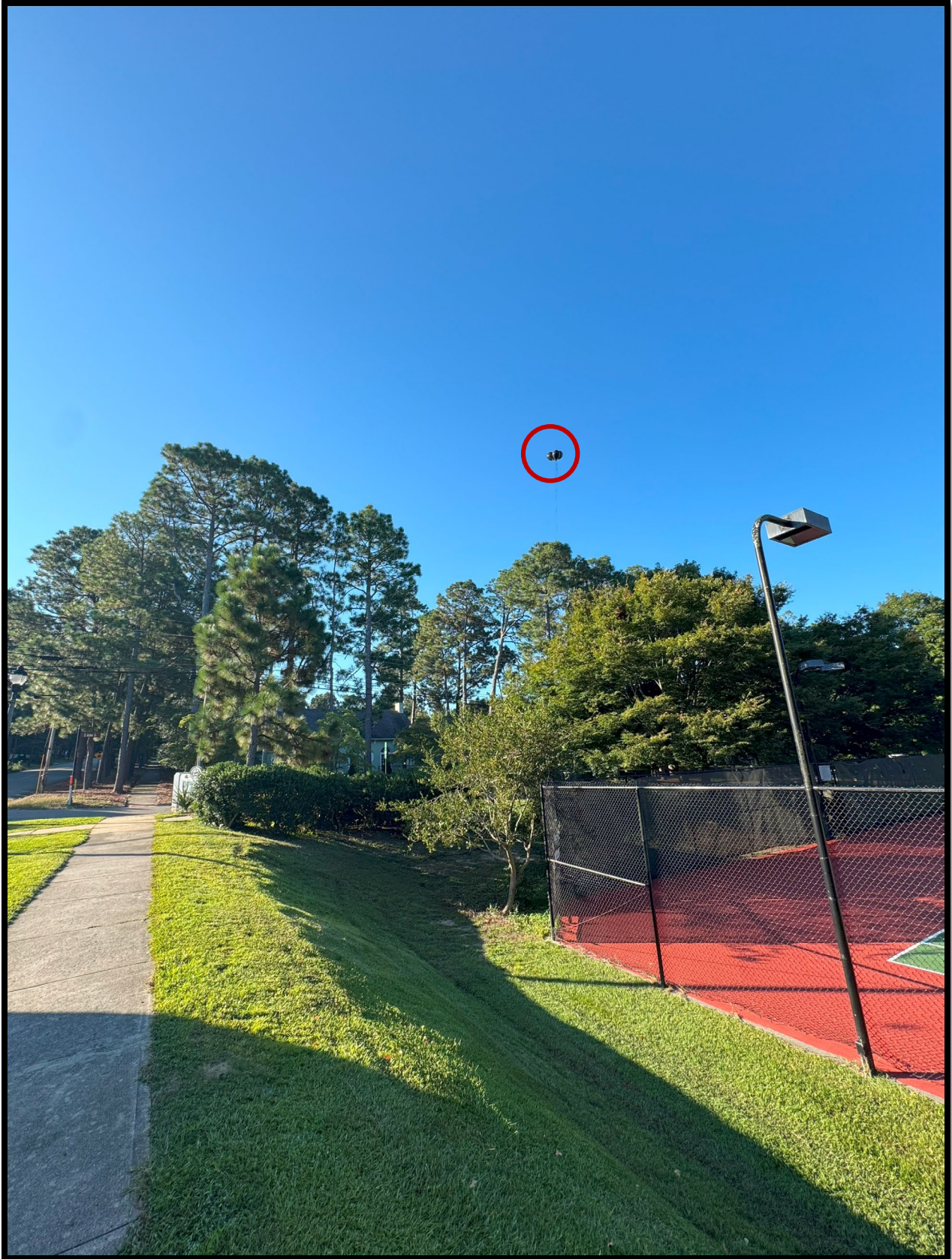
HD-19-25 Attachment #3
Downtown Park Balloon Testing
August 29, 2025
Darren Johnson, Facilities Superintendent
Mason Mattox, Planner II

The following photos were taken by Town staff on the morning of Friday, August 29, 2025, to document balloon testing at a height of fifty (50) feet above the existing tennis court lights. The images are intended to provide a visual reference of the proposed pole height from various vantage points surrounding the site. Not all potential viewing locations were photographed, as many are substantially buffered by existing vegetation. Staff observed that the perceived scale and visibility of the balloons varied considerably depending on the vantage point, with tree cover and distance influencing the degree of visual impact. Overall, the balloon testing provides an effective representation of the proposed fixture height and demonstrates how existing buffers mitigate visibility from a number of perspectives.

First Location – Corner nearest E. Pennsylvania Avenue & S. Ashe Street:

















Second Location – Corner nearest to interior park open space:





Third Location – Exterior corner closest to Park Restrooms & S. Ashe Street:





Fourth Location – Center of single court closest to Administration Building:

