

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Downtown Sanford Historic District

and/or common

2. Location

street & number Roughly bounded by Gordon Street, Horner Blvd.,
Cole Street and Chatham Street not for publication

city, town Sanford vicinity of

state North Carolina code 037 county Lee code 105

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number 1408 S. Horner Blvd.

city, town Sanford state North Carolina

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Sanford (population 15,200) is located in the central Piedmont area of North Carolina, occupying the gently rolling hills of the state, which are flanked on each side by the mountain region of the west and the coastal area of the east. Several rivers and streams lace the region, providing opportunities for successful cash crops (primarily tobacco) and recreational facilities for activities such as water skiing, camping, and hiking. Since its incorporation in 1874, Sanford has been an active railroad and industrial center, known as one of the nation's largest producers of brick and pottery products. The Downtown Sanford Historic District is located in the geographical center of the city about 370 feet above sea level and is considered the major retail center of the city, county, and much of the surrounding area. Its 96 structures occupy an area of approximately 36 acres, roughly bounded by Gordon Street on the north, Chatham Street on the east, Cole Street on the south and Horner Boulevard on the west.

The streets of Sanford basically follow a grid pattern, with the major arteries corresponding with the many highways that pass through the town and the district area. The angular and unsystematic placement of the streets in the eastern portion of the district is caused by the paths and crossings of the extensive railroad track system of the Atlantic, Southern and Seaboard Coast lines. The railroad tracks also serve as a natural division between the old and new sections of the downtown area, having served to develop the town in its early history and playing an important role even in today's situation as an active rail center. Some major streets running perpendicular to the tracks change names after crossing over into the older area--Carthage becomes Charlotte and Wicker becomes McIver. The principal streets running northwest to southeast in the district are Steele, Moore, and Chatham, the rear lot lines of whose buildings form the eastern boundary of the district. Horner Boulevard, the western boundary, is a major four-lane highway, running parallel to the downtown area and forming a boundary between the central business district and other activities and growth. The streets of the district are nearly all bordered with small holly trees, the result of a downtown development plan suggestion by Odell and Associates consulting firm in 1976.

Development in the district dates principally from the boom period of about 1895 to 1930, with a few significant buildings dating from an earlier or later time. Beyond the boundaries of the district are buildings of uniformly later date, different uses, different densities, and some strip development. Land uses within the district remain essentially unchanged since the principal period of development, with most structures dedicated to commercial uses. A few houses survive in residential use, while several others have been adapted for use as offices. Other land uses in the area include light industrial and public/institutional, such as municipal offices and post office/Federal office building. Changes in building use over time have included the conversion of an early hospital to rental apartments and the closing of major downtown hotels in favor of motels further from the city's center.

For the most part, the buildings in the district are typical of late nineteenth and early twentieth century designs, one to three stories in height (with

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some taller buildings from the late 1920s and early 1930s), of solid masonry construction, and topped by flat or stepped roofs. Buildings are generally set flush with the sidewalk and have plate glass display windows and recessed entrances. Surviving ornamentation consists of decorative brick and stonework and molded terra cotta restricted on most buildings to the upper floors. Although later twentieth century infill buildings are of simpler design, and a number of early buildings have experienced some degree of alteration, the district retains much of the character and quality that it had achieved by 1930. It remains the "bricky-looking town" described by Bill Sharpe.

As one enters the district from Hawkins Street, the first structure encountered is the Railroad House (#80, individually listed in the National Register in 1973), the only building surviving in the district from the period of Sanford's establishment. The frame Gothic Revival cottage, built by the Raleigh and Augusta Air Line for its first depot agent in the new town, W. T. Tucker, was originally located across Charlotte Avenue from its present site. After being given to the city, it was moved in 1962 and adapted for use as offices for the Lee County Chamber of Commerce. It is a fitting symbol for a town whose establishment and early development were a direct result of the construction of railroads, an activity which had a dramatic impact on the entire state in the second half of the nineteenth century.

Quite naturally, early commercial development in Sanford occurred adjacent to the rail lines which were the cause for the town's existence, with a somewhat greater concentration of buildings to the east along what is now Chatham Street. Little is known of the buildings erected prior to 1900, but it can be surmised that many were of frame construction, of one or two stories in height, susceptible to destruction by fire and rapidly replaced by more substantial buildings of masonry construction. Branson's Business Directories for the years between 1878 and 1896 reveal the rapid growth of the commercial life of the town, so that by the latter year, there were well over thirty merchants and tradesmen listed as operating businesses in the town. Specialization of merchandising had begun, as there were jewelers, druggists, milliners, and furniture stores. But the majority of concerns still were classified as general stores.

Unfortunately, few if any of the buildings associated with these early business ventures survived much beyond the turn of the twentieth century. The 1908 Sanborn Insurance Company maps show a brick furniture store and bank and a bottling works on the northeast side of the intersection of Chatham and Charlotte streets, a site on the southeast corner of that intersection to be occupied by the Sanford Buggy Manufacturing Company (#84), and a number of one and two story frame and brick structures ranged along Chatham Street. West of the tracks, there stood several buildings along Moore Street between Carthage and Wicker streets, including a post office and the Bank of Sanford Building, which also housed the Opera House (both destroyed). Along the same block of Steele Street were several frame dwellings, a stable, and a marble yard. Moving from west to east on the north side of Carthage Street at the time, one encountered the Graded School and Baptist Church at Steele street and the Episcopal Church at Moore Street. At the

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center of a triangle created by Chatham, Moore and Carthage/Charlotte streets and crisscrossed by the three rail lines stood the railroad passenger depot (#81), with a frame freight depot several hundred yards to the southeast. The passenger depot is a handsome brick building with the typical heavily bracketed, wide flared overhang on its red tile, hipped roof. Its facade is distinguished by a central gable with a palladian window. This building and the nearby Railroad House (#80) serve as a natural focal point for the district.

Surviving commercial buildings from the first decade of the twentieth century are typical of those being built in small towns everywhere at the time. Examples include the former bank and drug store (#91) at the corner of Chatham and McIver streets, notable for its corbeled cornice and segmental arch window openings on the north elevation, and the adjacent five-bay commercial building (#92) with its coved metal cornice.

By 1915, the Sanborn maps were showing a strong shift in the direction of Sanford's commercial development, perhaps influenced by the location of Little Buffalo Creek to the rear of the buildings on the east side of Chatham Street. In the preceding seven years, numerous buildings had been constructed along Moore, Wicker and Steele streets, while Chatham Street from Charlotte to Maple was fairly complete. A few dwellings survived in the area, but by then, it was given over almost entirely to commercial, light industrial, and civic structures. The town's growth as a retail center for the surrounding rural areas necessitated the construction of buildings dedicated to sales of dry goods, drugs, hardware, furniture, and jewelry. There were also banks, undertakers, restaurants, barber shops, 5 & 10¢ stores, insurance offices, a lodge hall, a hotel, livery stables, a bottling works, and a moving picture theater. As is true now, the majority of these buildings were one or two stories in height and of brick construction. Notable exceptions were the Sanford Buggy Company (#84) and the McCracken Building (#76), both three-story buildings which still stand. A handsome City Hall (#83), built about 1910 and located on the north side of Charlotte Street just east of Chatham, featured the decorative brickwork which was to become a hallmark of the town's commercial area, reflecting its debt to the important local brick-making industry. The building is most notable for its massive three-story central tower, covered by a convex four-slope roof and capped by a domed and columned lantern.

The 1925 Sanborn map shows the block bounded by Carthage, Moore, Wicker and Steele streets as almost fully developed with construction underway on numerous buildings in the area comprising the historic district, as Sanford participated in the construction boom which swept the nation during the 1920s. During this period, the old bottling works building on the north side of the intersection of Chatham and Charlotte streets was probably remodeled to its present polychromed Art Deco appearance by the Coca-Cola Bottling Company (#82). Many of the district's landmark buildings were constructed during the 1920s, including the Masonic Lodge

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building (#4), the Makepeace Building (#75), and the Temple Theater (#6). The Lodge is a three-story structure in blond brick featuring granite pilasters rising to a horizontal band above the second floor windows with four raised medallions bearing the Masonic symbol; this treatment is repeated on the west elevation. The five bays of the Makepeace Building are divided by brick pilasters; at the roof line, these divisions are marked by spheres on plinths. Above the narrow central bay is a terra cotta name panel topped by a pediment and flanked by decorative brick inset panels. Finally, the facade of the Temple Theater is an eclectic blend of classical and Art Deco details with handsome decorative brick panels, horizontal terra cotta bands and arches, and terra cotta relief panels.

Within the next few years, several other significant structures rose in the thriving central business district and remain important anchors in the area. The six-story Wilrick Hotel (#43), the area's tallest structure, features restrained classical detail; its first two stories are distinguished by a stone surface capped by a molded cornice, while the sixth floor windows are topped by a bracketed skirt roof of ceramic tile. Representing the change from horse powered personal transportation to the automobile is the Cole Pontiac Building (#1) at the western edge of the district, the last remaining building in downtown Sanford of the early service stations and automobile sales and repair structures which replaced the livery stable and carriage and buggy shops. This extensive brick structure features a stepped and arched parapet with stone coping, two ranks of five large arched windows on the west elevation and a variety of terra cotta ornament. Molded terra cotta and cut stonework also ornament the commercial building which is home to Hubbards Shoe Store (#36), reflecting the Tudor Revival style so popular in the 1920s. The contemporary structure (#63) on the southeast corner of Wicker and Steele streets, formerly used as a post office, also features terra cotta decoration, in this case of classical design, including egg and dart molding, modillion blocks, and a scrolled shield medallion above the main entrance. Simpler buildings also survive from the period, but all display some degree of decorative brickwork, including horizontal and vertical banding, patterned panels, and tapestry and varicolored bricks, reflecting the town's growing status as a brickmaking center for the nation.

The fact that much of the area was already fully developed combined with the Great Depression to create a decline in the rate of construction in Sanford's central business district during the 1930s, a trend which continues to the present. New construction since 1940 has largely been the result of demolition or destruction by fire of already existing buildings, such as the circa 1950 structure (#69) which replaced the early twentieth century bank and opera house building which burned in 1947. Two significant buildings surviving from the Depression era are the 1930 Carolina Hotel (#8) with handsome brick arches decorating its four-story facade, and the former U. S. Post Office (#2), whose restrained classicism is typical of Works Projects Administration buildings constructed during the Depression. Post-Depression and post-World War II construction generally has exhibited less architectural flair than earlier buildings, with little or no ornamentation and a fairly bland use of materials. Although most newer buildings continue in

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the traditional use of brick, some recent structures are concrete block, aggregate materials, and glass walls or screens. The commercial building (#69) at the north-west corner of Moore and Wicker streets is a windowless block covered in concrete, while the structure at 127 South Steele Street (#73) is a steel frame with glass wall building with a metal lattice screen covering the facade's upper floors. Several early buildings in the district have been altered by the installation of screens or other coverings of metal, stucco or permastone, obscuring the facade details typical of late nineteenth and early twentieth century commercial buildings.

The overall visual impact of the area remains that of a pre-World War II commercial district which has undergone normal development since the period of significance. The area to the west of the rail lines is fairly densely developed, with most later buildings erected as infill or replacements for destroyed buildings. East of the rail lines, many buildings are detached from their neighbors, and there has been little infill. The creation of parking lots has had only a minor impact on the district's visual character. Parking spaces at the rear of buildings, in the center of developed blocks, and adjacent to detached buildings have generally provided ample parking for the district. Rehabilitation activities are underway in several buildings, including the Temple Theater and the Wilrick Hotel. A downtown merchants association has formed the Downtown Sanford Redevelopment Corporation and hired an executive director to work for the continued vitality of the downtown. Sanford also was recently selected as a Main Street community.

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INVENTORY LIST

The following inventory list includes all properties located within the Downtown Sanford Historic District, keyed by number to the inventory map.

Assessment: All properties are coded by letter as to their level of significance within the district, and these assessments are, in turn, coded on the inventory map. The following is an assessment key for the inventory list:

- P - Pivotal Those properties which, because of their historical, architectural and/or cultural characteristics, play a primary, central or "pivotal" role in establishing the qualities for which the district is significant.

- C - Contributing Those properties which, while not pivotal, are supportive of, and contribute to, the historical, architectural and/or cultural characteristics for which the district is significant.

- NC - Noncontributing Those properties which have neither an especially positive nor an especially negative impact on the general characteristics of the district. They may be similar in form, height, and materials to contributing buildings in the district, but cannot be considered contributing because of the date of construction or radical alterations (in the case of buildings which meet the age criterion).

- I - Intrusive Those properties which have a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

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- 1. Cole Pontiac - ca. 1925
NE corner Horner Boulevard and Carthage Street
P

Large one-story brick building with basement. The only surviving building in the district associated with the early years of automobile sales and service. The facade and west elevation feature a Spanish Mission-style stepped and arched parapet capped with a beveled concrete coping. The west elevation along Horner Boulevard is distinguished by two ranks of five large arched windows flanking 3 smaller arched blind windows. Molded terra cotta nameblocks occur on the front and rear elevations, flanked by spiked circles of terra cotta.

- 2. Federal Building/Post Office - ca, 1935
226 Carthage Street
C

A one-story brick structure typical of Depression era federal government buildings erected by the Works Projects Administration. Restrained classical elements ornament the building, including a molded and dentiled cornice, 12 over 12 windows set in stone lintels and sills, and a recessed fanlight over the entrance. Pilasters rise on either side of the entrance to a central pediment.

- 3. First Citizens Bank and Trust - ca. 1976
206 Carthage Street
I

Two-story brick buidling with glass partitions dividing the bays. Flat roof.

- 4. Masonic Lodge Building - ca. 1924
130 Carthage Street
C

Three story brick structure with granite pilasters rising to a horizontal bank above the second floor windows; four medallions bearing the Masonic symbol mark this band. The same treatment is repeated on the west elevation. A central recessed entry with granite lintel bears the name "Masonic Temple" and is flanked by two copper sconce lights. The first floor is used as retail space, the second for offices, while the third is the lodge hall.

- 5. Commercial Building - ca. 1935
122-124 Carthage Street
C

Two-story brick commercial divided into two shops on the first floor and a central recessed entrance to the second floor offices. Area above second floor windows is ornamented with horizontal insets of herringbone patterned brick with concrete diamond-shaped blocks at the center of each.

- 6. Temple Theater - ca. 1925
120 Carthage Street
P (NR)

Designed by Henderson architect Eric G. Flanagan and constructed by the Joe W. Stout

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Company of Sanford, the Temple Theater is an eclectic blend of stylistic elements. Representative of the handsome movie theaters built across the country during the 1920s, it is a large blond brick building featuring molded terra cotta ornament and a variety of decorative brickwork. The interior features stenciled plaster walls, a restrained version of the more exotic movie palaces of the period. It has recently been restored for use as a performing arts center.

7. Commercial Building - ca. 1947
110-114 Carthage Street
NC

One-story brick commercial structure containing three business establishments. Typical shop fronts and flat roof with brick parapet.

8. Carolina Hotel - 1930
100-104 Carthage Street
P

Four-story brick building dominates this portion of the district. Has evenly proportioned paired windows between each bay and on all floors above the first. At center of the second story is a large sweeping arch framing a French door which opens onto a brick and wrought iron balcony. On both sides of this center arch is a triple arch of brick headers with a griffin motif in the center arch. Other arches wrapping the building at the first floor elevation have various motifs such as quatrefoils, diamonds, and crosses.

9. Commercial Building - ca. 1964
119 North Moore Street
I

One-story brick structure with concrete panel facade. No windows and flat roof.

10. Commercial Building - ca. 1935
131 North Moore Street
NC

Small brick structure with flat roof capped with terra cotta coping.

11. Seymour & Seymour, Attorneys - ca. 1925
133-135 N. Moore Street
C

Former residence converted for use as offices. One-story frame structure with pyramidal roof and two front gables over paired windows and doors framed by a porch.

12. House - ca. 1925
137-139 North Moore Street
C

One-story brick duplex topped by side gable roof. Two attached front porch gables supported by brackets and posts define the front elevation.

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13. (former) Scotts Hospital - Abernathy Apartments - ca. 1925
105 Gordon Street

C

Two and one half story building originally built as a hospital and converted for use as apartments in the 1940s. Of brick construction, it features a hipped roof and a two-tier porch spanning the facade, supported by wood posts on brick piers. The entry has large paired front doors surrounded by multi-paned sidelights and transoms.

14. Commercial Building - ca. 1956
107 Gordon Street

NC

Small, one-story brick structure with flat roof. Copper mansard roof has been attached to front elevation.

15. Commercial Building - ca. 1948
152 North Steele Street

NC

One-story brick structure with flat roof and concrete capped parapet. Block glass forms and emphasizes front entry.

16. Commercial Building - ca. 1965
150 North Steele Street

NC

Small one-story brick structure with flat roof.

17. Perry Building - ca. 1935
140 North Steele Street

C

Two-story brick building, three bays wide with flat roof and concrete capped parapet. Central entrance opens into central atrium with skylight and stairway to second story offices. Center doors are flanked by side doors leading to two retail stores.

18. Commercial Building - ca. 1947
136-138 North Steele Street

NC

One-story, two bay, brick building with flat roof and granite capped parapet.

19. Commercial Building - ca. 1956
132-130 North Steele Street

NC

One-story brick building has recessed entrance with vertical corrugated-pattern brick work on facade. Three-story addition also features corrugated-pattern brickwork on facade. Third floor exterior surfaced with concrete.

20. Commercial Building - ca. 1964
120 North Steele Street

NC

One-story commercial structure of steel frame construction. A composition of

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materials make up the exterior facade, including metal, concrete, and brick.

21. (former) Sanford Public Library - ca. 1927
118 North Steele Street

C

Two-story brick structure, three bays wide, with flat roof. Storefront facade and entrance is composed of oak and brass. Originally served as the public library until a new facility was built in the early 1980s. The building is being rehabilitated for use as a restaurant.

22. Medical Building - ca. 1935
153 North Steele Street

C

Two-story brick building with stepped parapet forming modified crenellations with concrete coping. One over one windows are accented with concrete keystones and relieving arches. Front entrance has triangular pediment with dentils, while the side entrance features transom and sidelights. Decorative concrete is used in the cornice.

23. Commercial Building - ca. 1950
149 North Steele Street

NC

One-story brick building with false-front parapet. Recessed entrance at an angle is framed by wooden classical elements such as a dentiled cornice and fluted pilasters that also frame the shopfront.

24. Commercial Building - ca. 1940
147 North Steele Street

NC

One-story brick building with flat roof and terra cotta coping. Triple door forms entrance at the center of the facade. Single square wooden column support metal awning.

25. Commercial Building - ca. 1945
133 North Steele Street

NC

One-story brick building with flat roof and terra cotta coping.

26. Commercial Building - ca. 1960
131 North Steele Street

NC

Two-bay brick and concrete block structure with flat roof and concrete coping. Under renovation.

27. Sanford Herald Building - ca. 1935
208-210 St. Clair Court

C

Two-bay brick building of English bond. Flat roof with parapet and brick detailing

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around windows and at parapet.

28. House - ca. 1930
214 St. Clair Court
C

One of the few surviving structures in the district still in residential use. One-story frame structure built on a T-plan. Side gable roof with central gable above entrance. Full-facade porch has bracketed porch posts supporting a hipped roof porch.

29. House - ca. 1934
209 Gordon Street
C

Former residence now used as offices. One-story frame structure with side gable roof and front chimney. Attached shed-roofed porch to right of chimney protects entrance.

30. Denning Building - ca. 1960
207 Gordon Street
NC

One-story brick structure with flat roof and concrete capped parapet. Three fixed windows are evenly spaced on either side of entrance. Each window has cornice with dentils and molding. Formal entrance has triangular pediment with dentils and is flanked by pilasters.

31. House - ca. 1930
229 Carthage Street
C

One-story brick bungalow converted for use as offices. Front gable roof extends to cover engaged porch supported by four brick piers forming three arches. Wood brackets support eaves.

32. Commercial Building - ca. 1935
223 Carthage Street
C

Two-story brick structure with flat roof, four-bay facade. Green stone ornaments first floor shopfront and bays between second floor windows. First floor used as retail space, second floor as offices.

33. Commercial Building - ca. 1945
215 Carthage Street
NC

One-story brick commercial building with two-bay facade and stepped roof.

34. Western Auto Building - ca. 1926
102 South Steele Street
C

Five-story brick commercial building with three-bay facade and five-bay north

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elevation. Second floor serves as a mezzanine circling the entire area of the building's interior. First floor has large showroom windows with prism glass in transoms above. Second story mezzanine windows are tall paired windows, recessed with individual iron railings creating false balconies. Tripartite windows mark the third and fourth floors, while the fifth floor has tripartite window on the facade and single windows on the north elevation. Brick panels ornament the cornice, and the bay divisions are marked at the roofline by stepped coping.

35. Commercial Building - ca. 1925
106-110 South Steele Street
C

Two-story brick commercial structure with three-bay second floor distinguished by large transomed windows separated by decoratively patterned brick panels. Horizontal banding of grey brick further ornaments the facade. Standard shopfronts.

36. Hubbard's Shoes Building - 1926
112 South Steele Street
P

One of the more distinctive structures in the district, this two-story brick building features stone and terra cotta ornamentation in Tudor Revival-influenced motif. Terra cotta pilasters with pointed arch at top rise to roof line which in turn terminates in a raised gable. Entrance is topped by a leaded glass arch and flanked by copper-trimmed display windows. Below the latter are stone foundations decorated with terra cotta medallions in various floral designs. Second floor of facade consists of five windows set in molded terra cotta surround with label lintel and crenellated sides. Above is a tripartite panel of terra cotta with quatrefoil medallions.

37. Commercial Building - ca. 1930
116 South Steele Street
C

Two-story brick structure whose roofline duplicates that of the preceding building (#46). Shopfront has been altered with new windows on brick base angling from the sidewalk to the entrance. Windowless second floor is covered with permastone.

38. Commercial Building - ca. 1923
120-124 South Steele Street
C

Two-story brick commercial structure housing two business establishments. Battlemented parapet. Panel in each bay formed by soldier course brick with small stone squares at each intersection. Paired windows in each bay are set in stone sills and lintels. Brick pilasters mark the division between the two shops and the surrounding buildings.

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39. Mack's Store - 1923
132-134 South Steele Street
C

Two-story brick structure with battlemented parapet. Rectangular name panel in each of three bays formed by soldier course brick with small stone squares at each intersection. Paired windows in each bay are set in stone sills and lintels. Nearly identical in design to adjacent building (#38). Home store of the "Macks" or "Maxway" variety store chain begun locally as a general mercantile business by the McIver family in the 1870s.

40. Belk Building - 1920
138-140 South Steele Street
C

Two-story, three-bay brick building now covered with a solid metal facade on the upper floor. Original location for Belk's Department Store in Sanford since the mid 1920s.

41. Commercial Building - ca. 1925
142 South Steele Street
C

Two-story L-shaped building with entrances on South Steele and Wicker streets. Windowless second story. Renovated in 1981 for use as a mini-mall with several separate establishments.

42. Commercial Building - ca. 1930
148 South Steele Street
NC

One-story brick structure with flat roof, now covered with blue tile material

43. Wilrick Hotel - 1925
204 Wicker Street
P

The tallest structure in the district, this six-story building displays restrained ornamentation, relying on mass to dominate the area. The facade of the first and second floors is covered with granite and capped with a molded cornice. The upper four stories are of brick, with the fifth and sixth divided by a horizontal stone band. Above the sixth floor a green tile skirt roof is supported by brackets with diamond shaped stones between each. Tripartite windows in arched openings mark the second floor, while those on the upper floors are paired one over one sash with concrete sills and soldier course lintels. Upper floors have been renovated for use as county government offices, but egg and dart molding has been retained in foyers and hallways of public areas of the building.

44. Commercial Building - ca. 1945
214 Wicker Street
NC

Two-story brick building with flat roof and 2-bay facade. Five horizontal paned windows in upper story.

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45. Commercial Building - ca. 1950
224 Wicker Street
NC

One-story, two bay building with flat roof and terra cotta coping. Typical shopfront.

46. Commercial Building - ca. 1948
232 Wicker
NC

One story, three-bay brick structure with molded coping. Glass block shopfront on west side of front elevation.

47. Commercial Building - ca. 1955
234-238 Wicker Street
NC

Two-story, three-bay building with flat roof, stone coping, and eight single paned horizontal windows in the second story.

48. Commercial Building - ca. 1930
C 241-243 Wicker Street

Two-story, three-bay building with flat roof. Entrance is flush with facade.

49. Commercial Building - ca. 1945
237 Wicker Street
NC

One-story, two-bay brick building with flat roof and concrete coping.

50. Commercial Building - ca. 1940
235 Wicker Street
NC

Narrow, two-story brick building with flat roof. Two eight-pane windows in second story.

51. Commercial Building - ca. 1940
233 Wicker Street
NC

Narrow, one-story brick building with flat roof.

52. Commercial Building - ca. 1940
229 Wicker Street
NC

One-story, two-bay brick structure with flat roof.

53. Commercial Building - ca. 1937
225 Wicker Street
NC

One-story, single-bay brick building with flat roof and terra cotta coping.

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54. Commercial Building - ca. 1926
211-221 Wicker Street
C

Two-story, four-bay brick building with flat roof and molded coping. Name panel in central bay and second story windows are covered with a modern metal screen.

55. Commercial Building - ca. 1930
223 Wicker Street
C

Two-story, single-bay brick structure with flat roof. Tripartite window in second story.

56. Commercial Building - ca. 1927
200 South Steele
C

Two-story, four-bay brick building. Large corner building has recessed corner entrance, supported by large corner post. Flat roof with terra cotta coping.

57. Commercial Building - ca. 1949
210 South Steele Street
NC

One-story, two-bay brick building with metal tile covering facade.

58. Commercial Building - ca. 1955
212 South Steele Street
NC

One-story, one-bay brick commercial structure with flat roof.

59. Commercial Building - ca. 1955
214 South Steele Street
NC

Two-story, one-bay brick structure with flat roof and concrete coping.

60. Lee County Agriculture Building - ca. 1950
225 South Steele Street
NC

Typical post World War II "Colonial Revival" commercial structure. Two-story brick construction, with stepped gable roof and false chimneys. Soldier course brick with stone keystones arches over first floor windows. Classical entrance has pilasters rising to semi-circular pediment.

61. Commercial Building - ca. 1955
219-213 South Steele Street
NC

One-story commercial building typical of period of construction. Flat roof and recessed entrances set between plate glass display windows behind brick planters.

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62. Commercial Building - ca. 1950
211 South Steele Street
NC

Two-story brick structure with small vertical windows lighting second story. Concrete belt course divides floors on facade.

63. Bowers Building - ca. 1925
209 South Steele Street - 137 Wicker Street
P

Two-story blond brick commercial structure, which originally housed the U. S. Post Office. The Steele Street elevation consists of five bays separated by brick pilasters and each marked by three windows on each floor (with the exception of the first floor of the two southernmost bays). The Wicker Street elevation has three central bays flanked by narrow bays with entrances to the second floor. The central bays consist of display windows flanking a recessed entrance on the first floor and triple windows of three over one sash. The three bays are separated by pilasters which rise to classical capitals. Each bay is topped by a molded terra cotta band with egg and dart molding. Above the Wicker Street entrance is a panel decorated with a scrolled shield.

64. Commercial Building - ca. 1926
131-133 Wicker Street
C

Two-story, four-bay brick structure with corbeled cornice. Second story has paired windows topped by a soldier course of brick. Each shopfront is accented by a double row of soldier course brick. Transom light remain over the original shopfront windows.

65. Commercial Building - cal. 1915
127 Wicker Street
C

The original shop fronts and second story windows survive on this two-story brick commercial building. Below the flat roof is a dentiled and corbeled cornice.

66. Commercial Building - ca. 1920
115-119 Wicker Street
C

One-story, two-bay brick building with stepped parapet. Ornamental brickwork includes basketweave panels with diamond shaped stone accents.

67. Commercial Building - ca. 1918
111-113 Wicker Street
C

One-story, two bay brick building with flat roof. Roof line defined by soldier course of brick. Facade is accented by basketweave pattern brick. Double store-front is connected by continuous soldier course and corbeled brickwork on end bays.

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68. Commercial Building - ca. 1918
101-107 Wicker Street
C

Two-story, four-bay brick commercial structure with flat roof. Irregularly placed second story windows are trimmed by soldier course brickwork. The cornice is also decorated with soldier course brickwork and basketweave pattern panels. Shopfronts have been altered with board and batten siding.

69. Commercial Building - ca. 1950
100 Wicker Street
I

Two-story brick commercial building, three bays wide. Windowless surface covered with concrete material. Replaced the early bank and opera house building which burned in 1947.

70. Commercial Building - ca. 1969, addition ca. 1979
155 South Steele Street
I

Two-story modern brick building with concrete entablature and flat roof. Roofline extends beyond principal facade, supported by square pillars with metal screens between. Facade is glass and steel. Three story addition set at angle to main structure. Of similar design, but facade features glass and steel set at angles to create row of triangular projections.

71. Commercial Building - ca. 1930
143-147 South Steele Street
NC

One-story two-bay brick structure with sandstone surfaced, windowless upper facade.

72. Commercial Building - ca. 1925
133-141 South Steele Street
NC

Two-story, four-bay brick building whose upper floor has been covered with stucco and imitation half timbering. False mansard roof has been attached over shopfronts of each bay.

73. Commercial Building - ca. 1962
127 South Steele Street
I

Two-story commercial building of brick, steel and concrete construction. Metal screen obscures glass and steel frame facade.

74. Commercial Building - ca. 1952
121 South Steele Street
NC

Simple, two-story brick building with flat roof, long the home of J. C. Penney Co. Cornice defined by soldier course brick. Three horizontal sections of five windows

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light the second floor. Typical first floor shop fronts.

75. Makepeace Building - 1924
101-115 South Steele Street
P

Two-story brick commercial building. Facade has narrow central bay flanked by two bays on each side, each composed of two sets of paired windows. Bays are separated by brick pilasters capped by simple classical capitals. At cornice, bay divisions are marked blond brick laid in rectangle; stone spheres on plinths mark bay divisions at the roofline. The central bay contains an entrance for the second floor offices and features a pediment at the roofline. Below the pediment is a terra cotta panel bearing the name "Makepeace" and the date "1924." The Makepeace family has long been important in the industrial and commercial life of Sanford, having opened the Sanford Sash and Blind Company prior to 1890.

76. McCracken Building - ca. 1910
112 South Moore Street
C

Early 20th century brick structure with corbeled cornice. Appears on 1915 Sanborn map as drugstore and lodge hall. Band of molded brick serves to mark division between first and second floors.

77. Commercial Building - ca. 1910
114-118 South Moore Street
C

Two-story brick building with flat roof. Facade was covered in concrete stucco material in 1950s but retains recessed panels denoting bay divisions. 1915 Sanborn map indicates it may have housed the post office and a clothing store.

78. Commercial Building - ca, 1945
126-132 South Moore Street
NC

Two-story brick building dating from the mid-20th century. First floor contains three shopfronts, while second contains seven horizontal window openings containing multi-paned sash.

79. Commercial Building - ca. 1915
146-148 South Moore Street
C

Two-story brick building consisting of two establishments, the southern one containing two-thirds of the building. The first floor facade of both has been altered. The second floor windows are topped by a radiating flat lintel with keystone. Between the windows and the roofline is a wide decorative brick band with dentils and corbelling. Structure has housed a variety of businesses over the years, including dry goods stores, clothing stores, and a furniture and undertaking establishment.

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80. Railroad House - 1872
110 Carthage Street
P

One-and-one-half-story board and batten Gothic Revival cottage built for the first depot agent for the Raleigh and Augusta Air Line in the new community. Crossbracing and finials ornament the gables of the main roof, the two front dormers, and the entrance bay porch. The latter is supported by square posts with raised panels. A paneled and crenellated chimney rises at the center of the main block, while a massive crenellated chimney rises on the exterior of the end of the rear ell. The house was moved to its present location in 1962 and converted for use as the offices of the Sanford-Lee County Chamber of Commerce.

81. Passenger Depot - ca. 1900
Carthage Street between Moore and Chatham streets, southwest of the Railroad House
P

Typical one-story brick railroad depot with wide overhanging roof of red tile, with flared eaves supported by large wooden brackets with onion-shaped pendants. Small projecting gables mark the ends of the building while a central gable with palladian window marks the facade. Three paneled chimneys rise at regular intervals through the roof ridge. The building was renovated as 1976 for use as the Lee County Senior Citizen Center. Between the Railroad House and the Depot are a steam engine and coal car on a short stretch of track.

82. Coca-Cola Building - ca. 1908
131 Charlotte Avenue
P

A structure housing a bottling works was shown at this site on Sanborn Maps dating to 1908, and subsequent maps indicate continued use of the site for this purpose. It seems likely that an early building was remodeled to the current appearance during the 1920s. Now the home of Jones Printing Company, the property consists of two structures--a one-story brick building and a two-story Art Deco structure. The former is simple in design and detail with a corbeled and sawtooth brick cornice and a second band of corbeling above the shopfront which consists of two large windows with transoms flanking a transomed and sidelighted entrance set in wooden frames. The adjacent structure has a blond brick facade and molded terra cotta surrounds framing windows and doors. Above the second floor windows are terra cotta panels with stepped sides, three containing Coca-Cola bottles in relief, and the larger fourth one containing the Coca-Cola logo. The cornice features molded terra cotta with sawtooth openings framing tiny Coca-Cola bottles. These terra cotta geometric designs are in beige, brown, green and yellow and reflect the building trends of the 1920s.

83. (former) City Hall - ca. 1909
143 Charlotte Avenue
P

One of the most striking buildings in the district, the early 20th century former city hall is a two-story brick structure dominated by a massive three-story central

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tower covered by a convex, four-slope metal roof capped by a domed and columned lantern. The main section of the building is covered by a metal hipped roof with a balustraded flat deck. The facade and side elevations are ornamented with a variety of decorative brickwork, including corbeling, stepped dentils, horizontal banding, and a mix of flat-, segmental-, and round-arched window and door openings of brick. Three circular openings mark the rise of the tower above the main part of the building. Municipal offices were moved out in 1980, and the structure is now used as an independent living center.

84. (former) Sanford Buggy Manufacturing Company - ca. 1908
115 Chatham Street
C

The 1908 Sanborn map shows the site as the future home of the Sanford Buggy Manufacturing Company. The original three-story brick structure was expanded with the addition of a fourth floor some time after 1910. Only three stories are apparent on the facade. The window and door openings on the original three floors are topped by segmental brick arches, while the fourth floor windows are in flat openings. The building was later occupied by the Sanford Furniture Company, whose name is still visible in a raised panel at the center of the facade's parapet roofline.

85. Warehouse Office Building - ca. 1940
121 Chatham Street
NC

Unornamented one-story brick structure, three bays wide, with flat roof.

86. Sanford Buggy Company Livery Stable - ca. 1908
125 Chatham Street
C

One and one half story brick building with windows in upper story that have been filled in with wood yet still retain two courses of header brick former arches above. Two large arches of header brick frame large openings where former livery stable doors once opened. Now used as part of an electrical appliance store.

87. Commercial Building - ca. 1912
129 Chatham Street
C

One-story, single-bay brick building with flat roof. Decorative brick ornaments facade. Attached wooden cornice and door frame serve to accent entry.

88. Commercial Building - ca. 1910
131 Chatham Street
C

One-story brick commercial building whose four original shop bays are still evident. Among businesses once occupying premises were a general store and a restaurant. Decorative brickwork ornaments facade area above shopfronts, which have been modernized with the addition of a copper cornice.

89. Commercial Building - ca. 1910
147 Chatham Street
C

One-story brick commercial building, one bay wide, with some soldier course deco-

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rative brickwork.

90. Commercial Building - ca. 1950

151 Chatham Street

NC

One-story, single-bay concret block structure with flat roof.

91. Lutterloh Clinic - ca. 1900

201 Chatham Street

C

The 1908 Sanborn map indicated that this two-story brick commercial building once housed a bank and drug store. Although the first floor windows on the facade have been replaced with fixed sash, the openings on the second floor and side elevations remain unaltered. Those on the facade are topped by sandstone flat arches with keystones, while those on the side are capped by brick segmental arches with a row of projecting headers. A corbeled cornice further accents the facade. The building has a full basement whose original arched entrance on the side elevation has been bricked in.

92. Commercial Building - ca. 1905

219 Chatham Street

C

Sanborn maps indicate that a variety of businesses have occupied this two-story, five-bay, early 20th century brick commercial structure, including a 5&10¢ store, a furniture store, and a general store. Painted signage is still dimly visible on the facade and north elevation. The bay divisions are stressed at the roofline by pilasters which rise above the parapet. A coved metal cornice is attached to the building above the second story windows which are set in flat openings, four to a bay. A second metal cornice spans the facade, separating the shop fronts from the second floor. Several of the shop fronts retain the original brick, wood, and glass composition with prism-glass transoms.

93. Commercial Building - ca. 1925

229 Chatham Street

C

One-story, single-bay brick structure with flat roof and corbeled cornice.

94. Commercial Building - ca. 1920

231 Chatham Street

C

One-story, two bay brick structure with flat roof, some decorative brickwork and corbeled cornice.

95. Commercial Building - ca. 1920

303 Chatham Street

C

One-story, three-bay brick building with flat roof, corbeled cornice, and original shopfront of brick, wood and glass.

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96. Railroad Freight Depot - ca. 1930
317 Chatham Street
C

Typical one-story frame structure with hipped roof. Eaves supported by large wooden brackets. Clad in board and batten with original windows. One-story brick addition with flat roof.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics:government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1872-1935 **Builder/Architect** Various and unknown

Statement of Significance (in one paragraph)

The Downtown Sanford Historic District, which encompasses most of Sanford's central business district, is typical of the numerous small towns established across the state in the second half of the nineteenth century as the advent of a growing rail system signaled the awakening of the state from its backward situation earlier in the century and its recovery after the devastating years of the Civil War and Reconstruction era. Although a few buildings survive from Sanford's 1870s settlement period, the majority of standing structures date from the boom period which characterized the state from 1890 to 1930, as industry transformed the traditionally rural farming economy into one which was becoming an industrial leader in the southeast region of the United States. Textile, tobacco, and furniture were the principal components of this transformation, and Sanford had its cotton mills and furniture companies. But Sanford's economic history is distinguished by its heavy reliance on the building materials industry, from the late 19th century quarrying, cutting, and shipping of brownstone, to the post World War I growth of the brick-making industry. Today, Sanford is known as the brick capital of the nation, and the structures of its downtown district, with their handsome brickwork, terra cotta ornamentation, and incorporation of brownstone trim, are a fitting symbol of the community's history. The town's continuing role as a retail center for the surrounding area is also reflected in the densely developed commercial area.

Criteria Assessment

- A. Associated with the 1872 establishment of Sanford at the intersection of two rail lines and the development of the town as the result of the brownstone quarrying and brick-making industries and as a major retail center for the surrounding area;
- C. Embodies the distinctive characteristics of late 19th and early 20th century commercial architecture, incorporating handsome decorative brickwork, terra cotta ornamentation, and brownstone trim;
- D. Has potential for information in historic archaeology, particularly in the area around the railroad-associated structures and the buildings east of the rail lines.

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In 1954, Bill Sharpe stated in his book, A New Geography of North Carolina, that ". . . Sanford is a bricky-looking town" ¹ This statement highlights a key factor in the development of Sanford, North Carolina, in the twentieth century--the importance of the building materials industry and in particular, since the early 1920s, of the manufacture of bricks. Although the town was established at the junction of two railroad lines and later became a trade center for the surrounding area, it is the brick-making industry which has come to distinguish Sanford from other North Carolina towns with similar origins and early development patterns. And the handsome brickwork of the buildings located in the central business district is a fitting symbol for the town known as the Brick Capital of the nation. The majority of the buildings date from the period 1890 to 1935--a significant boom era as industry transformed the state's traditionally rural agricultural economy into one which was becoming an industrial leader in the southeast region of the United States.

Although the area of central North Carolina which became Moore, Chatham and Lee counties (the latter was chartered from sections of each of the former in 1907) was traversed by hunters and traders as early as the mid-17th century, permanent settlement did not begin until after the mid point of the 18th century. The earliest settlers generally migrated into the region from Virginia or the Albemarle region and were of English or Ulster Scots descent, with a scattering of Germans, French, and Pennsylvania Quakers. Toward the end of the century, Highland Scots, fleeing economic and political oppression, traveled to the colonies and up the Cape Fear River Valley to settle, principally in the sandhills area of North Carolina, including Moore County (until 1784 a part of Cumberland County). For the most part, all of these early settlers were self-sufficient farmers owning small land holdings and few, if any, slaves. ²

In the southern part of Moore County, with its vast stands of pine trees, naval stores quickly became an important component in the local economy, as was true of the state's sandhills region as a whole, with trade being carried from Fayetteville along the Cape Fear River to the port of Wilmington. But in the northeastern corner of Moore (now part of Lee), with its more clayey soil, little growth occurred until the mid-19th century discovery of coal beds at Egypt (now Cumnock) on the Deep River. (Much ³ of the coal was located in Chatham County, which was separated out of Orange in 1771.) In December 1852, the Western Railroad Company was chartered by the state " . . . for the purpose of establishing a communication by Rail between the town of Fayetteville and the Coal Region of the counties of Moore and Chatham, at some point to be hereinafter determined." ⁴ Of the stations established along the route, the one at Rollins' Store was renamed Jonesboro; shortly after the end of the Civil War, ⁵ Jonesboro is said to have " . . . begun to build into a lively country town . . ." ⁶ and was incorporated in 1873. Jonesboro's rapid early development was eventually eclipsed by that of nearby Sanford, although when Lee County was formed in 1907, a site between the two towns was chosen for the county courthouse. The communities merged in 1947, with the town of Jonesboro becoming the Jonesboro Heights section of Sanford.

In 1868, Colonel C. O. Sanford, a New York-born civil engineer, arrived in North Carolina to supervise construction of a railroad line that ran through Chatham County and formed a part of the Raleigh and Augusta Air Line (now the Seaboard Coastline Rail-

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Some time prior to 1890 the Makepeace family purchased two acres of land near the intersection of the two rail lines and opened the Sanford Sash and Blind Company, an industry which continued to operate well into the 20th century,¹⁴ filling the needs of those involved in the building of a town. In 1896, the company advertised itself as "Manufacturers of Dressed Lumber, Sash, Doors and Blinds, Mouldings, Brackets, Church Pews, etc."¹⁵ Like many other early families in Sanford and similar small towns, the Makepeaces engaged in several enterprises. In addition to operating the sash and blind company, J. B. Makepeace and Company is listed in the 1890 Branson's Directory as an undertaking establishment,¹⁶ a service frequently associated with companies making or selling furniture. The Makepeace family remains active in the community today, with its name a prominent feature of the central business district landscape where the ca. 1924 Makepeace Building (#75) stands on the corner of South Steele and Carthage streets.

Another very significant name in Sanford's history in the late 19th and early 20th centuries is that of William J. Edwards who, in 1896, established the town's first bank, the Chatham, Moore and Harnett Bank, on what is now Moore Street. Edwards was very active in guiding the town's development during this important period. Among his contributions were a successful campaign to secure a good water system for the growing town and construction of the Commerical Building, which was located on the northwest corner of Wicker and Moore streets. This structure, which housed the Opera House, the Bank of Sanford (formerly the Chatham, Moore and Harnett Bank), and several small dry goods stores, burned in 1947 and was replaced by the Southern National Bank building (#69).¹⁷

Several other names stand out in the period as Sanford's leaders turned to the matter of providing the necessary amenities for its growing population. During the first twenty years of this century, these people joined forces to install water and sewer systems; organize banks; build sidewalks, streets, schools, hospitals, churches, and hotels; and establish a variety of businesses and manufacturing concerns. Among the leaders were T. L. Chisholm of Randolph County, who, with several others, founded the Sanford Cotton Mill; the Moffitts--Moffitt Brothers Foundry and Machine Shops and W. B. Moffitt, a town commissioner; A. L. McNeill, a notary public; the Wetherspoons--W. S., agent of the Cape Fear and Yadkin Valley Railroad and Mayor of Sanford, and town commissioner J. R.; as well as others such as L. P. Wilkins and C. H. Smith.¹⁸ The most significant surviving building representing this early 20th century community emphasis is the handsome former City Hall (#83), built around 1910.

During this period, the masonry building materials industry began to play an increasingly significant role in the local economy. In 1890, Branson's Directory indicated that J. C. Wicker and John and David Womack were making bricks, which probably were used by local builders such as A. A. McCallum, N. N. McBride, and G. W. Gilmore,¹⁹ in the construction of new commercial and industrial buildings and the necessary housing stock. But of more far-reaching importance at this time were the sandstone quarries, whose brownstone deposits became the source of building material for structures all over the eastern United States in the late 19th and early 20th centuries. Among the better known buildings constructed primarily of Sanford brownstone are the Union Theological Seminary buildings in Richmond, Virginia; the Federal building in New Bern, North Carolina; and numerous buildings in Savannah, Georgia. Some \$3,000

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worth of brownstone was ordered in the early 1890s for the building of Trinity College (now Duke University) in Durham, North Carolina. The popular and attractive stone was considered of exceptional quality for building purposes because of its strength and durability. It also produced handsome facades for many late Victorian houses in the Mid-Atlantic and Midwestern states.²⁰

At the peak of quarry operations around Sanford, brownstone production and transport was the chief source of revenue for the Seaboard Airline Railroad, which added spur tracks to the quarries to accommodate shipping demands. The Aldrich Stone Company was one of the early companies that helped develop Sanford as a leader in the production of quality stone and masonry materials, a role that it continues to enjoy today.²¹ As many as three quarries were in operation at one time in the Sanford area during the peak period between 1890 and the early 1900s, including the Carolina Brownstone Company, the Philadelphia Red and Brownstone Company, and the Southern Red Brownstone Company.²² One firm, the Carrington-Gonella Stone Company was located just west of the town on 130 acres of land which, according to newspaper accounts, provided an inexhaustible supply of stone. Mr. R. E. Carrington moved from Michigan to organize the company and later was associated with the Aldrich Stone Company. His partner, J. F. Gonella, a skilled stone worker himself, had learned the stone-cutting trade as a boy in France. A number of the quarry workers were immigrants, with nearly all of the stone cutters being natives of France. The trade was lucrative²³ for these workers, with wages ranging up to four and five dollars a day at times.

The quarries promised from the first to be a boon to Sanford's economy. An article in the Raleigh (N. C.) News and Observer on 6 June 1897, stated that,

Of recent years, Sanford brownstone has taken its seat in the front row and the best architects and builders in the country are conceding its perfect right to be here. This stone is found here in inexhaustible quantities and it is of first class quality and firm and clear in cleavage and color.

As brownstone was being quarried in the area, clay and shale deposits were also being mined.²⁴ These materials offered an easily obtainable and less expensive alternative to brownstone, and the quality clays and lavish deposits of shale were destined to make Sanford and Lee County the "Brick Capital" of the nation. The shale pits, used by all the present-day brick-making companies, are located in the same general Colon area and are of unlimited depth. Shale produces richer colors, without the use of chemicals, than other types of clays, but each company manufactures a brick unique to its own process.²⁵

The first brick plant in Lee County was erected by A. W. Huntley at Jonesboro; it enjoyed only a short-lived existence, and its failure precipitated the failure of the Jonesboro bank. Several other brick plants came and went in the area during the late 19th and early 20th centuries, including one run by the Goldston brothers between Cumnock and Gulf (small communities north of Sanford)²⁶ and those of J. C. Wicker and the Womacks, as already noted. But the situation began to change in the third decade of the 20th century.

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As a byproduct of Sanford's increased prosperity and growing population brought by the brownstone industry and retail trade, the town's central business district began to be transformed early in the 20th century, a phenomenon repeated in many small towns across the state. Larger and more substantial brick commercial and civic buildings replaced more temporary structures from the two to three decades following Sanford's establishment. As already noted, a handsome City Hall was erected in 1910 about one block northeast of the Railroad House as part of a general campaign to improve services in the community. A delightful new passenger depot (#80) had been built just at the turn of the century, and several two and three story commercial buildings went up on the east side of Chatham Street and the west side of Moore Street (all facing the new depot) in the intervening years.²⁷ Of particular note are the McCracken Building (#76), a three-story commercial structure with a corbelled cornice, and the commercial building at 219 Chatham Street (#92), a five-story block with a decorative metal cornice and fairly intact shop fronts.

In 1920, L. Calvin Isehour came to Sanford from Rowan County and set up a brick plant at Colon with 20 employees. This operation, under the direction of his son, Lewis D. Isehour, developed into one of the nation's largest and most modern brick plants. Brick made by this company have been used in buildings in Washington, D. C., Cleveland, Ohio, and other large and small cities throughout the United States. Bricks are shipped by truck and rail as far west as Mississippi, north to New York, and south to Florida.

Borden Brick and Tile Company, founded in Goldsboro in 1911 by F. K. Borden, Sr., and Frank B. Daniels, opened a plant in Sanford in 1925. The present-day Sanford Brick Corporation is the result of mergers between Isehour's Sanford Brick and Tile Company, Chatham Brick and Tile, and Stanly Shale Products, a union sixteen years in the making (1946 to 1962). Cherokee Brick Company operates plants at Brickhaven and Moncure, the latter standing on the site of a brick plant operated by Johnson and Johnson, a Wake County firm, as early as 1885. Lee Brick and Tile, Inc., located on U. S. highway 1 five miles north of Sanford, is one of the few totally locally owned industries in the county. Hugh R. Perry and three others, D. C. Mace, Johnson Sprott, and Carey Castelberry, founded the company in 1946, and a new, fully-automated addition was built in 1974. This enabled the plant to produce more than 150,000 bricks per day, with all operations computerized, from the time the clay is mined through mixing, shaping, burning, and, finally, packaging.²⁸

As a group, these companies lead the nation in brick manufacturing, producing bricks for homes, schools, businesses, churches, and many decorative uses. Fine examples of what can be done with Sanford-made brick are found throughout the community, but are particularly notable in the central business district.

Since the 1920 establishment of a strong brick-making industry in the Sanford area, the town's growth and development have been steady, with construction continuing nearly unabated in the downtown through the 1970s. Sanford participated in the 1920s boom which swept the nation, with commercial construction moving in a westerly direction from the older developed area around the railroad junction. Several modest hotels had been built along Chatham Street in Sanford's early years, but by this time, they were clearly outmoded. Larger and more elaborate hotels replaced them, including one in the block of Moore Street south of Wicker Street (now demolished), the still-standing Wilrick Hotel (#43) at the northwest corner of Wicker and Steele streets, and,

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near the end of the period, the Carolina Hotel (#8) at the northwest corner of Carthage and Moore streets. Both are substantial, handsome brick buildings with restrained ornamentation; they drew travelers and businessmen into the area west of the railroad.

Changes in modes of transportation and entertainment necessitated the construction of specialized buildings. The growing use of automobiles caused a need for sales and show room buildings and service stations. The former Cole Pontiac building (#1), at the northwestern edge of the district, is a handsome surviving example of the former type. And typical of small-town movie palaces of the early 20th century is the recently renovated Temple Theatre (NR, #6).

The majority of buildings from the 1920s and 1930s are standard one to three story brick structures with varying degrees of ornamentation. Several buildings do stand out from the period for their distinctive styling. The mid-1920s structure housing Hubbard's Shoes (#36) on South Steele Street features terra cotta decoration which makes reference to the Tudor Revival style, while the former Coca-Cola Bottling Company building (#82) is a handsome example of the Art Deco style. The finest building of the Depression years is the former United States Post Office on Carthage Street, which is typical of the classically-influenced federal buildings erected by the Works Projects Administration across the country.

After the Depression (which had minimal effects on Sanford's long-term progress), the architectural character of new construction in the central business district experienced the same decline that affected most of the country. Unadorned one and two story buildings of brick, concrete block, or aggregate materials filled in vacant spaces in the area, replaced destroyed buildings, and expanded the district beyond its original boundaries. But the vitality of the area has not declined appreciably. The brick-making industry has continued to thrive, new industries have located in the area, and Sanford still flourishes as a commercial center for Lee and its neighboring counties. It is only recently that suburban shopping malls have begun to threaten the older retail core of the city. Recognizing this threat in advance, a downtown merchants association formed and hired a redevelopment director to work to keep the downtown vital and competitive. Rehabilitation efforts are already underway in several buildings, and the town was recently selected as one of North Carolina's third group of Main Street communities.

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FOOTNOTES

¹ Bill Sharpe, A New Geography of North Carolina, vol. I (Raleigh, N. C.: Sharpe Publishing Co., 1954), p. 213.

² Blackwell P. Robinson, A History of Moore County, North Carolina, 1747-1847 (Southern Pines, N. C.: Moore County Historical Association, 1956), pp. 13-23; Sharpe, A New Geography, p. 206; and Manly Wade Wellman, The Story of Moore County, Two Centuries of a North Carolina Region (n.p.: Moore County Historical Association, 1974), p. 6.

³ Sharpe, A New Geography, pp. 205-206.

⁴ Wellman, The Story of Moore County, p. 63; and Hugh Talmage Lefler and Albert Ray Newsome, The History of a Southern State: North Carolina, 3rd ed. (Chapel Hill: The University of North Carolina Press, 1973), p. 380.

⁵ Wellman, The Story of Moore County, p. 79.

⁶ William S. Powell, The North Carolina Gazetteer (Chapel Hill: The University of North Carolina Press, 1968), p. 256.

⁷ Wellman, The Story of Moore County, p. 86; Powell, Gazetter, p. 439; and Sanford Express, 15 March 1934.

⁸ Sharpe, A New Geography, p. 206; and Sanford Express, 15 March 1934.

⁹ Rev. Levi Branson, ed., The North Carolina Business Directory, 5th ed. (Raleigh, N. C.: L. Branson, Publisher & Bookseller, 1878), p. 205.

¹⁰ Branson's Directory, 1890, pp. 462-463.

¹¹ Wellman, The Story of Moore County, p. 87; and Branson's Directory, 1890, p. 457, and 1896, p. 431.

¹² Branson's Directory, 1878, p. 205.

¹³ Sanford History, special edition booklet, 1974.

¹⁴ Branson's Directory, 1878, pp. 204-205 and 1884, p. 468.

¹⁵ Branson's Directory, 1896, p. 430.

¹⁶ Branson's Directory, 1890, p. 463.

¹⁷ Sanford History, 1974; and Sanborn Insurance Company maps for Sanford, 1908, 1915, 1925.

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- 18 Sanford History, 1974; and Branson's Directory, 1890, p. 463 and 1896, p. 437.
- 19 Branson's Directory, 1890, p. 460.
- 20 "Brownstone Quarries Aided City's Economy," Sanford Herald, Centennial Edition, August 1974.
- 21 "Brownstone Quarries," 1974.
- 22 Branson's Directory, 1896, p. 438; and "Brownstone Quarries," 1974.
- 23 "Brownstone Quarries," 1974.
- 24 "Brownstone Quarries," 1974.
- 25 Lois Byrd, "Lavish Resources Brought Brick-Making Here," Sanford Herald, Centennial Edition, August 1974.
- 26 Byrd, "Lavish Resources," 1974.
- 27 Sanborn maps, 1908 and 1915.
- 28 Byrd, "Lavish Resources," 1974.

9. Major Bibliographical References

See continuation sheets

10. Geographical Data

Acreeage of nominated property Approx. 38

Quadrangle name Sanford

Quadrangle scale 1:24,000

UTM References

A	1 17	6 6 4 9 9 0	3 1 9 2 1 7 7 1 4 1 0
	Zone	Easting	Northing

B	1 17	6 6 1 5 1 1 7 1 0	3 1 9 2 1 7 8 1 6 1 0
	Zone	Easting	Northing

C	1 17	6 6 1 5 4 1 5 1 0	3 1 9 2 1 7 8 1 4 1 0
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D	1 17	6 6 1 5 5 1 1 1 0	3 1 9 2 1 7 4 1 9 1 0
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E	1 17	6 6 1 5 1 1 8 1 0	3 1 9 2 1 7 4 1 0 1 0
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F			
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G			
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H			
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Verbal boundary description and justification

see continuation sheets

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state		code	county		code

11. Form Prepared By

name/title Mary Ellen Bowen, Executive Director

Revisions by Allison Black,
Survey Specialist, Division of
Archives and History

organization Downtown Sanford Redevelopment Corp.

date May 7, 1984

street & number P. O. Box 1523

telephone (919) 774-6153

city or town Sanford

state North Carolina

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date May 15, 1985

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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National Park Service

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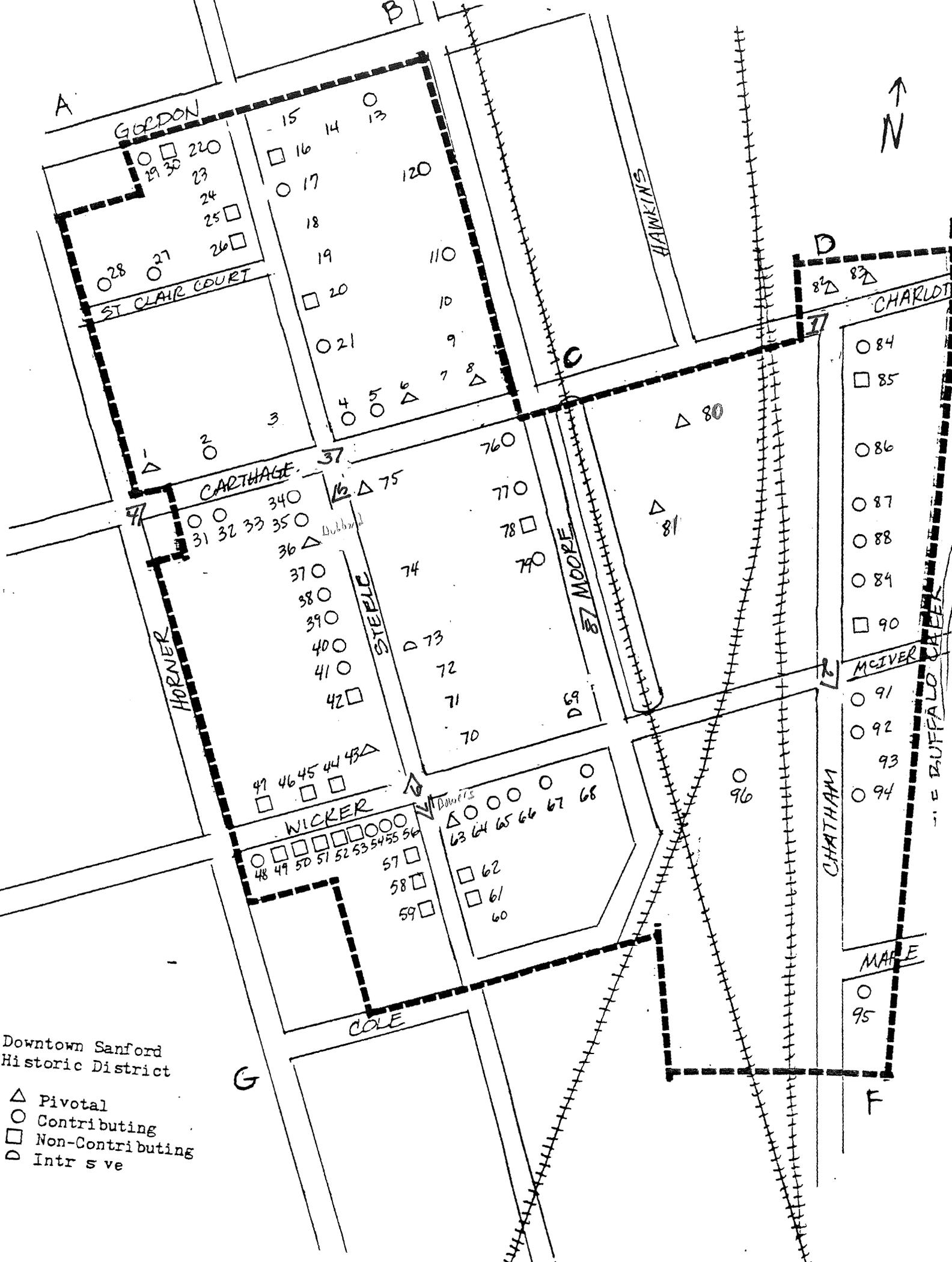
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Verbal Boundary Description

The Downtown Sanford Historic District consists of approximately 38 acres at the geographic center of the town, roughly bounded as follows: on the north by Gordon Street and Carthage Street/Charlotte Avenue, on the east by the rear lot lines of the buildings along Chatham Street, on the south by Cole and Maple Streets, and on the west by Horner Boulevard, as shown on the attached map.

Boundary justification

The Downtown Sanford Historic District encompasses the principal blocks which have comprised the town's central business district since the late 1920s by which time this commercial center has spread from the areas immediately adjacent to the intersecting rail lines to the current western edge of the district, Horner Boulevard (U.S. Highway 421). The latter is a highly visible boundary, as it is a major thoroughfare along which much post 1950 strip development has occurred. The northern, eastern, and southern boundaries generally separate the district from residential areas with some late 20th century commercial and public use structures between.



Downtown Sanford
Historic District

- △ Pivotal
- Contributing
- Non-Contributing
- ◇ Intrusive

