

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Hawkins Avenue Historic District

other names/site number _____

2. Location

street & number 200 blocks of Summitt Dr., Green St., Cross St., W. Chisholm St., and Bracken St.; 100-700 blocks Hawkins Ave.; 100 block E. Chisholm St., 200-600 blocks N. Steele St.; 300 block N. Moore St.; 100 block E. Buffalo St.; 100 block Hill St.; 100 blocks of E and W. Weatherspoon St.; and 400-500 blocks Greensboro Ave.

N/A not for publication

city or town Sanford

vicinity N/A

state North Carolina

code NC

county _____

Lee

code 105

zip code 27577

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

Signature of certifying official

Jeffrey J. Crow SHPO

Date

4/26/00

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____

 Signature of Keeper Date of Action

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5. Classification

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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

Number of Resources within Property

Contributing	Noncontributing
<u>200</u>	<u>62</u> buildings
	<u> </u> sites
<u>4</u>	<u>4</u> structures
	<u> </u> objects
<u>204</u>	<u>66</u> Total

Number of contributing resources previously listed in the National Register 1

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

Historic and Architectural Resources of Lee County, N.C. (1992)

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC/single dwelling; COMMERCE/TRADE/business; EDUCATION/school; RELIGION/religious facility, church-related residence; INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility/industrial storage

Current Functions (Enter categories from instructions)

Cat: DOMESTIC/single dwelling; COMMERCE/TRADE/business; RELIGION/religious facility, church-related residence; INDUSTRY/PROCESSING/EXTRACTION/industrial storage

7. Description

Architectural Classification (Enter categories from instructions)

Queen Anne, Colonial Revival, Craftsman, Neoclassical Revival; Prairie; Other:I-house

Materials (Enter categories from instructions)

foundation brick
roof asphalt shingle
walls weatherboard
other brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50

years.

Areas of Significance (Enter categories from instructions)

Community Development

Architecture

Period of Significance circa 1885-1950

Significant Dates 1900, 1914, 1924-25, 1928

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Matthews, John; Brown, J.W. and Vesper; Thompson, L.M.; Barber, O.Z.; Wilson, Berryman & Kennedy; Chapman-Hunt Company; Cain, Herbert L.; Walker, Robert T.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

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10. Geographical Data

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Acreage of Property approximately 84 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>17</u>	<u>664740</u>	<u>3928900</u>	2	<u>17</u>	<u>665060</u>	<u>3928920</u>
3	<u>17</u>	<u>665640</u>	<u>3928020</u>	4	<u>17</u>	<u>665000</u>	<u>3927580</u>

5 17 664560 3828220

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title M. Ruth Little, Michelle Kullen, and Barbara Childress Kelly
organization Longleaf Historic Resources date October 1, 1999
street & number 2709 Bedford Ave. telephone (919) 836-9731
city or town Raleigh state NC zip code 27607

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications 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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1
Hawkins Avenue Historic District
Lee County, North Carolina

Section 7: Description

The Hawkins Avenue Historic District stands several blocks north of the central business district of the city of Sanford, in central Lee County. The Hawkins Avenue Historic District is fan-shaped because the streets conform to the converging railroad tracks. Spanning approximately eighty-four acres, the district contains all or portions of forty-four blockfaces. The district consists of single and multi-family dwellings, three churches, one historic school, several industrial warehouses, and a historic cotton mill that were predominantly constructed from the 1880s to 1950. The Hawkins Avenue Historic District is roughly bounded by Hill Street on the north, the Little Buffalo Creek or Hawkins Avenue on the East, the east side of N. Horner Boulevard on the west, and Buffalo Street on the south. The general blockfaces included in the district are the 100 to 700 blocks of Hawkins Avenue, the 200 blocks of Summitt Drive, Green Street, Cross Street, W. Chisholm Street and Bracken Street, the 100 block of E. Chisholm Street, the 200 to 600 blocks of N. Steele Street, the 300-500 blocks of N. Moore Street, the 100 block of E. Buffalo Street, the 100 block of Hill Street, the 100 blocks of East and West Weatherspoon Street, the 400 to 500 blocks of Greensboro Avenue, and the 200 to 400 blocks of the east side of N. Horner Boulevard.

The Hawkins Avenue Historic District is a highly concentrated collection of historic buildings. Of the total of 183 principal buildings in the district, 157 contribute to its historic character. Seventy-seven garages and storage sheds stand in the district. Sections of two railroad tracks, a mill smokestack, and a stone gate are counted as contributing structures. Four pools are counted as non-contributing structures. Seventy-five percent of the district's total 270 resources contribute to the historic and architectural character. The former Sanford High School at 507 N. Steele Street is the only property in the district listed in the National Register of Historic Places (NR-1995). Built in 1925, the two-story, brick, Classical Revival style school is the only historic school in the district.

The historic district features large dwellings erected for leading businessmen, lawyers, industrialists, and tradesmen in Sanford, as well as smaller houses for workers associated with the nearby textile and furniture mills. Most of the residences epitomize nationally popular architectural styles of the late nineteenth and early twentieth centuries. Hawkins Avenue, the main thoroughfare in the district, runs north-south midway between the Southern

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Railway and the Seaboard Airline Railroad on the east side of the district. Portions of the two railroad tracks are in the district. The Southern Railway is included in the district where it travels parallel with the 200-500 blocks of N. Moore Street. A small portion of the Seaboard Airline Railroad is included in the boundaries at its intersection with E. Chisholm Street.

The earliest house in the district is the John McIver House at 309 Hawkins Avenue. Built in the 1880s, the I-house features two-over-two sash windows, an Italianate style arched glazed door, molded corner boards, and a two-tier pedimented front porch with paneled posts and plain railing.

A number of late-nineteenth and early twentieth century Queen Anne style houses stand in the district. These include one- and two-story gable and wing forms and one-story pyramidal roofed cottages. The earliest example of the style is the well-preserved Duncan E. McIver House at 315 Hawkins Avenue. Built circa 1893 as an in-town residence for businessman Duncan E. McIver, the one-story, gable and wing cottage features two-over-two sash windows, a pie-crust shaped attic vent, and a hipped roof porch with turned posts and balusters and sawnwork brackets. Built shortly after the McIver house, the John B. Bullock House at 304 Bobbitt Street is a one-story gable and wing Victorian cottage with the same sash windows and a wraparound porch with Italianate style posts. The Malcolm D. McNeill House at 412 Hawkins is a splendid example of the style adorned with a variety of manufactured millwork. Built circa 1903, the one-story, three-bay house features a high hipped roof with a center cross gable trimmed with decorative vents and turned and sawn bargeboards. The M.R. Edwards House at 413 Hawkins Avenue is an example of a large, two-story, irregularly massed Queen Anne style dwelling with a high hipped roof, a two-story bay window with fish-scale shingles and sawnwork brackets, and a one-story porch with classical columns and a pediment over the entry. The Adderholt House built circa 1915 at 149 Hill Avenue is an intact example of a late Victorian cottage with a pyramidal roof, hipped dormers, a Victorian style door with decorative moldings and colored glass, and a wraparound porch with turned bracketed posts and turned railing.

The best residential example of the Neoclassical Revival style in the district is the E.L. Gavin House at 305 Hawkins Avenue. Built by Sanford builder John B. Matthews Jr. in 1922, the house stands as a beautifully

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restored two-story, Neoclassical Revival style dwelling exhibiting a hipped roof with center cross gable and a colossal Ionic portico sheltering a projecting front entry vestibule with balcony. Other important features include hipped dormers, flanking one-story side addition and side porch with Doric columns, and an entrance with transom.

Craftsman style dwellings were also built throughout the district. Perhaps the finest bungalow is the circa 1924 bungalow erected for local builder J. R. Ingram at 206 Hawkins Avenue. The intact, one-and-a-half-story, Flemish bond brick bungalow features decorative glazed headers, a shed dormer, and a front engaged porch and side porte-cochere supported by brick posts on brick bases. The bungalows at 515 Hawkins and 601 Hawkins Avenue both stand on full brick basements with internal garages. The circa 1916 bungalow at 515 Hawkins Avenue also features knee braces, exposed rafter tails, and an engaged porch with battered posts on brick bases and plain railing. The bungalow at 601 Hawkins Avenue is a circa 1925, one-and-a-half-story, frame bungalow with a front shed dormer, exposed rafter tails, and a shed roofed porch with attached porte-cochere with Doric posts.

Three historic churches stand in the district. The earliest is the First Presbyterian Church of Sanford at 203 Hawkins Avenue. Built in 1914, the red brick Gothic Revival style church exhibits a lancet-arched porch flanked by a three-tier and a two-tier bell tower. The St. Thomas Episcopal Church at 312 N. Steele Street also exemplifies the Gothic Revival style. Erected in 1928, the dark brick church features a gable front with a large traceried stained glass lancet window, corner buttresses, and a squat corner entry tower with a Gothic arched double leaf door. The Colonial Revival style First Baptist Church at 200 Summit Drive, constructed in 1925, features a brick veneer, dentil cornice, round arched sash windows, and a pedimented portico supported by four columns with leaf capitals.

The former Sanford Cotton Mill complex, located in the 100 block of E. Chisholm Street, marks the eastern boundary of the Hawkins Avenue Historic District. The centerpiece of the complex is a circa 1900 two-story, common bond brick mill with a shallow gable roof with exposed ceiling joists and parapet eaves, a four-story elevator tower with round and segmental arched windows, and star shaped iron tie rods. Across Chisholm Street

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from the mill stands a circa 1910 one-story brick cotton warehouse featuring a crenellated cornice and segmental arched openings. On the west side of the Seaboard Air Line track, which runs parallel with the mill building, stands a circa 1910 one-story brick mill office with a crenellated brick cornice and original four-pane wooden display windows. Three, identical one-story gable and wing mill worker houses and two larger Victorian style cottages built circa 1905 for mill superintendents front on Wilson Avenue, facing the mill across the railroad tracks.

Two commercial warehouses built facing a Southern Railway spur line (now abandoned) stand in the southern part of the district. The circa 1920 one-story brick, triangular shaped warehouse at 300 N. Steele Street features a flat roof, segmental arched openings, and mousetoothed corner joints. Built about the same time, the Liles Bonded Cotton Warehouse at 311 Moore Street is a one-story, brick warehouse with similar features including a flat roof, common bond brick, and mousetoothed corner joints.

Inventory List

Note: Properties are organized alphabetically by street name and numerically by street number. The east side of North-South streets and the north side of East-West Streets are listed first. N. Moore Street is the main commercial street through downtown Sanford. Streets on the east side of N. Moore Street have the designation East and the streets on the west side have the designation West. Street numbers of east-west streets begin at N. Moore Street and increase outwardly. Dates are estimated using design and style, the 1915, 1925, and 1930 Sanborn Maps (SM), the 1949 Telephone Directory of Sanford and the 1950 and 1954 Sanford City Directories (CD), and the 1995 book *The History and Architecture of Lee County, North Carolina* by J. Daniel Pezzoni (Pezzoni). Oral histories were provided by local residents. (interview) House names represent the earliest known owner. In many cases, this is the owner in 1950, the date of the earliest city directory found. The 1950 directory indicated owner occupants with an "O" beside the street address. Occupants were assumed to be tenants if an "O" was not present. The 1949 Telephone Directory of Sanford is a listing of telephone owners, listed alphabetically by name.

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All buildings are categorized as C (contributing) or NC (noncontributing) based on the following criteria. Any building built after the end of the period of significance, in 1950, is noncontributing due to its age (NC-age). Buildings built before 1950 that have lost their architectural integrity because of substantial additions and/or alterations incompatible with their original character are categorized as noncontributing because of these changes (NC-alt.). Examples of this are complete window, door, and porch replacements; artificial siding that obscures the original door, window, wall and eave detailing; and extensive post-1950 additions. Artificial siding such as aluminum, vinyl or asbestos shingles does not automatically render a building noncontributing as long as the application of the siding does not obscure the decorative finish of the openings and the eaves.

**300 block Bobbitt
Street, E side**

302 Bobbitt St.
C
ca. 1940

House. The frame, two-story, three-bay, dwelling with side gable roof features a central chimney, German siding, a two-story sleeping porch on the right side, and a shed porch with boxed posts. Fenestration consists of six-over-six sash windows.

The house was probably built circa 1940. The earliest known occupants of the house are tenants Broadus Porter and Silas Bradley in 1950. Mr. Porter was employed by City Dry Cleaners and Mr. Bradley by Johnson Cotton. (CD)

304 Bobbitt St.
C
ca. 1895

House. The frame, one-story, gable and wing Victorian cottage features plain siding, wide boxed eaves with returns, circular louvered ventilators, and a wraparound porch with Italianate style posts. Fenestration consists of two-over-two sash windows. Alterations include replacement porch railing.

The house was probably built circa 1895. The earliest known occupant of the house is tenant John B. Bullock in 1950. (CD)

**200 block Bracken
Street, S side**

205 Bracken St.
NC
ca. 1951

House. The small, frame, one-story, three-bay, modest Craftsman house features plain siding, a central chimney, decoratively curved rafter tails, a simple gabled entrance porch, a glazed and paneled door and paired four-over-four sash windows. The front rooms may be an enclosed porch.

Built about 1951, the earliest known occupant of the house is tenant William E.

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Reedy, a foreman with Saco-Lowell, in 1954. (CD)

207 Bracken St.
C
ca. 1930

Charles P. Rogers Jr. House. The frame, one-story, two-bay, gable and wing house features narrow plain siding, wide molded eaves, an exterior end chimney and an engaged shed porch supported by paired classical posts. The front gable exhibits an oculus window with keystone. Alterations include replacement one-over-one-sash windows and lattice porch walls.

The house was apparently built between 1925 and 1930. The earliest known owner of the house is Charles P. Rogers Jr., owner of Rogers Funeral Home, in 1950. (SM-1930, CD)

209 Bracken St.
C
ca. 1930

George W. Whitehead House. The frame, one-story, three-bay, bungalow with side gable roof features German siding, a front gabled dormer with a four-light casement window, knee braces, exposed rafter tails and an interior chimney. Although the house has replacement one-over-one sash windows and the front porch is enclosed, it retains overall form and character, including the original Craftsman porch supports.

a. C Garage. ca. 1930. Frame, front gable, plain-sided garage with side additions.

The house was apparently built between 1925 and 1930. The earliest known owner of the house is George W. Whitehead, an agent with Durham Life Insurance Company, in 1950. (SM-1930, CD)

211 Bracken St.
C
ca. 1930

James M. Caddell House. The frame, one-and-a-half-story, two-bay, gable and wing house features wide molded eaves, an exterior end chimney, a glazed and paneled door and an engaged shed porch with classical posts. Fenestration consists of six-over-one sash windows and an elliptical fanlight in the front gable. The exterior walls have asbestos shingles.

The house was apparently built between 1925 and 1930. The earliest known owner of the house is James M. Caddell, a contractor, in 1950. (SM-1930, CD)

Buffalo Street, N side

109 Buffalo St.
C
1930s

Harold W. Gavin House. The frame, one-and-a-half-story, Craftsman bungalow with side gable roof exhibits German siding, a rubble stone exterior end chimney and foundation, and a shed roofed porch with arched central bay, and plain posts. Fenestration consists of six-over-six sash windows. A rubble stone retaining wall aligns the front sidewalk.

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The house was apparently built sometime after 1930. The earliest known owner of the house is Harold W. Gavin, an attorney with Gavin, Jackson, & Gavin law firm, in 1950. Gavin is apparently the son of E.L. Gavin. This house was built in the rear yard of the E.L. Gavin House at 305 Hawkins Avenue. (CD)

100 block East
Chisholm Street, N side

103 E. Chisholm St.
C
ca. 1900

House. The frame, one-story, three-bay, Tri-gable dwelling features plain siding, corner pilasters, boxed molded eaves, a Victorian style glazed and paneled door and four-over-four sash windows. A front stoop replaces the original front porch.

The house was apparently built circa 1900. The earliest known occupant of the house is tenant Richard F. Suddarth, a Coca-Cola employee, in 1950. (SM-1925, CD)

105 E. Chisholm St.
C
ca. 1950

House. The one-story, three-bay Ranch house with brick veneer features a side-gable roof, two-over-two horizontal sash windows and an attached carport on the left side.

The house was apparently built circa 1950. The earliest known occupant of the house is tenant Mrs. Jessie Williams, owner of Three Point Soda Shop, in 1950. (CD)

109 E. Chisholm St.
C
ca. 1925

Duplex. The frame, two-story, four-bay, hipped roof duplex features plain siding, and exposed rafter tails. Two front gabled entry porches with plain railing and battered wood posts on brick piers balance the wide facade. Openings consist of paired three-over-one sash windows and glazed doors.

a. C Garage. ca. 1925 Frame, front-gable, two-car garage with German siding.

The duplex was built before 1925. The earliest known occupant of the duplex is tenant Arch W. Palmer, a pharmacist at Acme Drug Company, in 1950. (SM-1925, CD)

113 E. Chisholm St.
C
ca. 1925

House. The frame, two-story, three-bay, Dutch Colonial Revival style dwelling with side gambrel roof features plain siding, a full-width shed dormer, an exterior end chimney with its stack enclosed by the overhanging eave and an attached porch with classic wooden columns and a curved arch with dentil cornice over the entry. Fenestration consists of one-over-one sash windows. Although the front porch is

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enclosed by screening and a closed wooden balustrade, the house retains its overall form and character.

The house was built before 1925. The earliest known occupant of the house is tenant Charles R. Hall, manager of the Sanford Chamber of Commerce, in 1950. (SM-1925, CD)

139 E. Chisholm St.
C
ca. 1915

House. The frame, one-story, three-bay, pyramidal hipped roof cottage with center cross gable features four-over-four sash windows, a rear ell, an interior chimney, and a front hipped roof porch with mostly original turned posts. The house is covered with aluminum siding.

The house was built circa 1915. The earliest known occupants of the house are tenants Harry W. Winnett, shop overseer of Father George Mills, and E. Louise Winnett, a cloth room worker in the mill, in 1950. (SM-1925, CD)

155 E. Chisholm St.
ca. 1900, ca. 1910

former Sanford Cotton Mill.

a. C Main Mill Building. The two-story, one-to-five common bond brick mill stands on a raised basement and exhibits a shallow gable roof with exposed ceiling joists and parapet eaves at the ends. At the midpoint of the building rises a four-story elevator tower with five narrow segmental arched windows and ornate crenellated brick moldings in the fourth stage and round arched windows in the third stage. Other features include segmental arched windows, star shaped iron tie rods, painted signage, and loading docks.

b. C (structure) Smokestack. ca. 1900. Very tall common bond brick detached smokestack.

c. C former Sanford Cotton Mill Warehouse. 152 E. Chisholm St. ca. 1910. The one-story, brick warehouse building laid in one-to-seven common bond and random bond features a flat roof, segmental arched openings, a crenellated brick cornice and warehouse doors. The warehouse was constructed between 1908 and 1915. (SM-1915)

d. C (former) Sanford Cotton Mill Office. 142 E. Chisholm St. ca. 1910. The one-story, one-bay, brick mill office features a crenellated brick cornice and four-pane wooden display windows flanking a wooden double-leaf door. A newer brick one-bay addition is attached to the west side. The office was built about 1910 for the Sanford Cotton Mill. It is now the office of WSW Fabric Outlet owned by E. M. Williams.

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The Sanford Cotton Mills, incorporated in 1899, began construction of the mill complex in 1900. Contractor J.W. Brown and his son Vesper may have been the builders of the mill as they are known to have completed other structures at the site. In 1907 the mill employed over 160 operatives and housed 11,000 spindles. In 1908 the mill had four hundred looms. By 1935 the mill employed 250. It was said that the mill supported one-fifth of Sanford's population at that time. Edgar M. Underwood Sr., a county clerk of court, served as the secretary and treasurer of the mill for many years. Warren Williams, a longtime mayor of Sanford, purchased the mill during the 1940s. Williams leased the building in the mid-1950s to the late 1960s to Roberts Company for machinery assembly. Mr. Williams and his son have operated the mill building as WSW Fabric Outlet since the late 1950s. (Pezzoni, interview, SM-1915, SM-1925)

100 block East
Chisholm Street, S side

104 E. Chisholm St.
C
ca. 1925

R. Nixon Porter House. The intact, frame, two-story, three-bay, eclectic Colonial Revival and Craftsman style dwelling features a hipped roof, plain siding, deep bracketed and dentiled eaves, exposed rafter tails, flanking one-story side porch and side addition, and a front portico with plain rail balcony and square posts. Fenestration consists of one-over-one sash windows. The front entrance has Craftsman style sidelights.

a. C Garage. 1930s. Brick, two-car garage with side-gable roof.

The house was built before 1925. The earliest known owner of the house is R. Nixon Porter, an employee of the Country Club Golf Course, in 1950. (SM-1925, CD)

106 E. Chisholm St.
C
ca. 1925

Charles H. Porter House. The frame, two-story, three-bay, Craftsman style dwelling with side-gable roof features two interior chimneys, one-over-one sash windows, and a one-story porch with plain wood railing supported by battered posts on stuccoed bases. The glazed and paneled front door has glazed and paneled sidelights. The house is covered with vinyl siding.

a. NC Shed. 1950s. Frame, shed with side gable roof and artificial siding.

The house was built before 1925. The earliest known owner of the house is Charles H. Porter, president of White Way Laundry Inc. and owner of City Dry Cleaners, in

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1950. (SM-1925, CD)

110 E. Chisholm St.
C
ca. 1925

Walter L. Simmons House. The frame, two-story, three-bay, Dutch Colonial Revival style dwelling features a gambrel roof, plain siding, a shed dormer, an interior end chimney, and a porch with tapered wood posts and plain railing. Fenestration consists of one-over-one sash windows. The glazed and paneled door has glazed and paneled sidelights.

a. NC Shed. ca. 1960. Frame shed with side gable roof and plywood siding.

The house was built before 1925. The earliest known owner of the house is Walter L. Simmons, manager of Williams-Belk Company, in 1950. (SM-1925, CD)

112 E. Chisholm St.
C
ca. 1930

James T. O'Neal House. The brick, two-story, two-bay, Prairie style dwelling features a hipped roof, an exterior end chimney, corner eave brackets, a period door, eight-over-eight sash windows, and a full-width hipped roof porch with plain railing supported by battered wood posts on brick bases.

a. C Shed. ca. 1940. Side-gable shed with board and batten siding.

The house was built between 1925 and 1930. The earliest known owner of the house is James T. O'Neal, a traveling salesman, in 1950. Gladys Weaver has occupied the house for the last thirty-seven years. (SM-1930, interview, CD)

114 E. Chisholm St.
C
ca. 1930

House. The brick, two-story, two-bay, Prairie style dwelling features a hipped roof, two chimneys, corner eave brackets, a dentil cornice, eight-over-eight sash windows, and a front-gable partial width wraparound porch with a plain rail and battered posts on brick bases. The porch gable end exhibits half-timbering. The front door is a replacement.

The house was built between 1925 and 1930. The earliest known occupant of the house is tenant Henry T. Hicks, an employee with Saco-Lowell Shops, in 1950. (SM-1930, CD)

118 E. Chisholm St.
NC-age
1960s

House. The one-story, four-bay, Ranch house with brick veneer features a side-gable roof, two-over-two horizontal sash windows, and a flat roofed entrance porch supported by decorative wrought-iron posts.

a. NC Shed. ca. 1960. Front-gable shed with vertical board siding and a plywood sided side addition.

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136 E. Chisholm St.
C
ca. 1940

former Sanford Cotton Mill Boarding House. The frame, two-story, three-bay, boarding house features a side-gable roof section in front of a large two-story rear ell. Features include asbestos shingle siding and a one-story hipped roof porch with Doric posts. Openings consist of paired six-over-six sash windows and a central entrance with fanlight and sidelights.

a. C Vehicle Shed. ca. 1950. Tall, side gabled, vehicle shed with metal and wood siding.

The boarding house was apparently constructed circa 1940. The boarding house was occupied during the 1940s by workers from the nearby Sanford Cotton Mill. In 1950, the boarding house was owned by Ernest L. Clark, a weaver at Father George Mills. (Pezzoni, CD)

100 block West
Chisholm Street, N side

102 W. Chisholm St.
V

Vacant Lot. House was recently demolished.

a. C Garage. ca. 1930. Frame, front-gable, plain sided garage with side shed addition. (SM-1930)

104 W. Chisholm St.
C
ca. 1930

Vaughn E. Neal House. The frame, one-story, three-bay, bungalow with front gable roof features plain siding, four-over-one sash windows, a Craftsman style door with sidelights, and a side-gable partial width wraparound porch supported by battered posts on brick piers.

The house was built sometime before 1930. The earliest known owner of the house is Vaughn E. Neal, a barber, in 1950. (SM-1930, CD)

106 W. Chisholm St.
C
ca. 1940

Gabe Holmes House. The frame, one-story, four-bay, Classical cottage features German siding, a side-gable roof, a gabled dormer, an exterior end chimney and a front-gable porch with classical posts and plain railing. Fenestration consists of six-over-one and eight-over-eight sash windows and picture window flanked by four-over-one sash windows.

The house was apparently built circa 1940. The earliest known occupant of the house is tenant Gabe Holmes, a clerk with the Lee County Board of Veterans Affairs, in 1950. (CD)

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200 block West
Chisholm Street, N side

208 W. Chisholm St.
C
ca. 1930

Robert W. Vick House. The frame, one-story, three-bay, Craftsman bungalow with a tri-gable roof features exposed rafter tails, an interior and exterior chimney and an attached front-gable porch supported by battered posts on brick bases. Fenestration consists of twelve-over-one sash windows and a five-paned casement window in the porch gable. The house is covered with aluminum siding.

The house was constructed between 1925 and 1930. The earliest known owner of the house is Robert W. Vick, an agent with the Seaboard Air Line, in 1950. (SM-1930, CD)

210 W. Chisholm St.
C
ca. 1925

Geneva F. Tulluck House. The frame, one-story, three-bay, Craftsman bungalow with side-gable roof features knee braces, exposed rafter tails, a glazed Craftsman style door and an engaged front-gable two-bay porch with plain railing, side entrance and battered posts on tall brick bases. Fenestration consists of four-paned casements and three-part Craftsman sash windows.

The house was constructed before 1925. The earliest known owner of the house is Mrs. Geneva F. Tulluck, widow of William Tulluck, in 1950. (SM-1925, CD)

200 block West
Chisholm Street, S side

203 W. Chisholm St.
C
ca. 1940

Max T. Heins House. The frame, one-and-a-half-story, Dutch Colonial Revival style dwelling with side-gambrel roof features a shed dormer, an exterior end chimney, eight-over-one sash windows, and a pedimented entrance with fluted pilasters and wooden fanlight. A one-story porch on the left side with classical posts is screened. The house has vinyl siding.

The house was constructed sometime after 1930. The earliest known owner of the house is Max T. Heins, vice president of Heins Telephone Co., Inc., in 1950. (CD)

207 W. Chisholm St.
C
ca. 1925

John Salmon House. The frame, two-story, three-bay dwelling with side gable roof exhibits an interior ridge chimney, six-over-six sash windows, a six-panel door with elliptical fanlight and sidelights, and a flat-roofed full-width porch with Classical posts and a single, low balcony rail. A one-story hipped roof addition is attached to the rear right side. The house is covered with aluminum siding and the porch and most of the windows have metal awnings.

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a. NC Carport. 1950s. Flat roofed one-car carport and shed with aluminum and wood siding.

The house was built sometime before 1925. John Salmon and his wife purchased the property circa 1941. In 1950, Mr. Salmon was the secretary-treasurer and general manager of Sanford Ice and Coal Company, Inc. (interview, SM-1925, CD)

211 W. Chisholm St.
C
ca. 1925

J. Allen Norris House. The frame, one-story, three-bay, eclectic Craftsman and Colonial Revival style dwelling features a side-gable roof, a front gable vent, an interior and exterior chimney, and an attached porch with arched pediment over the entry supported by Doric columns. The glazed and paneled entrance with Craftsman style sidelights is flanked by French doors with sidelights. The house is covered with aluminum siding.

a. C Garage. 1930s. Frame, front gable one-car garage with plain siding.

The house was built before 1925. The earliest known owner of the house is J. Allen Norris, manager of Sanford Distributing Co., in 1950. (SM-1925, CD)

213 W. Chisholm St.
C
ca. 1925

N. Vick Keith House. The frame, one-and-a-half-story, three-bay, bungalow with side gable roof features plain siding, a gabled dormer with exposed rafter tails, knee braces, and an engaged porch with a thick wood railing supported by single and triple battered posts on brick bases. Openings consist of a Craftsman style paneled door, casements and one-over-one sash windows.

a. NC Shed. ca. 1960. Small, front gable shed with T-111 siding.

The house was built before 1925. The earliest known owner of the house is N. Vick Keith and wife in 1950. (SM-1925, CD)

215 W. Chisholm St.
C
ca. 1925

James T. Hall House. The frame, two-story, three-bay, Colonial Revival style dwelling with hipped roof exhibits plain siding, flanking exterior end chimneys, six-over-one sash windows, and a one-story hipped roof porch supported by Doric columns. The central entrance consists of a fanlight, sidelights and a replacement door.

The house was built before 1925. The earliest known owner of the house is James T. Hall, an agent with Durham Life Insurance Company, in 1950. (SM-1925, CD)

217 W. Chisholm St.

Walter C. Moffitt House. The frame, two-story, three-bay, Colonial Revival style

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C dwelling with side-gable roof features flanking exterior end chimneys, plain siding,
ca. 1925 six-over-one sash windows, and an arched entrance porch supported by thin Doric
columns. The entrance features a fanlight and sidelights.

The house was built before 1925. The earliest known owner of the house is Walter
C. Moffitt, owner of the Drive-In Theatre, in 1950. (SM-1925, CD)

200 block Cross Street,
N side

206 Cross St.
C Jack H. Lucas House. The one-story, three-bay, brick bungalow with front gable
ca. 1930 roof features two interior chimneys, polygonal-shaped shingles in the gable ends,
and an engaged partial width porch and side porte-cochere supported by battered
posts on brick bases. The openings consist of a glazed and paneled door and
Craftsman style six-over-one sash windows.

a. NC Shed. 1950s. Small frame, front gable shed with aluminum siding.

The house was built between 1925 and 1930. The earliest known owner of the house
is Jack H. Lucas, a department manager of Mack's, in 1950. (SM-1930, CD)

208 Cross St.
NC-age Lee M. Price House. The frame, one-story, four-bay dwelling with side gable roof
ca. 1954 features German siding, a central chimney, two-over-two horizontal sash windows
and a shallow shed porch with plain posts.

The house was built after 1950. The earliest known owner of the house is Lee M.
Price, a salesman with Nance Wholesale Confections, in 1954. (CD)

212 Cross St.
C Herbert I. Bowen House. The one-story, side-gable cottage with brick veneer and
ca. 1950 German siding features a side gable chimney, and a front porch and side porte-
cochere with plain posts. Fenestration consists of six-over-six sash windows and a
picture window.

The house was built shortly before 1950. The earliest known owner of the house is
Herbert I. Bowen, owner of Bowen Office Equipment Company, in 1950. (CD)

216 Cross St.
C Rex McLeod House. The one-story, five-bay Ranch house with side gable roof
ca. 1950 features brick veneer, interior chimneys, and two-over-two horizontal sash
windows. A frame addition is attached on the left side. The house has been
converted to a duplex.

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The house was built shortly before 1950. The earliest known owner of the house is Rex McLeod, clerk of Sanford Optical, in 1950. (CD)

200 block Cross Street,
S side

209 Cross St.
C
ca. 1940

George B. Curry House. The frame, one-and-a-half-story Period Cottage with side gable roof features a front gabled entrance with a Tudor style brick chimney and six-over-six and eight-over-eight sash windows. The house is covered with aluminum siding.

The house was apparently built circa 1940. The earliest known owner of the house is George B. Curry, an employee of H.A. Swan Inc., in 1950. (CD)

213 Cross St.
C
ca. 1949

Roy Perry House. The two-story, three-car garage with upstairs apartment exhibits brick veneer and replacement windows. The garage level has been converted to living space.

The garage was built by 1949. There does not appear to have ever been a house on this lot. The earliest known owner is Roy Perry, a bookkeeper and salesman at Perry's Garage, in 1949. (CD)

200 block Green Street,
N side

204-206 Green St.
C
ca. 1915

House. A frame, one-story, early twentieth century dwelling with side-gable roof that was later converted to a duplex. It features four-over-four sash windows, wide eave returns, plain siding, corner pilasters, and two hipped roof entrance porches with turned bracketed posts and plain railing.

The house was apparently constructed circa 1915. In 1950, John Glass of G&G Grocery occupied no. 204 and J.D. Heckle, an ironworker at Hallman Foundry, occupied no. 206. (CD, SM-1925)

208 Green St.
C
ca. 1925

House. The frame, one-story, three-bay Craftsman bungalow has a gable-and-wing form, an exterior end stone chimney with its stack enclosed by the overhanging eaves, knee braces, four-over-one sash windows, and a partial width engaged porch with square posts on stone bases and curved porch brackets. A low stone balustrade curves from the chimney to meet the porch on the left side.

The house was constructed before 1925. The earliest known occupant of the house

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is tenant David Coffey, a salesman with Budd-Kearness Plow, in 1950. (CD, SM-1925)

210-212 Green St.
NC-age
ca. 1955

House. The brick Ranch style house features a side-gable roof, two-over-two horizontal sash windows, three-part picture windows and a partial engaged front gable porch with square posts. The house has been converted to a duplex.

214 Green St.
C
1940s

Louise Northcutt House. The one-and-a-half-story, three-bay Colonial Revival style dwelling with original brick veneer features a side-gable roof, central chimney, six-over-six and eight-over-eight sash windows and a gabled stoop supported by knee braces. The entrance features a broken pediment and fluted pilasters.

The house was built between 1930 and 1949.
is Mrs. Louise Northcutt, secretary of Duran

the house

400-500 block
Greensboro Avenue, E
side

and an entrance
↓

404 Greensboro Ave.
NC-age
post 1954

House. The two-story, three-bay, Colonial Revival style dwelling with brick veneer features a side-gable roof, six-over-six sash windows and a entrance with paneled sidelights.

a. NC Carport. 1960s. Flat roofed metal one-car carport.

408 Greensboro Ave.
NC-age
post 1954

House. The frame, one-story, two-bay dwelling with side gable roof features a shed porch with plain posts, two-over-two horizontal sash windows, a three-part picture window and plain siding.

410 Greensboro Ave.
NC-age
ca. 1954

House. The frame, one-story, four-bay dwelling with side gable roof features two-over-two horizontal sash windows, German siding, a central chimney, a glazed and paneled door, and an engaged shed porch with plain railing and square posts.

The house was built between 1950 and 1954. The earliest known occupant of the house is tenant Kenneth E. Angel, a salesman of Strietmann Biscuit Company, in 1954. (CD)

500 Greensboro Ave.
NC-alt
ca. 1915

Daniel W. Gift House. The frame, one-story, pyramidal hipped roof cottage with front cross gable has numerous alterations including aluminum siding, an enclosed front porch, and replacement sash windows.

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a. C Garage. 1940s. Frame, hipped roof one-car garage with plain siding.

b. C Shed. 1940s. Frame, front gable shed with plain siding.

c. NC (ST) Pool. 1980s. Above the ground plastic pool surrounded by a wooden deck.

The house was apparently built circa 1915. The earliest known owner of the house is Daniel W. Gift, owner of Carroll and Gift Plumbing & Heating Contractors, in 1950. (SM-1925, CD)

504 Greensboro Ave.
C
ca. 1925

J. Wesley Glass House. The frame, one-story, front-gable bungalow features an interior chimney, three-over-one sash windows, a Craftsman style door with sidelights, and an engaged porch with battered posts on brick piers and plain railing. The house is covered with vinyl siding.

a. NC (ST) Pool. 1980s. Above the ground plastic pool.

b. NC Well house. 1950s. Brick, shed roof well house.

The house was built before 1925. J. Wesley Glass, secretary-treasurer of Fairview Dairies, Inc., owned the house in 1950. (interview, SM-1925, CD)

508 Greensboro Ave.
C
ca. 1950

Joseph Taylor House. The frame, one-story, four-bay side-gable dwelling features an exterior end chimney, a front gable bay, an engaged shed front porch with plain railing, replacement one-over-one sash windows and vinyl siding.

a. NC Shed. ca. 1990. Frame, side-gable, plain-sided shed with two-car carport built over it.

The house was apparently built circa 1950. The earliest known owner of the house is Joseph Taylor, a salesman with Captain Rod Sullivan Insurance Company, in 1950. (CD)

400-500 block
Greensboro Avenue, W
side

405 Greensboro Ave.
NC-age
post 1954

House. Small one-story, three-bay, Ranch house with brick veneer, side-gable roof, and six-over-six sash windows.

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- 409 Greensboro Ave.
C
1930s
- D. D. Riddle House.** The frame, one-story, three-bay, bungalow with a broad side gable roof features a front gable bay, plain siding, some board and batten siding, a central chimney and four-over-one sash windows. The corner shed porch has decorative eave brackets and replacement posts and railing.
- The house was built sometime after 1930. The earliest known owner of the house is D.D. Riddle, a cabinetmaker, in 1950. (CD)
- 413 Greensboro Ave.
C
ca. 1950
- Edwin Williams House.** The frame, one-and-a-half-story dwelling built on a basement features a side gable roof with a front gable wing, eight-over-eight sash windows, a side attached carport and an interior chimney. The house is covered with vinyl siding.
- a. NC Shed. 1960s. Frame, side-gable shed with vertical board siding.
- The house was apparently built circa 1950. The earliest known owner of the house is Edwin Williams, an estimator with King Roofing and Manufacturing, in 1950. (CD)
- 503 Greensboro Ave.
C
ca. 1925
- William T. Glass House.** The frame, one-and-a-half-story, bungalow with side gable roof exhibits plain siding, exposed rafter tails, knee braces, a gabled dormer, and an engaged porch with battered posts on brick bases and plain railing. Openings consists of one-over-one sash windows and a glazed and paneled door.
- a. NC Shed. 1980s. Frame, front gable shed with T-111 siding.
- The house was built before 1925. The earliest known owner of the house is William T. Glass in 1950. (CD, SM-1925)
- 505 Greensboro Ave.
NC-alt.
ca. 1915
- House.** The frame, one-story, three-bay, Tri-gable dwelling features a one-story hipped roof porch. Alterations include replacement siding, replacement porch posts, and replacement one-over-one sash windows.
- The house was apparently built circa 1915. The earliest known occupant of the house is tenant James B. Bobbitt, a painter, in 1950. (SM-1925, CD)
- 507-509 Greensboro Ave.
C
ca. 1935
- Duplex.** Intact, one-story, hipped roof duplex with brick veneer walls features interior chimneys and two pedimented two-bay porches with plain posts and railing.
- The earliest known occupants of the duplex, built after 1930, are tenants S. Ray Byerly, a lawyer, and Dixon Talbert, a salesman of Sprott Brothers Furniture, in

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1950. (CD)

511 Greensboro Ave.
C
ca. 1949

James Byerly House. The frame, one-story, three-bay, Colonial Revival-influenced cottage features a side screened porch, six-over-six sash windows, an exterior end chimney, and an arched pedimented stoop with wrought-iron posts. The house is covered with vinyl siding.

The house was apparently built circa 1949. The earliest known owner of the house is James Byerly, a physician with the Masonic Temple, in 1950. (CD)

515 Greensboro Ave.
C
late 1940s

William R. Makepeace Jr. House. The frame, one-and-a-half-story, five-bay, Cape Cod dwelling with a steep side gable roof exhibits three gabled dormers, a classical entrance with five-light transom and fluted pilasters, six-over-six sash windows, and aluminum siding.

a. NC Garage. 1950s. An open-air garage with storage room covered with German siding.

The house was built between 1930 and 1950. The earliest known owner of the house is William R. Makepeace Jr., owner of Makepeace Millwork Company, in 1950. (CD)

100-200 block Hawkins
Avenue, E side

112 Hawkins Ave.
C
ca. 1924

A. D. Barber House. The frame, two-story, double-pile, Neoclassical Revival style dwelling features a hipped roof, and a front portico supported by classical fluted columns over a projecting entrance with transom and sidelights and an upper balcony balustrade. All windows appear to be replacements. The house is covered with vinyl siding. A porch or porte-cochere originally stood on the right side of the house.

a. C Storage Building. 1930s. Frame, one-story, flat-roofed storage building with German siding.

The house was built in 1924 by Dr. A. D. Barber, who lived next door at 114 N. Hawkins Avenue prior to building this residence. (Pezzoni, SM-1925)

114 Hawkins Ave.
C
ca. 1900

William A. Maness House. The frame, two-story I-house with center cross gable features brick gable end chimneys, plain siding, six-over-six sash windows and a rear two-story ell. The interior features Greek Revival-inspired mantels in most

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rooms and a Craftsman brick fireplace in the main parlor. The one-story Craftsman style front porch replaced a two-story porch some time after 1930. The front picture window is a replacement.

The house was constructed around the turn of the century. Early in the century, the house was occupied by Dr. A.D. Barber. Barber sold the house in 1924 when he built a larger home next door at 112 N. Hawkins Avenue. Both houses stood on one lot on the 1930 Sanborn Map. William Armstrong Maness, who established the Sanford Buggy Company, the Sanlee Theater, and the Hearthstone Hotel, was a later owner of the house. (Pezzoni, SM-1925, SM-1930)

118 Hawkins Ave.
C
ca. 1915

John Monroe House. The frame, two-story, three-bay, double-pile dwelling with a hipped roof features a hipped dormer, plain siding, one-over-one sash windows and a wraparound porch and porte-cochere supported by battered posts on brick bases. The two front glazed and paneled doors may indicate its use as a duplex.

a. C Shed. ca. 1930. Frame, front-gable shed with German siding.

b. C Garage. 1930s. Frame, gambrel roofed garage with German siding.

John Monroe, a surgeon at Central Carolina Hospital, occupied the house in the early part of the twentieth century. (Pezzoni, SM-1925)

200 Hawkins Ave.
NC-age
ca. 1960

Miller-Boles Funeral Home. The two-story brick, flat-roofed building features six-over-six sash windows, a pedimented portico with Doric columns, a double-leaf entrance with broken pediment and a one-story side chapel with a pedimented double-leaf entrance.

206 Hawkins Ave.
C
1924

John R. Ingram House. The intact one-and-a-half-story Craftsman style bungalow is constructed of decorative Flemish-bond brickwork with glazed headers. Features include nine-over-one sash windows, a shed dormer, and a front engaged porch and side porte-cochere supported by brick posts on brick bases. One bay of the front porch is enclosed as a sun porch. Vinyl siding covers the shed dormer.

a. C Garage. 1924. Contemporaneous, one-story, brick garage with hipped roof, hipped dormer, and a segmental arched door beside the garage opening.

The house was built in 1924 for John R. Ingram and his wife Daisy. Ingram is known for building two important brick buildings in downtown Sanford during the 1920s and 1930s: the 1925 Temple Theater, which boasts decorative brickwork, and

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the polychromatic Art Deco 1930s Coca-Cola Bottling Company Building. The Ingram House is one of three residences in Sanford exhibiting decorative Flemish-bond brickwork. (Pezzoni, SM-1925)

200 block Hawkins
Avenue, W side

212 Hawkins Ave.
C
1923

First Presbyterian Church of Sanford Manse. The two-story, side-hall plan Colonial Revival style dwelling with brick veneer features a side gable roof, two gabled dormers, six-over-six sash windows, a one-story wing on the right side and a porte-cochere on the left side supported by fluted Doric columns on brick bases. The pedimented entry exhibits fluted pilasters and an elliptical fanlight.

a. C Garage. 1923. Contemporaneous, front-gable, garage with brick veneer and exposed rafter tails. Garage door has been converted to a regular door.

The house was built in 1923 as the manse for the First Presbyterian Church of Sanford, located across Hawkins Avenue, and still serves this function. (Pezzoni, SM-1925)

200 block Hawkins
Avenue, W side

203 Hawkins Ave.
C
1914, 1929

First Presbyterian Church of Sanford. The large nave-plan, red brick Gothic Revival style church exhibits a lancet-arched porch on the front facade flanked by a three-tier bell tower on the left and a two-tier tower on the right. A large rose window accents the parapeted gable end of the nave. Fenestration consists of paired lancet-arched stained glass windows in blonde brick surrounds. Blonde brick, stone and concrete trim and copings, and wood moldings articulate the building's exterior. Substantial one- and two-story brick additions stand behind and to the sides of the church. Included in these additions are the 1960s Fellowship Hall and Sunday School wing and a 1980s wing.

a. NC Building. ca. 1970. One-story building with a central chimney and T-111 siding.

In 1892 the lot on Hawkins Avenue was purchased from James R. Weatherspoon for \$100 on which a frame First Presbyterian Church was built in 1893. A brick Gothic Revival style church was built in 1914, replacing the frame building. In 1927, a fire devastated the interior of the church. It was rebuilt and placed back in service in January of 1929. (Pezzoni, SM-1915, Centennial Church History 1894-1994)

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211 Hawkins Ave.
C
ca. 1925

Grocery Warehouse. Burned brick warehouse lying in rubble. The one-story, five-bay annex at the south end still stands. It features six-over-six sash windows, a common bond brick, a low side-gable roof, and one warehouse door.

The building was apparently built sometime before 1925 as a wholesale grocery warehouse. The earliest known occupant of the warehouse is Howard-Bobbitt Inc. Wholesale Groceries and the office of Progressive Stores Inc. Wholesale Groceries in 1950. (SM-1925, CD)

217-219 Hawkins Ave.
C
late 1940s

Kingram Apartments. The plain, two-story, six-bay, brick veneer apartment building features a gable on hipped roof, single and paired six-over-six sash windows, brick quoining, and six-panel doors with metal awnings over the front and rear entrances. (Pezzoni)

300 block Hawkins
Avenue, E side

314 Hawkins Ave.
C
ca. 1890

John W. Scott House. The frame, one-story, four-bay dwelling with a gable roof with two gabled front wings features an arched entry stoop with squat battered posts on brick bases, numerous rear additions, vinyl siding, and replacement one-over-one sash windows.

a. C Garage. 1940s. Frame, front-gable, two-car garage with plain siding.

The house is believed to have been built by Major John W. Scott circa 1890. Scott owned most of the land on which downtown Sanford was laid out and he supervised the first lot sales in 1871 and 1872. Scott served as the president of the Sanford Sash and Blind Company in the late 1890s. The Howland and Heins families owned the house during the early twentieth century, during which time it was expanded with numerous rear additions. The Gurley family added Craftsman style porch supports. (Pezzoni, SM-1915)

318 Hawkins Ave.
C
1897

Chisholm-York House. The frame, two-story, hipped roof dwelling with projecting gables features arched gable vents, a rear one-story ell, plain siding, two-over-two sash windows, and a partially enclosed hipped roof porch with battered post on brick bases and plain railing.

a. C Workshop. 1940s. One-story, side-gable, two-room concrete block workshop.

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The house is believed to have been built in 1897 for T.L. Chisholm, one of the founders of the Sanford Cotton Mill. W.C. York, superintendent at the mill, purchased the house in 1907. (Pezzoni, SM-1915)

**300 block Hawkins
Avenue, W side**

305 Hawkins Ave.
C
1922

E. L. Gavin House. The beautifully restored two-story, three-bay Neoclassical Revival style dwelling with a hipped roof with center cross gable features a colossal Ionic portico with a balcony railing consisting of squat paneled posts and plain balustrade. The Ionic portico shelters a projecting front entry vestibule with small balcony. Other features include hipped dormers, a one-story addition with balcony railing on the left side and a one-story porch with Doric columns on the right side. Openings consist of five-over-one sash windows and a transom over the entrance. The house has been covered with vinyl siding that is unobtrusive.

a. C Garage. 1922. Frame, front-gable garage with plain siding and classical eaves. It is now converted to a pool house.

b. NC (ST) Pool. ca. 1980. Concrete in-ground pool.

The showplace house was built by Sanford builder John Matthews in 1922 for attorney E. L. Gavin. The house is built of heart pine cut from Mr. Gavin's farm off US 421. Mrs. E.L. Gavin sold the house to Dr. and Mrs. Victor MacIntosh in 1985. (Pezzoni, SM-1925)

309 Hawkins Ave.
C
1880s

John McIver House. The frame, two-story, three-bay, I-house features flanking exterior end chimneys, plain siding, two-over-two sash windows, and a two-tier pedimented front porch engaged supported by paneled posts and plain railing under a gable roof with a decorative vent. Other features include molded corner boards, an Italianate arched glazed paneled door with transom and sidelights, and a one-story rear ell.

The house was built in the 1880s for John McIver who moved to Sanford from a farm in the Cool Springs vicinity at that time. The house is probably the oldest house in the Hawkins Avenue Historic District. McIver is said to have moved back to his farm after living in Sanford for one year. Later owners were E.B. Stroud and then W.H. White Sr. (Pezzoni, SM-1915)

315 Hawkins Ave.

Duncan E. McIver House. The intact, frame, one-story, three-bay gable and wing

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- C
ca. 1893
- Victorian cottage features a front bay window, an interior brick chimney, two-over-two sash windows and a hipped roof porch with turned posts and balusters and sawnwork brackets. The front gable bay exhibits a pie-crust shaped attic vent. The house is covered with vinyl siding.
- a. C Shed/Garage ca. 1915. Frame, front gable board and batten shed with a lower pitched gabled two-car garage with board and batten siding to the rear.
- The house was built circa 1893 as an in-town residence for Duncan E. McIver who also owned an antebellum plantation in the Buffalo Church vicinity. Duncan E. McIver was a leading civic and business leader in Sanford during the late nineteenth century as he operated a general store with several relatives and served as a state senator. In addition, he owned Sanford's first telephone system, was an assistant publisher of the *Sanford-Herald*, and operated as a cotton and guano merchant. (Pezzoni, SM-1915)
- 319 Hawkins Ave.
NC-age
ca. 1954
- Daisy Ingram House.** The one-story, four-bay, brick Ranch house with side-gable roof features a front gable porch with square posts and wrought-iron railing, two-over-two horizontal sash windows, and an attached one-car carport on the right side.
- The house was built before 1954. Mrs. Daisy Ingram, widow of John R. Ingram, occupied the house in 1954. (CD)
- 400 block Hawkins
Avenue, E side
- 402 Hawkins Ave.
C
ca. 1900
- J.R. Jones House.** The frame, one-and-a-half-story, three-bay, vernacular dwelling with a deck-on-hip roof features plain siding, a steeply pitched front gable with an arched window, two interior chimneys with corbeled stacks and a one-story hipped roof wraparound porch with battered posts on brick bases and plain railing. The front entrance exhibits a classical style entrance with elliptical fanlight and sidelights. Fenestration consists of two-over-one sash windows.
- a. NC Shed, ca. 1990. Gabled shed with T-111 siding.
- b. C Gateposts, ca. 1900. (structure) The yard is bordered by a low replacement concrete retaining wall with brownstone pointed gate posts.
- The house is said to have been built circa 1900 by prolific Sanford builder Robert T. Walker for Sanford Cotton Mill executive J.R. Jones. (Pezzoni, SM-1915)

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Hawkins Avenue Historic District
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404 Hawkins Ave.
C
ca. 1925

Robert R. McIver House. The one-and-a-half-story, three-bay, eclectic Craftsman and Colonial Revival style dwelling with a side gable roof features bracketed eaves, a large front gable with half-timbering, an interior brick chimney, triple six-over-one sash windows, a side screened porch and a flat roofed stoop with curved brackets over the entrance with sidelights.

a. C Garage. ca. 1925. Contemporaneous, brick, front gable, two-car garage with half-timbering and bracketed eaves.

The house was apparently built by 1925 for Robert R. McIver. Later owners include Florence Olmsted and her husband. (Pezzoni, SM-1925)

408 Hawkins Ave.
C
1940s

Warren F. Olmstead House. The small, frame, two-bay, Period Cottage with front gable roof features a side gabled entrance with shed porch, six-over-six and eight-over-eight sash windows, a central chimney, and a front bay window. The house is covered with vinyl siding.

a. C Garage. 1940s. Frame, front-gable garage with vinyl siding.

The house was apparently built in the 1940s. The earliest known owner of the house is Warren F. Olmstead, a lawyer, in 1950. (CD)

412 Hawkins Ave.
C
ca. 1903

Malcolm D. McNeill House. The frame, one-story, three-bay, Victorian cottage features a high hip roof with a center front gable and side gables, each with decorative vents and turned and sawn bargeboards. Other features include a glazed and paneled front door with two-pane transom, plain siding, two-over-two and nine-over-nine sash windows, and a hipped roof Craftsman style porch with plain railing. The interior retains vertical beaded tongue-and-groove sheathing above diagonal beaded tongue-and-groove wainscots, milled door and window surrounds with turned corner blocks, and mantels with millwork. (Pezzoni)

a. C Shed. ca. 1925. Frame, side-gable shed with composition siding. (SM-1925)

According to local tradition, the house was built circa 1903 for Reverend Malcolm D. McNeill. (Pezzoni, SM-1915)

400-500 block Hawkins
Avenue, W side

V

Vacant Lot.

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405 Hawkins Ave.
C
ca. 1900

William A. Crabtree House. The frame, two-story, four-bay, Queen Anne style dwelling with side gable roof features plain siding, one-over-one sash windows, two interior chimneys with corbeled caps, and a large front gable bay with fish-scale wood shingles and a Palladian window with textured and colored glass panes. A one-story full-width porch supported by classical columns replaces the original Queen Anne style wraparound porch with a turret on the south side.

a. C Garage. ca. 1925. Abandoned brick, one-car garage with an attached frame, two-car garage.

The house was apparently built around the turn of the century. It was owned by a Mr. Howland in 1902 and by W.A. Crabtree of Crabtree's Drug Store from 1903 until at least 1950. (Pezzoni, SM-1915, CD)

409 Hawkins Ave.
C
ca. 1900

Edward A. Griffin House. The frame, one-story, three-bay, Victorian cottage features plain siding, a side gable roof with a gable-end bay window, a front gable bay, wide molded eaves, an interior brick chimney, and a one-story, hipped roof porch with tapered square posts, plain railing and a pediment with a carving over the entry. Openings consist of two-over-two sash windows and an entrance with sidelights.

a. C Shed. 1930s. Three-unit, one-story, shed-roofed storage building with German siding, six-over-six sash and casement windows.

The house was probably built for Edward Alonzo Griffin circa 1900. (Pezzoni, SM-1915)

413 Hawkins Ave.
C
ca. 1900

M. R. Edwards House. The frame, two-story, irregularly massed Queen Anne style dwelling with high hipped roof features German siding, a two-story bay window capped by an overhanging gable with fish-scale wood shingles and sawnwork corner brackets, a side gable bay with a gabled vent, tall interior chimneys, and a one-story hipped roof porch with classical columns and a pediment over the entry. Fenestration consists of one-over-one and two-over-two sash windows. The house appears to be in the process of rehabilitation.

a. NC Garage. ca. 1930. Ruinous two-car garage with German siding and shed roof.

The house was apparently built circa 1900. The house was owned by M.R. Edwards during the early twentieth century. (Pezzoni, SM-1915)

501 Hawkins Ave.

Huckans House. The frame, one-story, three-bay dwelling with a high hipped roof

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- C
ca. 1915
- with a clipped gable over the front wing features plain siding, a bay window, and a modern entry stoop and side porch with Union Jack frieze.
- The house was built circa 1915, and has moderate alteration, including the loss of its original porch. (SM-1915)
- 505 Hawkins Ave.
C
1906
- Charlie Cheek House.** The frame, one-story, four-bay, rambling Queen Anne style house features plain siding, a high hipped roof with cross gable bays, one-over-one sash windows, two interior chimneys with corbeled caps, and a wraparound porch with classical columns and a pediment over the entry.
- a. NC Garage/Shed. ca. 1970. Shed roofed shed/garage with metal siding.
- The house was built in 1906 for Charles Cheek. (Pezzoni, SM-1915)
- 507 Hawkins Ave.
C
ca. 1920
- Thomas G. Gunn House.** The intact, one-and-a-half-story, four-bay, Craftsman bungalow with brick veneer features a wide side-gable roof, an exterior end chimney, a shed dormer, exposed rafter tails, knee braces, and an engaged front porch with a closed brick balustrade and brick posts.
- a. NC (ST) Pool. ca. 1990. In-ground, concrete pool.
- The house was built circa 1920 by Thomas G. Gunn, owner of the Gunn Veneer and Lumber Company. (Pezzoni, SM-1925)
- 515 Hawkins Ave.
C
ca. 1916
- Cornelia Cheek House.** The one-story, three-bay, front-gable Craftsman bungalow features plain siding, nine-over-one sash windows, knee braces, exposed rafter tails, and an engaged front gable porch with battered posts on brick bases and plain railing. The house stands on a full brick basement containing an original one-car garage. The glazed and paneled door features Craftsman style sidelights.
- The house was constructed circa 1916. (Pezzoni, SM-1925)
- 600-700 block Hawkins Avenue, E side**
- 604 Hawkins Ave.
C
ca. 1950
- House.** The one-story, five-bay, Ranch house with brick veneer features a side gable roof, an engaged side porch with Chippendale style wood posts, eight-over-eight sash windows, and a front gabled entrance bay with aluminum siding. The entrance has a Colonial Revival style surround with broken pediment and fluted pilasters.

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The house was listed as "under construction," in the 1950 City Directory. (CD)

608 Hawkins Ave.
C
ca. 1925

Claude Gunn House. The frame, one-story, Craftsman bungalow with a low hipped roof features plain siding, exposed rafter tails, a side gable bay, and an engaged front porch with gable over the entrance supported by battered posts on brick bases with plain railing. Fenestration consists of nine-over-one sash windows and lunette windows in the gable ends. The front entrance exhibits a Craftsman style transom and sidelights with multiple small glass panes.

The house was built by Claude Gunn between 1915 and 1925. (Pezzoni, SM-1925)

700 Hawkins Ave.
C
ca. 1915

Henry W. Graham House. The intact, frame, one-and-a-half-story, bungalow with side gable roof exhibits plain siding, a gabled dormer, knee braces, exposed rafter tails and an engaged front porch with thick battered posts on brick bases and plain railing. Fenestration consists of four-over-one Craftsman style sash.

a. C Garage/Shed. ca. 1940. Frame, front-gable garage and side shed roof addition with plain siding.

The house was built before 1915. The earliest known owner of the house is Henry W. Graham, owner of Cameron and Graham Wood Working Co., in 1950. (SM-1915, CD)

706 Hawkins Ave.
C
1940s

House. The frame, one-story, side-gable cottage features a central chimney, exposed rafter tails, German siding, four-over-four sash windows, a glazed and paneled door, and a shed roofed entrance porch with turned railing.

a. NC Shed. ca. 1960. Shed roofed shed with plywood siding.

708 Hawkins Ave.
C
1910s

House. The frame, one-and-a-half-story, three-bay, hipped roof Victorian cottage with shed dormer features two interior chimneys, plain siding, and a front shed porch addition with plain posts and plain railing. Openings consist of a glazed and paneled door and six-over-six and two-over-two sash windows.

a. C Garage. ca. 1930. Rundown, frame, front-gable two-car garage with vertical siding.

The house was probably built in the 1910s. The earliest known occupant of the house is tenant S.L. Stack, a superintendent with Father George Cotton Mill, in 1950. (SM-1930, CD)

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600-700 block Hawkins
Avenue, W side

601 Hawkins Ave.
C
ca. 1925

Charles P. Rogers House. The frame, one-and-a-half-story, three-bay, Craftsman bungalow with side gable roof features a full brick basement with an internal garage, plain siding, a front shed dormer, exposed rafter tails, two interior chimneys, and a shed roofed porch with attached porte-cochere supported by Doric posts on brick bases with plain railing. Openings consist of one-over-one and four-over-one sash windows and a glazed front door. The original transom and sidelights are covered.

The house was built between 1915 and 1925 for Charles Palmer Rogers. (Pezzoni, SM-1925)

607 Hawkins Ave.
C
1914

E. D. Nall House. The frame, two-story, Queen Anne style dwelling with a high hipped roof exhibits plain siding, a two-story front gable bay window, two tall interior chimneys, a rear one-story ell and a one-story hipped roof wraparound porch with Doric columns. Above the entrance to the porch is a small balcony with plain railing. Openings consist of one-over-one sash windows, a glazed and paneled front door with transom and sidelights, and an upper door with sidelights.

a. NC Shed. ca. 1980. Frame gabled shed with T-111 siding.

The house was built in 1914 from heart pine lumber cut at Gulf, Chatham County for E.D. Nall, who ran the E.D. Nall Mercantile Company in downtown Sanford. Robert T. Walker may have served as the contractor. (Pezzoni, SM-1915)

611 Hawkins Ave.
C
ca. 1925

J. T. Davenport House. The one-and-a-half-story, three-bay, bungalow with brick veneer features a side gable roof, knee braces, exposed rafter tails, large front and rear gabled dormers, and an engaged front porch with brick posts and a closed brick balustrade. Openings consist of six- and four-over-one Craftsman sash windows and a glazed door with sidelights. The gable ends and dormers have asbestos wall shingles.

a. C Garage. ca. 1925. Frame, shed roofed three-car garage with German siding.

The house may have been built during the 1920s for J.T. Davenport, who is known to have occupied the house in the 1930s. During that time the house was billed as "The Evergreen Inn" tourist home. (Pezzoni, SM-1925)

613 Hawkins Ave.

Joe D. Godfrey House. The frame, one-story, front gabled dwelling with some

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- C
ca. 1930
- Craftsman style characteristics features plain siding, three-over-one sash windows, an inset corner entry and a front bay window. Some windows in the rear section have been removed. The house is in the process of being rehabilitated.
- a. C Garage. ca. 1925. Frame, shed roofed garage with German siding.
- This may be the same dwelling that appears on this lot on the 1930 Sanborn Map. The earliest known owner of the house is Joe D. Godfrey, an auto repairman, in 1950. (CD, SM-1930)
- 617 Hawkins Ave.
C
ca. 1915
- House.** The frame, one-story, double-pile, hipped roof cottage with center cross gable features two interior chimneys, plain siding, decorative bargeboard in the gable end, and a one-story hipped roof porch with slender Doric columns. Openings consist of one-over-one sash windows and a glazed and paneled door.
- The house seems to be present on the 1915 Sanborn Map. The earliest known occupants of the house are tenants Hoover Fields, a miner with Raleigh Mining, and Thurman Melvin, a furniture worker with Sanford Furniture, in 1950. (SM-1915, CD)
- 619 Hawkins Ave.
C
1940s
- House.** The small frame, one-story, three-bay, side-gable dwelling features an exterior end chimney, T-111 siding, a gabled entrance stoop, a glazed and paneled door, and paired one-over-one sash windows.
- McGill Street Crosses**
- 703 Hawkins Ave.
C
ca. 1949
- House.** The frame, four-bay, side-gable Ranch house features a front gable wing with an engaged shed porch, eight-over-eight sash windows and aluminum siding.
- The house was built before 1949. The earliest known occupant of the house is tenant Wilbur A. Clegg, a salesman with King Roofing and Manufacturing, in 1949. (CD)
- 711 Hawkins Ave.
C
ca. 1930
- Mattie Perry House.** The frame, one-and-a-half-story, three-bay, bungalow with side gable roof features plain siding, knee braces, a gabled dormer with exposed rafter tails, and an engaged front porch with small battered posts on brick bases. Openings consist of a glazed and paneled door and four-over-one Craftsman sash windows.
- a. C Garage. ca. 1940. Frame, front gable, two-car garage with German siding.
- The house was built before 1930. The earliest known owner of the house is Mrs.

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Mattie Perry in 1950. (SM-1930, CD)

713 Hawkins Ave.
C
ca. 1900

M. Etta Poe House. The frame, three-bay, I-house features a gabled roof, two-over-two sash windows, and a one-story porch with Doric posts on brick bases. The house is covered with aluminum siding.

The house was probably built circa 1900, but is first mapped by Sanborn in 1930. The earliest known owner of the house is M. Etta Poe in 1950. (SM-1930, CD)

715 Hawkins Ave.
C
ca. 1910

H. Palmer McIntyre House. The frame, one-story, three-bay, high hipped roof cottage with center cross gable features plain siding, two-over-two sash windows, and a one-story shed roofed porch with battered posts on brick bases.

The house was probably built circa 1910. The earliest known owner of the house is H. Palmer McIntyre, owner of City Service Station and Garage, in 1950. (SM-1930, CD)

717 Hawkins Ave.
C
ca. 1900

Emmie Davenport House. The frame, one-story, three-bay, gable and wing Queen Anne style house features plain siding, wide eave returns, four-over-one sash windows, and a partially enclosed Craftsman style shed porch supported by battered posts on brick bases.

The house was probably built circa 1900. The earliest known owner of the house is Mrs. Emmie Davenport in 1950. (CD)

721 Hawkins Ave.
C
1920s

Andrew Siegner House. The frame, one-story, three-bay, Craftsman bungalow with side gable roof features a low shed dormer, an exterior end chimney and an engaged side porch supported by battered posts on brick bases. Fenestration consists of four-over-one, six-over-six sash windows and four-paned casements.

The house was probably built in the 1920s. The earliest known owner of the house is Andrew Siegner, a painter, in 1950. (CD)

723 Hawkins Ave.
C
ca. 1910

Martha McIver House. The frame, one-story, high hipped roof cottage with center cross gable features plain siding, two-over-two sash windows, and a Colonial Revival style entry with fluted pilasters and a wrought-iron railed stoop. The recessed front door has sidelights.

a. NC Shed. 1960s. Frame, side-gable shed with plywood siding.

The house was probably built circa 1910. The earliest known owner of the house is

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Mrs. Martha McIver in 1950. (CD)

100 block Hill Avenue,
N side

145 Hill Ave.
C
ca. 1925

Joseph K. Perry House. The frame, two-story, Craftsman style dwelling with front gable roof features wide eave returns, an interior chimney, a one-story bay window on the right side, and a full facade shed porch with Craftsman posts. Alterations include vinyl siding and replacement one-over-one sash windows.

a. NC Garage. 1950s. Frame, front gable, one-car garage with aluminum siding.

The house was probably built circa 1925. The earliest known owner of the house is Joseph K. Perry, a salesman with A.C. Horn, in 1950. (CD)

149 Hill Ave.
C
ca. 1915

Adderholt House. The intact, frame, one-story, three-bay, pyramidal cottage with hipped dormers on three sides features interior chimneys, plain siding, and a wraparound porch with turned bracketed posts and turned railing. Openings consist of two-over-two sash windows and a Victorian style door with decorative moldings and colored glass.

a. C Smokehouse. ca. 1915. Frame, front gable smokehouse with plain siding and batten door.

b. C Garage. ca. 1930. Frame, front gable, two-car garage and shed with German siding.

The house was apparently built circa 1915 for the Adderholts, who at the time owned a sizeable farm here. Mrs. Adderholt was a McIver. (interview)

159 Hill Ave.
C
ca. 1950

John E. Edwards House. The frame, one-story, Ranch house with front gable wing exhibits a shed roofed porch with plain posts and railing, a picture window, eight-over-eight sash windows and vinyl siding.

a. NC Shed. 1950s. Frame, front-gable shed with vinyl siding and six-over-six sash windows.

The house was built before 1950. The earliest known owner of the house is John E. Edwards in 1950. (CD)

169 Hill Ave.

Kermit A. Stewart House. The frame, one-story, two-bay, front gable house

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C features a recessed corner porch with plain posts and railing, replacement sash
ca. 1950 windows and vinyl siding.

The house was built before 1950. The earliest known owner of the house is Kermit A. Stewart, a salesman with Lee Hardware, in 1950. (CD)

171 Hill Ave. Fletcher Mann House. The frame, one-story, three-bay side gable dwelling features
C a gabled stoop with wrought-iron posts and railing, six-over-six sash windows, and
1950 vinyl siding.

The house was built in 1950 for Fletcher and Leila Mann. Mr. Mann was a salesman with Patterson's Packing at the time. (interview, CD)

173 Hill Ave. Andy Siegner Jr. House. The frame, one-story, three-bay, Colonial Revival style
C dwelling with side gable roof features six-over-six sash windows, a gabled stoop
1947 with Doric posts, and a side addition. The house is covered with aluminum siding.

a. C Shed. ca. 1947. Frame, front gable shed with German siding and six-over-six sash windows.

The house was built in 1947 by contractor Bryant Johnson. Andy and Audrey Siegner purchased the four-room "spec" house the same year. Mr. Siegner was a pressman with Jones Printing Inc. (interview, CD)

100 block Hill Avenue,
S side

144 Hill Ave. Lewis H. Poe House. The frame, one-story, three-bay house with side gable roof
NC-age features a recessed shed porch with plain posts, a front gable wing, an exterior end
ca. 1954 chimney, and aluminum siding. Fenestration consists of six-over-six sash windows.

a. NC Garage. 1950s. Frame, front gable garage with German siding.

The house was built between 1950 and 1954. The earliest known owner of the house is Lewis H. Poe in 1954. (CD)

146 Hill Ave. Farrell-Benton House. The frame, one-story, three-bay, front gable bungalow
C features a corner recessed porch with plain posts and an exterior end chimney.
late 1940s Alterations include replacement one-over-one sash windows and aluminum siding.

a. C Carport. 1940s. German-sided carport with exposed rafter tails.

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The house was apparently built in the late 1940s by Reverend Farrell. Callie Bell Benton, an Adderholt daughter, lived in the house for a long time. (interview)

150 Hill Ave.
C
ca. 1950

House. The one-story, three-bay Ranch house features German siding, two-over-two horizontal sash windows, and engaged shed roof porch with plain posts and an integrated brick planter box.

In 1950 the house was under construction. (CD)

154 Hill Ave.
C
ca. 1950

James T. Poe House. The one-story, four-bay, hipped roof Ranch house with brick veneer features a central and an exterior end chimney, two-over-two horizontal sash windows, and a shed porch with plain posts. The far left bay is covered with wood shake shingles.

a. NC Garage. 1950s. Frame, front gable, one-car garage with vertical board siding.

The house was built shortly before 1950. The earliest known owner of the house is James T. Poe, a driver for Buttercup Ice Cream, in 1950. (CD)

158 Hill Ave.
C
ca. 1949

William R. Tatum House. The frame, one-and-a-half-story, three-bay dwelling features a side gable roof, front gabled dormers, original asbestos wall shakes, a wrought-iron stoop, and six-over-six sash windows. A one-bay addition is attached to the right side.

The house was built shortly before 1949. The earliest known owner of the house is William R. Tatum, a mechanic with Sanford Motor Sales in 1949. (CD)

**Greensboro Avenue
Intersects**

168 Hill Ave.
C
ca. 1950

Wesley T. Eatmon House. The one-story, three-bay, brick veneer dwelling with side gable roof features six-over-six sash windows, a center three-part window in the front gable bay, and a small recessed corner stoop with plain posts.

The house was built shortly before 1950. The earliest known owner of the house is Wesley T. Eatmon, a city policeman, in 1950. (CD)

170 Hill Ave.
C
ca. 1950

Julian W. Causey House. The one-and-a-half-story, Period Cottage with side-gable roof features brick veneer, a front gable bay, a large picture window, eight-over-eight sash windows, and a shed porch with replacement posts.

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The house was built shortly before 1950. The earliest known owner of the house is Julian W. Causey, an ice cream maker with Fairview Dairies, in 1950. (CD)

**300-400 blocks N.
Horner Boulevard, E
side**

302 N. Horner Blvd.
C
ca. 1915

House. The frame, two-story, two-bay, Foursquare with hipped roof features a hipped dormer, one-over-one sash windows, and a one-story hipped roof porch with battered posts on brick bases with plain railing. The house has been covered very well with vinyl siding.

The house was built before 1925. The earliest known occupants of the house are tenants Casper Roberts, a salesman, and H.A. Clemmer, principal of Sanford High School, in 1950. (CD, SM-1925)

304 N. Horner Blvd.
C
ca. 1925

Mary Gardner House. The intact, one-and-a-half-story, Craftsman bungalow with side-gable roof features knee braces, a front shed dormer with shingle siding, plain siding, and an engaged full-width porch with battered posts on brick bases and plain railing. The porch also features an unusual solid wood upper cornice. Openings consist of one-over-one sash windows, leaded glass windows, and a leaded glass door with transom and sidelights.

The house was built before 1925. The earliest known owner of the house is Mrs. Mary Gardner in 1950. (SM-1925, CD)

310 N. Horner Blvd.
C
ca. 1925

Garland Perry House. The frame, two-story, Colonial Revival style dwelling with side gable roof features an exterior and an interior chimney, a side porch with Doric columns, six-over-one sash windows, and a pedimented entry porch with Doric columns. The entrance exhibits a fanlight and sidelights. The house is covered with aluminum siding.

The house was built before 1925. The earliest known owner of the house is Garland Perry of Perry's Garage in 1950. It is now occupied by BEC-Business and Estate Conservation, Inc. (SM-1925, CD)

400 N. Horner Blvd.
C
ca. 1925

John D. Hill House. The frame, two-story, three-bay, Dutch Colonial Revival style dwelling features plain siding, a side gambrel roof, six- and three-over-one sash windows, exposed rafter tails, and a central recessed stoop. The original front porch is apparently missing. The house has been condemned.

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The house was built before 1925. The earliest known owner of the house is John D. Hill in 1950. (SM-1925, CD)

404 N. Horner Blvd.
C
ca. 1940

William R. Brice House. The one-story, two-bay, brick bungalow with side gable roof with center cross gable features an engaged corner porch supported by a battered post on a brick pier, six-over-one sash windows, and a central chimney.

a. C Garage. ca. 1940. Contemporaneous, front gable, brick garage.

The house was apparently built circa 1940. The earliest known owner of the house is William R. Brice, a buyer for Mack's, in 1950. (CD)

406 N. Horner Blvd.
C
ca. 1925

Meigs C. Golden House. The frame, one-story, three-bay, bungalow with a side gable roof features plain siding, a front gable dormer with shingle siding, an interior chimney, and a three-quarter width engaged porch with paneled posts on brick piers. Openings consist of a Craftsman style door and five-over-one sash windows. The porch railing is a replacement.

The house was built before 1925. The earliest known owner of the house is Meigs C. Golden, an employee with Saco-Lowell Shops, in 1950. (SM-1925, CD).

410 N. Horner Blvd.
C
ca. 1925

Raymond E. McCulloch House. The frame, one-and-a-half-story, four-bay, bungalow with plain siding features a low side gable roof, a front gabled dormer, knee braces, exposed rafter tails, and an engaged porch with battered posts on brick piers with plain railing. The porch has an unusual solid wood cornice. Openings consist of a glazed and paneled door with Craftsman style sidelights and four-over-one sash windows. Alterations include some replacement wrought-iron porch railing.

The house was built before 1925. The earliest known owner of the house is Raymond E. McCulloch, a conductor for the Atlantic Coast Line, in 1950. (SM-1925, CD).

300-500 block N.
Moore Street, W side

311 N. Moore St.
C
ca. 1925

Liles Bonded Cotton Warehouse. The one-story, brick warehouse with flat roof features 1/7 common bond brick, mousetoothed corner joints, and an original painted sign reading "Liles Bonded "Cotton" WHSE." The only openings are doors

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at the south end loading dock and at the north end. The building was situated along a spur track of the Southern Railway, now removed.

The warehouse was built before 1925. The address of the warehouse in 1950 was 100 W. Buffalo Street. (SM-1925, CD)

- | | |
|---|--|
| V | Vacant. |
| 313-315 N. Moore St.
NC-age
1960s | House. The one-story, brick veneer duplex features a side gable roof, recessed corner stoops and one-over-one sash windows.

<u>a. NC Shed. 1990s.</u> Frame, front gable shed with T-111 siding. |
| 319 N. Moore St.
NC-age
ca. 1990 | Meeting Hall. The one-story, L-shaped brick building features metal windows and a double leaf entrance. |
| 300 block Moore St.
(SW corner of Chisholm
& Moore Sts.)
NC-age
1990s | Montessori School of Sanford. The school consists of two single-wide mobile homes and a playground enclosed by a chain link fence. |
| 409 N. Moore St.
NC-age
1960s | House. The one-story three-bay Ranch house of block features a hip roof and side entry porch. |
| 413 N. Moore St.
NC-age
1960s | House. The one-story, two-bay, brick veneer Ranch house features a carport on the south side. |
| 417 N. Moore St.
NC-age
1960s | House. The one-story, two-bay, brick veneer Ranch features a side gable roof. |
| 507 N. Moore St.
NC-age
1960s | House. The one-story, three-bay frame house features a gabled roof, engaged porch and an attached garage. |
| 200-500 blocks N. Moore
Street, E side | (former) Western Railroad Tracks. (structure) The Western Railroad, later the Cape Fear & Yadkin Valley Railroad, connected Fayetteville with the Deep River in |

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- C
1861
- Chatham County. The railroad line is now the Southern Railway, and extends southeast to northwest through the district.
- 200-300 block N. Steele Street, E side**
- 218 N. Steele St.
C
ca. 1910
- Henry T. Horton House.** The frame, two-story, Classical Revival style dwelling with hipped roof features a hipped dormer, two interior chimneys, and a one-story hipped roof wraparound porch with Doric columns. The house has asbestos shingle siding.
- a. NC Carport. ca. 1980. Wooden shed roofed carport.
- The house was apparently built circa 1910. The earliest known owner of the house is Henry T. Horton in 1950. (SM-1925, CD)
- 220-222 N. Steele St.
NC-alt.
ca. 1949
- Duplex.** The frame, one-story, side-gable duplex with center front gable bay features T-111 siding, a central chimney, two recessed corner porches with replacement posts and railing, and replacement one-over-one sash windows.
- The duplex was built before 1949. No. 220 was occupied by Fred McBryde Jr., a shipping clerk with Lee Brick and Tile Company, in 1949. No. 222 was vacant. (CD)
- 300 N. Steele St.
C
ca. 1920
- Sloan Motor Company.** The one-story, one-to-five common bond brick triangular shaped warehouse with flat roof features segmental arched window openings and some mousetoothed corners.
- The building was built circa 1920 by Frank Baber, a Sanford Businessman, for use as a grocery warehouse. A wooden loading platform on the north side accessed the Southern Railway spur line (no longer extant). Talford Sloan purchased the building in 1948 for use as a garage. Sloan replaced the original wooden roof and floor. (interview, Childress, SM-1925)
- 306 N. Steele St.
C
ca. 1940
- Duplex.** The two-story, five-bay, Colonial Revival style duplex with hipped roof features brick veneer, six-over-six sash windows, a central chimney and two entry porches with entablature and square posts.
- a. C Garage. 1920s. Frame, hipped roof, two-car garage with plain siding and exposed rafter tails.

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The duplex was apparently built circa 1940 on the site of an earlier house. The earliest known occupants of the duplex are tenants Robert Folkman and Mrs. Cora Makepeace in 1950. Mr. Folkman was the secretary-treasurer of Sanford Hosiery Mills Inc. and Mrs. Makepeace was the bookkeeper at Makepeace Oldsmobile. (SM-1925, CD)

310 N. Steele St.
C
ca. 1910

William Pickard House. The frame, one-story, Neoclassical cottage with deck on hipped roof features two interior chimneys with corbeled caps, wide two-over-two sash windows, a glazed and paneled door with transom, and a hipped roof porch. Alterations include asbestos wall shingles and replacement wrought-iron porch posts.

a. C Garage/carport ca. 1925. Frame, front gable garage with attached front gable carport.

The house was apparently built circa 1910. The earliest known owner of the house is William Pickard, an attendant to M.L. Tucker Jr., in 1950. (SM-1925, CD)

312 N. Steele St.
C
1928

St. Thomas Episcopal Church. The dark brick Gothic Revival style church features a gable front with a large traceried stained glass lancet window, corner buttresses, and a squat corner entry tower with a Gothic arched double leaf door. Square headed stained glass windows run along the sides of the nave. Additions include a sacristy wing to the rear, a 1957 one-story parish house and a recent columbarium and walled meditation court on the left side.

The St. Thomas Episcopal Church was erected in 1928. It was designed by Sanford architect L.M. Thompson and built by contractor O.Z. Barber. The two men are known to have collaborated on other projects in the Sanford area. The church replaced the original 1895 church which stood on West Carthage Street. (Pezzone, SM-1930)

316 N. Steele St.
C
ca. 1949

DeWitt Moses House. The one-story, three-bay, hipped roof house features brick veneer, six-over-six sash windows, and a hipped stoop supported by heavy brackets.

The house was built before 1949. The earliest known owner of the house is DeWitt Moses, owner of Gaddy & Moses Barber Shop, in 1949. The house is now occupied by the "Bread Basket," which serves free lunches daily. (CD)

300 block N. Steele
Street, W side

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- 301 N. Steele St.
C
ca. 1935
- Jesse B. Pearce House.** The frame, three-bay, gable and wing cottage features asbestos shingle walls, a gable end chimney, eight-over-eight sash windows, and a shed porch with replacement posts.
- a. C Rental Unit. ca. 1940 Small, side gable dwelling with plywood siding.
- The house was apparently built circa 1935. The earliest known owner of the house is Jesse B. Pearce, owner of City Cabs, in 1950. (CD)
- 305 N. Steele St.
C
ca. 1949
- W. Floyd Measamer House.** The frame, one-story, side gable cottage features a corner shed porch, a front gable bay, six-over-six sash windows, and vinyl siding.
- The house was apparently built circa 1949. The earliest known owner of the house is W. Floyd Measamer, manager of Buttercup Ice Cream Company, in 1949. (CD)
- 307 N. Steele St.
C
ca. 1949
- L. Elizabeth Cameron House.** The frame, one-story, three-bay, side gable cottage features a gable end chimney, two gabled dormers, asbestos shingle siding, and a front shed porch with plain posts.
- The house was apparently built circa 1949. The earliest known owner of the house is L. Elizabeth Cameron in 1949. (CD)
- 309 N. Steele St.
C
ca. 1930
- Wade B. Jones House.** The intact, one-story, bungalow with side gable roof features knee braces, stuccoed gable ends, brick veneer walls, an interior chimney, and a front gable porch with square brick posts. Fenestration consists of casement and ventilator windows in the side gables and six-over-one sash windows. The front porch is now screened.
- a. NC Carport. 1960s. Gabled, carport with metal supports.
- The house was built between 1925 and 1930. The earliest known owner of the house is Wade B. Jones, owner of Jones Printing, in 1950. (SM-1930, CD)
- 311 N. Steele St.
C
ca. 1930
- Joseph L. Jackson House.** The one-story, front gable bungalow with brick veneer features wide boxed eaves, knee braces, bracketed eaves, half-timbering in the gable ends, and an attached front gable porch with squat battered brick posts on brick bases and curved porch eaves. Openings consist of a glazed door with sidelights, twelve- and nine-over-one sash windows, and casements with flanking louvered vents in the gable ends.
- a. C Garage. ca. 1940. Front gable, brick, two-car garage with six-over-six sash

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windows.

The house was built between 1925 and 1930. The earliest known owner of the house is Joseph L. Jackson, an employee of F.D. Cline Construction Company, in 1950. (SM-1930, CD)

Cross Street Intersects

315 N. Steele St.
C
ca. 1925

Steve B. Riddle House. The intact, frame, one-and-a-half-story bungalow with a side gable roof features plain siding, knee braces, exposed rafter tails, a front gabled dormer, and an engaged front porch and side porte-cochere supported by battered posts on brick bases with plain railing. Openings consist of a glazed and paneled door with Craftsman style sidelights and Craftsman upper sash over single lower pane windows.

The house was built before 1925. The earliest known owner of the house is Steve B. Riddle, a sheet metal superintendent of King Roofing and Manufacturing, in 1950. (SM-1925, CD)

319 N. Steele St.
C
ca. 1930

Frank R. Clegg House. The frame, one-story, two-bay, hipped roof bungalow features narrow beaded siding, an interior chimney, knee braces, exposed rafter tails, and a partial-width front gable porch with battered posts on brick bases and plain railing. The glazed and paneled front door is flanked by paired narrow casement windows. Other fenestration consists of six-over-one sash windows. The front porch gable end has a wide triangular ventilator.

The house was built between 1925 and 1930. The earliest known owner of the house is Frank R. Clegg, owner of Lee Food Store, in 1950. This house is identical in style to 321 and 323 N. Steele Street. (SM-1930, CD)

321 N. Steele St.
C
ca. 1930

Carroll R. Griffin House. The frame, one-story, two-bay, side gable bungalow features knee braces, an interior chimney, exposed rafter tails, and a partial-width engaged front gable porch with battered posts on brick bases and plain railing. The glazed and paneled front door is flanked by paired narrow casement windows. Other fenestration consists of six-over-one sash windows. The front porch gable end has a wide triangular ventilator. The house is covered with vinyl siding.

The house was built between 1925 and 1930. The earliest known owner of the house is Carroll R. Griffin, owner of Griffin's Stables, in 1950. This house is identical in style to 319 and 323 N. Steele Street. (SM-1930, CD)

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323 N. Steele St.
C
ca. 1930

Elizabeth J. Allen House. The frame, one-story, two-bay, front gable bungalow features plain siding, knee braces, an interior chimney, and a partial-width front gable porch with battered posts on brick bases and plain railing. The glazed and paneled front door is flanked by paired narrow casement windows. Other fenestration consists of six-over-one sash windows. The front porch gable end has a wide triangular ventilator.

The house was built between 1925 and 1930. The earliest known owner of the house is Mrs. Elizabeth J. Allen in 1950. This house is identical in style to 319 and 321 N. Steele Street. (SM-1930, CD)

400-500 block N. Steele
Street, E side

400 N. Steele St.
NC-age
1980s

Chisholm Square. This five unit two-story brick townhouse complex features front gabled porches.

406 N. Steele St.
C
ca. 1925

Duplex. The unusual, frame, one-story, three-bay, rectangular bungalow with shingle siding features a side gable roof with a front gable bay, a small gabled dormer, exposed rafter tails, and a recessed porch in the center bay. Fenestration consists of casements and one-over-one sash windows.

On the 1925 Sanborn Map, this dwelling and 408 N. Steele Street were duplexes. The earliest known owner of the duplex is Fred Hines, an employee of NC Oil Jobbers Association, in 1950. It is now occupied by FAD, Fine Art Design. (SM-1925, CD)

408 N. Steele St.
C
ca. 1925

Duplex. The unusual, frame, one-story, three-bay, rectangular bungalow with shingle siding features a side gable roof with a front gable bay and a small gabled dormer. Fenestration consists of casements and one-over-one sash windows. The house was originally identical to the house at 406 N. Steele Street before extensive remodeling. Alterations include the enclosure of the center recessed porch, the addition of a carport with wrought-iron posts on the left side, and a brick wainscot added all the way around the house.

On the 1925 Sanborn Map, this dwelling and 406 N. Steele Street were duplexes. The earliest known owner of the duplex is Winston H. Wilder, a superintendent of Howard-Bobbitt Wholesale Company, in 1950. (SM-1925, CD)

500 N. Steele St.

Ray Wood House. The frame, one-story, four-bay Ranch house features a central

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C chimney, a large picture window, eight-over-eight sash windows, and vinyl siding.
ca. 1949

The house was built shortly before 1949. The earliest known owner of the house is Ray Wood, an embalmer at Miller Funeral Home, in 1949. (CD)

502 N. Steele St.
C
ca. 1949

Tommy Mann House. The frame, one-story, three-bay, Ranch house with side gable roof features an exterior end chimney, a large picture window, four-over-four sash windows, and a side wrought-iron porch.

The house was built shortly before 1949. The earliest known owner of the house is Tommy Mann, a farm implements and machinery dealer, in 1950. (CD)

506 N. Steele St.
C
ca. 1925

Charles C. Bowers House. The frame, two-story, two-bay, Foursquare with hipped roof features some plain siding, a large picture window with transom, and a one-story wraparound porch supported by boxed posts with Ionic caps. The front entrance consists of a glazed and paneled door with three-part transom flanked by one-over-one sash windows. Alterations include some vinyl siding and replacement six-over-six sash windows.

a. NC Shed. 1970s. Gabled shed with wood siding.

b. NC Shed. 1970s. Front gabled shed with wide wood siding.

The house appears on the 1925 Sanborn Map. The earliest known owner of the house is Charles C. Bowers, a livestock salesman with Palmer-Reeves, in 1950. (SM-1925, CD)

400-500 block N. Steele
Street, W side

403 N. Steele St.
C
ca. 1930

Robert H. Hortness House. The two-story, brick, eclectic Colonial Revival and Craftsman style dwelling features a hipped roof, deep overhanging eaves, flanking exterior end chimneys, and a hipped roof stoop supported by large brackets sheltering the recessed entrance with glazed and paneled door with Craftsman style sidelights. Above the entrance is a bay window with narrow casements. A one-story side porch with Doric columns is attached to the left side. Fenestration consists of six-over-six sash windows and bands of casements.

a. C Garage Apartment. ca. 1930. One-story, brick veneer garage with hipped roof converted to a dwelling.

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The house was apparently built between 1925 and 1930. The earliest known owner of the house is Robert H. Hortness in 1950. (SM-1930, CD, Pezzoni)

405 N. Steele St.
C
ca. 1925

Leon Womack House. The intact, frame, one-story, three-bay, bungalow with a hipped roof with cross gables exhibits one-over-one sash windows, plain siding, knee braces, and a front gable porch with Union Jack balustrade and battered posts on brick bases. Fenestration consists of one-over-one sash windows. The front porch gable features a decorative window flanked by louvered ventilators. The right side of the house is now an apartment with a second entrance.

The house was built before 1925. The earliest known owner of the house is Leon Womack, an assistant manager of a Progressive Store, in 1950. (SM-1925, CD)

407 N. Steele St.
C
ca. 1915

Nora McKernan House. The frame, one-story, three-bay, pyramidal hipped roof cottage with center cross gable exhibits plain siding with corner boards and cornice, one-over-one sash windows, two tall interior chimneys with corbeled caps and a replacement hipped roof porch with battered posts on brick bases and plain railing.

The house was apparently built circa 1915. The earliest known owner of the house is Mrs. Nora McKernan in 1950. (SM-1925, CD)

411 N. Steele St.
C
ca. 1915

Sol D. Griffin House. The frame, one-story, three-bay, pyramidal hipped roof cottage with center cross gable exhibits plain siding, one interior chimney, bracketed eaves, and a hipped roof porch supported by Doric columns. Openings consist of four-over-four sash windows and a period glazed and paneled front door.

a. NC Shed. 1960s. Gabled shelter with sided and screened walls.

The house was apparently built circa 1915. The earliest known owner of the house is Sol D. Griffin in 1950. (SM-1925, CD)

507 N. Steele St.
C
1924-25

former Sanford High School (NR-1995). The two-story, brick, L-shaped high school consists of a main classroom wing fronting North Steele Street and a gym and auditorium wing fronting Weatherspoon Street. The Classical Revival style school features a flat roof with a concrete-coped brick parapet and a slightly projecting center pavilion and terminal pavilions, each defined by concrete-faced pilasters with enriched capitals. The center pavilion has an entablature with the inscription "Sanford High School." The pedimented front recessed entrance is reached by a welcoming arm staircase with decorative metal railing. Fenestration consists of paired four-over-four sash windows and narrow one-over-one sash windows, all with concrete lintels. Brick pilasters topped with concrete Doric

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capitals are interspersed between the paired sash windows. Concrete cornices and belt courses run at the top and bottom of the pilasters. A semi-subterranean, flat-roofed, brick cafeteria built in 1956 is attached to the southwest elevation.

The Sanford High School was built in 1924-25 from a design by George Berryman of the architectural firm of Wilson, Berryman & Kennedy, specialists in public school design. Chapman-Hunt Company served as the general contractor. The school served as Sanford's high school for white students until 1951. In later years it functioned as a middle school and presently as a community arts center. (Pezzone, SM-1925, NR Nomination-1995)

**600 block N. Steele
Street, W side**

603 N. Steele St.
C
ca. 1925

Julian F. Loving House. The frame, one-story, two-bay, hipped roof bungalow features exposed rafter tails, plain siding, ten-over-one sash windows, and a partial-width gabled porch with paired columns on brick bases. The front porch gable exhibits wood shingle siding and a large colored glass casement.

The house was built before 1925. The earliest known owner of the house is Julian F. Loving, an employee of Loving's Furniture Store, in 1950. (SM-1925, CD)

605 N. Steele St.
C
ca. 1925

James O. Marks House. The frame, one-story, two-bay, bungalow with side gable roof features eight- and ten-over-one sash windows, a glazed door with Craftsman sidelights, and a partial width front porch with a decorative casement in the gable end.

The house was built before 1925. The earliest known owner of the house is James O. Marks, a meat cutter with Progressive Store, in 1950. (SM-1925, CD)

**200 block Summit
Drive, N side**

202 Summit Dr.
C
1925

First Baptist Church. The large Colonial Revival style church features a brick veneer, a dentil cornice, round arched sash windows, and engaged concrete pilasters on the side elevations. The front facade is dominated by a pedimented portico with dentil molding supported by four round columns with leaf capitals. Underneath the portico are three oculus windows above a doubleleaf entrance with fanlight flanked by two doors topped with segmental arched brickwork. Several large brick additions are attached to the rear and left side of the sanctuary. A large brick Family Life Center, also an annex to the main building, is currently under construction.

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The church was built in 1925 at a cost of \$110,000. It was designed by Philadelphia and Richmond architect Herbert L. Cain and constructed by Chapman-Hunt Company of Oxford, N.C. (Pezzoni, interview, SM-1925)

100 block E.
Weatherspoon Street, N
side

103 E. Weatherspoon St.
C
late 1940s

Marvin L. Johnson House. The frame, one-story, brick Period Cottage features a steep side gable roof, a front Tudor style chimney, an interior chimney, an enclosed side porch, and a shed porch with wrought-iron posts. Fenestration consists of eight-over-eight sash windows.

a. C Garage. 1940s. Frame, front gable garage with plain siding.

The house was probably built in the late 1940s. The earliest known owner of the house is Marvin L. Johnson, owner of Johnson's Beauty Shop, in 1950. (CD)

105 E. Weatherspoon St.
C
ca. 1915

Oscar Porter House. The frame, one-story, three-bay, pyramidal hipped roof cottage features plain siding, interior chimneys, a center cross gable, two-over-two sash windows, and a hipped roof porch with Doric columns.

a. C Garage. 1930s. Frame, front gable garage with German siding.

The house was apparently built circa 1905. The earliest known owner of the house is Oscar Porter, a barber at Porter's Barber Shop, in 1950. The 1925 Sanborn Map indicates a side wraparound porch. (SM-1925, CD)

109-113 E.
Weatherspoon St.
C
late 1940s

Apartment Building. The two-story, brick, simple Moderne style apartment complex is made up of three, two-unit buildings laid out in a U-shape forming a courtyard. Features of the buildings include hipped roofs, string courses between stories, belt courses at the upper window lintels, six-over-six sash windows, quoin-like brick detailing above the entrances and flat bracketed stoops.

The apartment building was apparently built in the late 1940s. The earliest known tenants include Christopher Compton, Frederick Nelson, Macon Davenport, and Carlos Thomas in 1950. (CD)

119 E. Weatherspoon St.
C

Samson D. Porter House. The brick, one-and-a-half story, three-bay bungalow with side gable roof features a gabled dormer with wood shingles, an exterior end

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- ca. 1925 chimney, decorative basketweave brick course in the foundation, and an engaged shed porch with brick posts and paired wood posts on brick bases. The porch also features a closed brick balustrade and arched lintels. Fenestration consists of triple and single four-over-one sash windows.
- The house was built before 1925. The earliest known owner of the house is Samson D. Porter, owner of Porter's Barber Shop, in 1950. (SM-1925, CD)
- 123 E. Weatherspoon St.
C
ca. 1930 **Aubrey E. White House.** The brick, one-and-a-half-story, bungalow with side gable roof features a large shed dormer, an exterior end chimney, knee braces, and an engaged front porch and side porte-cochere supported by brick posts and paired posts on brick bases. Openings consist of six-over-one sash windows and an entrance with sidelights. The porch railing is a replacement.
- The house was built before 1930. The earliest known owner of the house is Aubrey E. White, vice president of Progressive Stores Inc. and the Howard-Bobbitt Company, in 1950. (SM-1930, CD)
- 127-129 E.
Weatherspoon St.
NC-age
ca. 1954 **House.** The one-story, four-bay, Ranch house with gable and hipped roof features Permastone veneer walls, metal casement windows, wide eaves, a bracketed hood over the main entrance, an integral flower boxes.
- The house was constructed between 1950 and 1954, and may have had the efficiency apartment from the beginning. Sue Watkins occupied No. 127 and Robert Leath, a foreman for Sanford Furniture, occupied No. 129 in 1954. (CD)
- 100 block E.
Weatherspoon Street, S
side**
- 102 E. Weatherspoon St.
C
ca. 1950 **W. Cecil Oliver House.** The frame, one-story Ranch house features plain siding, eight-over-eight sash windows, a picture window, an engaged front shed porch, and garage addition.
- a. NC Apartment. 1950s.** Small, two-story, apartment with front gable roof, one-over-one sash windows and German siding.
- b. NC Shed. 1950s.** Shed roofed shed with German siding.
- The house was built shortly before circa 1950. The earliest known owner of the house is W. Cecil Oliver, a salesman with Sanford Motor Sales, in 1950. (CD)

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106-108 E.
Weatherspoon St.
C
ca. 1949

Duplex. The frame, one-story, duplex with side gable roof features a central chimney, plain siding, a front cross gable with arched window, and two corner engaged entrance porches with Chippendale style balustrades. Fenestration consists of six-over-six sash windows.

The duplex was built before 1949. The earliest known owner of the duplex is John P. Norton, an inspector with Saco-Lowell Shops, in 1949. James D. Ennis, a certified public accountant, also occupied the duplex in 1950. (CD)

118 E. Weatherspoon St.
C
ca. 1915

S. Ernest Kennedy House. The one-story, three-bay, pyramidal hipped roof cottage with center cross gable features two tall interior chimneys, and a one-story hipped roof porch with plain railing and turned and bracketed posts. Alterations include replacement six-over-six sash windows and vinyl siding.

a. C Shed. ca. 1940. Frame, front gable shed with German siding and exposed rafter tails.

The house was probably built circa 1915. The earliest known owner of the house is S. Ernest Kennedy, a painter, in 1950. (SM-1925, CD)

120 E. Weatherspoon St.
C
ca. 1915

W. Lynn Spivey House. The one-story, three-bay, pyramidal hipped roof cottage with center cross gable features two tall interior chimneys, plain siding, and a one-story hipped roof porch with plain railing and turned and bracketed posts. Alterations include replacement nine-over-nine sash windows.

a. NC Shed. 1970s. Frame, front gable shed with plywood sheathing.

The house was probably built circa 1915. The earliest known owner of the house is W. Lynn Spivey, a barber at Porter's Barber Shop, in 1950. (SM-1925, CD)

124 E. Weatherspoon St.
C
ca. 1950

John M. Causey House. The frame, one-story, Colonial Revival style cottage with side gable roof features a central chimney, a small front gable wing, and an engaged corner porch with boxed posts. Fenestration consists of six-over-six and eight-over-eight sash windows.

The house was built before 1950. The earliest known owner of the house is John M. Causey, a bookkeeper with Hester-Wilson, in 1950. (CD)

100-200 block W.
Weatherspoon Street, N
side

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102 W. Weatherspoon St. **James L. Stewart House.** The frame, one-story, three-bay Colonial Revival cottage
C features a side gable roof, two gabled dormers, an exterior end chimney, and a one-
ca. 1940 bay gabled entrance porch with paired Doric posts. Fenestration consists of six-
over-six sash windows. The exterior has asbestos wall shingles.

The house was probably built circa 1940. The earliest known owner of the house is James L. Stewart, a supervisor of the State Highway and Public Works Commission, in 1950. (CD)

106 W. Weatherspoon St. **House.** The brick, one-story, Ranch house with side gable roof features a central
NC-age recessed porch with wrought-iron posts and two-over-two horizontal sash windows.
post 1954

110 W. Weatherspoon St. **Lombe H. Rives House.** The frame, one-story, hipped roof cottage features a
NC-age central chimney, two-over-two horizontal sash windows, a gabled entrance porch
ca. 1954 with wrought-iron posts, and aluminum siding.

a. NC Detached Porch. 1970s. Detached, frame, porch-type structure with screened walls.

The house was built between 1950 and 1954. The earliest known owner of the house is Lombe H. Rives, an assistant paymaster with Saco-Lowell Shops, in 1954. (CD)

208 W. Weatherspoon St. **James R. Sanders House.** The frame, one-story, three-bay, hipped roof bungalow
C features plain siding, exposed rafter tails, a hipped dormer, an exterior end chimney,
ca. 1930 and an engaged full-facade porch with plain railing and battered posts on brick
bases. Openings consist of six-over-one sash windows and a glazed door.

a. C Garage/Shed. ca. 1930. Frame, shed roofed two-car garage and shed with wood siding.

b. NC Shed. ca. 1980. Small, gambrel roof shed with wood siding.

The house was built between 1925 and 1930. The earliest known owner of the house is James R. Sanders, a farmer, in 1950. (SM-1930, CD)

100 block W.
Weatherspoon Street,
W side

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101 W. Weatherspoon St. **Wilson M. Quick House.** The brick, one-story, three-bay, Craftsman bungalow
C with front and side gables features shingled eaves, decorative eave brackets,
ca. 1930 exposed rafter tails, and front and side porches with battered wood posts on brick
bases. Fenestration consists of six-over-one sash windows.

The house was built between 1925 and 1930. The earliest known owner of the house
is Wilson M. Quick, a cashier with Seaboard Air Line, in 1950. (SM-1930, CD)

105 W. Weatherspoon St. **William M. Finch House.** The one-story, three-bay, stuccoed bungalow with a
C front gable roof features fish scale shingles in the gable end, bracketed eaves, an
ca. 1930 exterior end chimney, and an engaged hipped roof porch and porte-cochere
supported by battered posts on brick bases with a open brick railing. Openings
consist of one-over-one sash windows and a glazed door.

The house was built between 1925 and 1930. The earliest known owner of the house
is William M. Finch, a paint and varnish dealer, in 1950. (SM-1930, CD)

109 W. Weatherspoon St. **Carl C. Foushee Jr. House.** The frame, one-story, Colonial Revival style Ranch
C house features a side gable roof, beaded siding, six-over-six sash windows, a central
ca. 1949 chimney, a pilastered front door and a sizable side addition containing a one car
carport.

a. NC Shed. 1980s. Frame, front gable shed with plain siding.

The house was probably built circa 1949. The earliest known owner of the house is
Carl C. Foushee Jr., a salesman with Howard-Bobbitt Company, in 1949. (CD)

111 W. Weatherspoon St. **John H. Poe House.** The frame, one-story, Colonial Revival style dwelling features
C a side gable roof, plain siding, six-over-six sash windows, and an arched front gable
ca. 1949 entrance porch with wrought-iron posts.

The house was probably built circa 1949. The earliest known owner of the house is
John H. Poe, a salesman with Howard-Bobbitt Company, in 1949. (CD)

**300-400 block Wilson
Avenue, W side**

300-400 blocks Wilson **(former) Raleigh & Augusta Railroad.** (structure) Railroad tracks extending
Avenue north-south through the district. The town of Sanford evolved as a railroad stop on
C this railroad line. It later became the Seaboard Coast Line, and is now CSX
1871 Railroad.

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301 Wilson Avenue
C
ca. 1900

Sanford Cotton Mill Superintendent's House. The frame, one-story, side gable roof house with a front gable bay features plain siding, six-over-six sash windows, and a hipped roof wraparound porch with turned posts. The main parlor features an elaborately turned Eastlake style mantel. The left bay of the porch has been enclosed and the railing is a replacement.

a. NC Shed. 1960s. Frame, front gable shed with plywood siding.

The house was built circa 1900 as a residence for a higher-level employee of the Sanford Cotton Mill. Lewis Matthews, a foreman of the spinning department, purchased the house by 1950. (SM-1925, Pezzoni, interview, CD)

307 Wilson Ave.
C
ca. 1900

Sanford Cotton Mill Superintendent's House II. The frame, one-story, high hipped roof Victorian cottage with gabled wings features plain siding, six-over-six sash windows, period glazed and paneled doors, and a hipped roof wraparound porch with turned posts, sawnwork brackets, and turned railing. The left side bay of the porch has been enclosed.

a. C Shed/Storage. ca. 1950. Long frame, shed roofed storage building with German siding.

The house was built circa 1900 as a residence for a higher-level employee of the Sanford Cotton Mill. Tommy Glass, an employee of the Sanford Cotton Mill Store, occupied the house during the early twentieth century. Wesley Glass, Tommy's son, was the mill bookkeeper during the 1940s when he occupied the house. Webb and Lenora Utley purchased the property by 1950. Shortly after, Mrs. Utley turned the house into a three-apartment boarding house for millworkers. Mrs. Utley operated the storage building as a store in the 1950s and early 1960s where workers at the nearby Whitin-Roberts furniture factory bought penny candy, crackers, and sodas during their breaks. (SM-1925, interview, Pezzoni)

407 Wilson Ave.
C
ca. 1905

Sanford Cotton Mill House I. The frame, one-story, gable and wing mill house features a central chimney, wide eave returns, four-over-four sash windows, and a shed porch. Alterations include artificial siding and replacement porch posts and railing.

a. C Shed. 1930s. Frame, shed roof building with German siding and exposed rafter tails.

The house was built circa 1900 as a mill house for the nearby Sanford Cotton Mill.

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(Pezzoni, SM-1925)

411 Wilson Ave.
C
ca. 1905

Sanford Cotton Mill House II. The frame, one-story, gable and wing mill house features a central chimney, wide eave returns, plain siding, four-over-four sash windows, and a shed porch. Alterations include replacement porch posts and railing.

The house was built circa 1900 as a mill house for the nearby Sanford Cotton Mill.
(Pezzoni, SM-1925)

415 Wilson Ave.
C
ca. 1905

Sanford Cotton Mill House III. The frame, one-story, gable and wing mill house features a central chimney, pedimented gable ends, a tin roof, and a shed porch. Alterations include artificial siding, replacement one-over-one sash windows and replacement porch posts.

The house was built circa 1900 as a mill house for the nearby Sanford Cotton Mill.
(Pezzoni, SM-1925)

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Section 8: Statement of Significance

Statement of Significance

With over one hundred and fifty principal buildings constructed between the 1880s and 1950, the Hawkins Avenue Historic District in Sanford, a railroad town in the Sandhills of North Carolina, forms a dense collection of historic architecture, primarily residential in character. A broad context for the district's significance can be found in "Historic and Architectural Resources of Lee County, North Carolina," a Multiple Property Documentation Form prepared in 1992. Hawkins Avenue, one of the principal avenues of the original 1871 town plan, evolved during the late nineteenth and early twentieth centuries as Sanford's most fashionable residential corridor. As rural residents moved into town to be close to the railroad and new commercial and manufacturing activities, they built houses along Hawkins Avenue, a few reflecting their vernacular roots, but most adopting popular residential designs such as the Queen Anne style. The residences of the founding fathers of Sanford--Major John W. Scott Sr., John D. McIver, Duncan Evander McIver, T. L. Chisholm, and J. R. Jones--stand along Hawkins Avenue within the district boundaries. In 1900 the Sanford Cotton Mill, the town's largest textile mill, was built just east of Hawkins Avenue along the Seaboard Coast Line tracks. With its associated warehouse, office, mill housing, and boarding house, it forms an extremely well-preserved textile mill complex. By the early 1900s the rest of the district began to build up with residences of Craftsman and Colonial Revival character, and in the 1920s community institutions relocated from the central business district into the thriving area, including the Sanford High School (NR, 1995) of 1925, and the large and splendid sanctuaries of the Presbyterians, Baptists, and Episcopalians. The district has changed little since it reached its present size about 1950.

The Hawkins Avenue Historic District has strong local significance under the Criterion A theme of community development as the oldest residential area of Sanford. In addition, the district has local architectural significance under Criterion C for its noteworthy collection of dwellings dating from the mid-1880s through the first half of the twentieth century that exemplify late nineteenth century vernacular design as well as the evolution of popular styles from Queen Anne to Neoclassical and Colonial Revival to Craftsman to the Period Cottage style to the early Ranch house style. In addition, the intact, picturesque Sanford Cotton Mill is one of the finest mill complexes standing in North Carolina. Such industrial structures in the midst of residential development illustrate the integrated commercial, industrial, and residential character of Sanford in the first half of the twentieth century.

Historical Background:

The Hawkins Avenue Historic District in Sanford comprises the oldest concentration of residential architecture in the town, built beginning in the 1880s. Sanford evolved as a small railroad stop in 1871 when the Raleigh & Augusta Railroad was extended from Raleigh south to Hamlet. At the point where it crossed the Western Railroad that connected Fayetteville with the coal region of Moore and Chatham counties, just northwest of the small town of Jonesboro, Sanford was established. The Raleigh & Augusta Railroad became the Seaboard Coast

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Line, and is now CSX Railroad. It runs through the Hawkins Avenue Historic District one block east of Hawkins Avenue, forming the eastern boundary of the lower half of the district. The Western Railroad became the Cape Fear & Yadkin Valley Railroad and is now the Southern Railway. It runs along Moore Street on the west side of Hawkins Avenue.

In 1871, a group of land owners in the vicinity of the railroad stop had about 225 acres laid out into streets and lots to create the new town of Sanford, named for the Raleigh and Augusta Railroad engineer responsible for building the railroad through the county. These developers were Jordan Wicker, Augustus W. Steele, John B. Matthews, Sr., brothers Wesley and John D. McIver, and Major John W. Scott, Sr. Major Scott, the largest landowner, purchased large tracts along the Raleigh & Augusta line during the 1870s. Scott hired Major Whitford, an engineer, to survey and draw up the new town plan. Scott himself is said to have supervised the first lot sales in the town in 1871 and 1872. The 1871 town plat maps the area beginning at the railroad crossing and extending north along the two railroad tracks to the present location of Chisholm Street, comprising the southern half of the Hawkins Avenue District. Streets are laid out in a grid, oriented parallel to the two sets of railroad tracks, with Hawkins Avenue extending as a spine north from the railroad depot, midway between the two sets of tracks.¹

Sanford's original development clustered around the railroad depot for many years, within the triangle formed by the crossing of the railroads, with Chatham Street on the east, Moore Street on the west, and Carthage-Charlotte Street at the north. The depot agent's house was built at the northwest corner of Charlotte and Hawkins avenues. Now known as the Railroad House, this 1872 Gothic Revival dwelling is the oldest building in Sanford. Sanford grew quickly in the late 1870s, both as a local trading center and as the site of grain mills, cotton gins, and saw mills. The main business section occupied the first two blocks of Moore Street, south of Carthage Street, facing the railroad. By 1896 Sanford had a population of 700. The earliest residential area was Chatham Street, but during the 1880s Hawkins Avenue became the town's most popular residential avenue.²

Sanford's leading businessmen, railroad developers, and industrialists built homes for themselves along Hawkins Avenue in the 1880s and 1890s, and several of these still stand. Major John W. Scott Sr., who had helped to lay out the town, was the organizer, along with John B. Makepeace, of the town's pioneer manufacturing enterprise, the Sanford Sash & Blind Company, in 1882, located to the south of the railroad crossing. Scott, the most important contractor and developer in town, was responsible for building many of the town's original commercial and residential buildings. About 1890 he constructed a dwelling for himself at 314 Hawkins Avenue, a rambling Victorian cottage that was much-altered in the twentieth century. Scott served as president of the Sanford Cotton Mills, incorporated in 1899 and built in 1900 one block behind his house, on the Raleigh & Augusta (CSX) railroad tracks.³

¹Pezzoni, *History and Architecture of Lee County*, 49-50, 68; Bowen, Downtown Sanford Historic District nomination, 8.2, with footnotes for Sharpe's *A New Geography*, 206; *Sanford Express*, March 15, 1934.

²*Sanford History 1874-1974*, 42; Pezzoni, *History and Architecture of Lee County*, 54; Bowen, Downtown Sanford Historic District.

³Pezzoni, *History and Architecture of Lee County*, 52, 81.

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Another of Sanford's founders is John D. McIver, associated with Sanford's principal general store, McIver's Store, established in the 1870s. McIver lived on a large farm on Buffalo Creek near Sanford, and about 1885 he built a handsome town house for himself at 309 Hawkins Avenue.⁴ The John D. McIver House is an I-house with Italianate details and a pedimented two-story classical porch. John D. McIver's nephew, Duncan Evander McIver, worked with his uncle at McIver's Store, and moved to town in 1893 when he married Kate Scott, daughter of John W. Scott Sr. The couple built a stylish Queen Anne cottage at 315 Hawkins Avenue, next door to his uncle and across the street from his bride's family home. McIver (1861-1913), described as Sanford's "foremost citizen," was a storekeeper, an attorney, owner of Sanford's first telephone system, involved with Sanford's first bank, involved with the Sanford Cotton Mills, town mayor, and a state senator. During his career in the legislature, he was instrumental in the 1907 creation of the new county of Lee out of portions of Chatham and Moore counties. The courthouse was sited midway between Jonesboro and Sanford, where it remains.⁵

Other founding fathers of Sanford erected residences in the 300 and 400 blocks of Hawkins Avenue. Adjacent to Major Scott's House, T. L. Chisholm built his two-story Queen Anne style dwelling at 318 Hawkins Avenue about 1897. Chisholm, the principal creator of the Sanford Cotton Mill, moved to Sanford from the active textile manufacturing area of Randolph County. Chisholm Street, which runs beside his house east to the mill, is no doubt named for him. Next door, at 402 Hawkins Avenue, another mill partner, J. R. Jones, had local builder Robert Walker construct an eclectic Victorian cottage for him about 1900. One of the most architecturally interesting houses in the district, it displays a hip roof with steep front gable, arched gable windows, and a handsome classical entrance. Artistic brownstone gate posts, a rare instance of the use of the county's native brownstone in a decorative context in Sanford, mark the front yard entrance.⁶

Behind the homes of Scott, Chisholm, and Jones on Hawkins Avenue stands their greatest legacy to Sanford, the Sanford Cotton Mill, the foremost new industry in Sanford at the turn of the century. The sprawling brick mill, built in 1900, faces the Raleigh & Augusta (CSX) Railroad, with a one-story brick cotton warehouse built slightly later on the south side, and a brick mill office, five worker and supervisor mill houses, and a boarding house across the tracks. The main mill building is two stories tall, with ranks of tall segmental-arched sash windows lighting the loom rooms and a four-story tower with decorative brickwork. Local contractor J. W. Brown and his son Vesper may have built the main building, as they later built other structures at the mill. By 1907 some 175 workers were employed here. By 1935, when the workforce numbered 250, it was claimed that the mill supported one-fifth of Sanford's population.⁷ The mill ceased operation in the mid-1950s. A large fabric outlet, WSW Fabric Outlet, has operated here since the late 1950s.⁸ The Sanford Cotton Mill complex has changed very little since its days as the largest textile mill in Sanford. With its setting on the railroad tracks and surrounding mill village buildings, it is one of the most significant textile mill ensembles in North Carolina.

⁴ Pezzoni, *History and Architecture of Lee County*, 52, 237.

⁵ Pezzoni, *History and Architecture of Lee County*, 99, 238.

⁶ Pezzoni, J. R. Jones House Survey File, State Historic Preservation office; *Sanford History 1874-1974*, 24.

⁷ Pezzoni, *History and Architecture of Lee County*, 101, 263.

⁸ Interview with E. M. Williams, mill owner, August 4, 1999.

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The only other industrial structures in the Hawkins Avenue District are a pair of warehouses adjacent to the Southern Railroad tracks in the vicinity of Buffalo Street. The 1925 Sanborn Map records a spur track extending from the main track diagonally across to N. Steele Street, with brick warehouses along it. The Liles Bonded Cotton Warehouse still stands at 311 N. Moore Street, and a triangular-shaped grocery warehouse still stands at 300 N. Steele Street, utilized as an automotive garage for the past fifty years.

As Hawkins Avenue became the most fashionable residential street in Sanford, it attracted institutions such as churches. In 1893 the congregation of the First Presbyterian Church purchased a lot from James Weatherspoon, whose house stood where the church fellowship hall now stands. James and his two brothers Jack and Will Weatherspoon lived on Hawkins Avenue in the 1880s and 1890s. No doubt Weatherspoon Street, intersecting the end of the third block of Hawkins Avenue, was named for this family.⁹ The original frame church that the congregation built burned in 1913, and the next year the magnificent brick Gothic Revival sanctuary rose on the site of the old building at 205 Hawkins Avenue. The nave-form building has a prominent rose window above the front entrance, recessed within an arcade that connects a two-story tower at one corner and a three-story tower at the other. The architect is unknown; the contractor was apparently W. A. Lashley. Reverend Malcolm D. McNeill, first pastor of the First Presbyterian Church, built a vernacular Victorian cottage for himself about 1903 at 412 Hawkins Avenue, where he lived during his retirement years.¹⁰ The high-hipped roof house has simple decorative trim.

The Baptist and Episcopalian congregations of Sanford built churches in the Hawkins Avenue District in the 1920s. The large congregation of Sanford's First Baptist Church purchased a lot on Summit Avenue, two blocks north of the business district, in 1924 and built a monumental brick Colonial Revival style sanctuary that still serves the congregation today. Standing at 200 Summit Avenue, the church was designed by Philadelphia architect Herbert L. Cain. As the congregation expanded, the church has continued to add annexes and now occupies the entire city block. The Episcopal congregation left their original 1895 sanctuary in the business district and built a Gothic Revival chapel modeled on English parish churches, with buttresses and stained glass, in 1928 at 312 N. Steele Street. Sanford architect L. M. Thompson designed the building.

In the early twentieth century Sanford's leading families continued to build along Hawkins Avenue, moving gradually north and further away from the business district. E. D. Nall, owner of the Nall Mercantile Company in downtown Sanford, built a large Queen Anne style dwelling for himself at 607 Hawkins Avenue in 1914 out of lumber cut in nearby Chatham County. Local builder Robert Walker may have served as contractor.¹¹ Attorney E. L. Gavin erected the most prominent residence on the street in 1922. The Gavin House, 305 Hawkins Avenue, a large Neoclassical Revival style house with impressive Ionic portico, was built by Sanford builder John Matthews.

⁹ *A Centennial History of the First Presbyterian Church, Sanford*, 36.

¹⁰ *A Centennial History of the First Presbyterian Church, Sanford*, 36.

¹¹ Pezzoni, E. D. Nall House Survey File, State Historic Preservation Office.

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Not until the 1930s did the town of Sanford outgrow its original 1871 plat.¹² At the northwest corner of the district, N. Steele Street, N. Moore Street, and the cross streets of Green, Cross, W. Chisholm, Bracken, and Weatherspoon, west of the Southern Railway tracks, filled in with bungalows in the 1910s and 1920s. Sanford's school officials built a large new high school to serve this white bungalow suburb. The Sanford High School, 507 N. Steel Street (NR-1995), designed by school architect George Berryman in the Classical Revival style, occupies an entire city block. Since its closure in 1951, it has served as a middle school and in the 1990s as the Lee County Community Arts Center.¹³

Substantial bungalows appeared on vacant lots between the older houses along Hawkins Avenue in the late 1910s and 1920s. About 1924 John Robert Ingram, Sr. and his wife had a distinguished brick bungalow built as their residence at 206 Hawkins Avenue. Ingram was a builder responsible for the construction of the Temple Theatre and the Coca-Cola Bottling Plant in the business district, two of the most architecturally distinguished downtown landmarks. The Ingram bungalow is one of three in Sanford built of decorative Flemish bond brickwork.¹⁴ Another fine bungalow is the brick side-gable residence built at 507 Hawkins Avenue before 1925 for Thomas G. Gunn, owner of Gunn Veneer and Lumber Company. The most significant bungalow rows in the Hawkins Avenue District line the 300 block of N. Steele Street, Horner Boulevard, and the connecting streets of Cross, Chisholm and Bracken. The 1925 Sanborn Map shows approximately half of the houses already in place; the rest were largely in place by 1930.¹⁵ The district contains three interesting Craftsman duplexes—a nearly identical pair at 404 and 408 N. Steele Street, and a single duplex at 507-509 Greensboro Avenue. The Steele Street duplexes are wood-shingled and originally had central recessed porches. The Greensboro Avenue duplex, built about 1935, has brick walls and modest Craftsman trim. Weatherspoon Street and Hill Avenue at the north end of the district have isolated late Victorian and Craftsman houses built in the early twentieth century, but largely developed with bungalows, Period Cottages, and Ranch houses in the 1930s, 1940s, and 1950s.

Since World War II, the Hawkins Avenue Historic District has suffered fewer destructive changes than many old downtown neighborhoods in other North Carolina towns. The district retains its largely middle-class residential character with generally well-maintained homes. Sanford's commercial district remains vibrant and has not yet begun to expand into the adjacent residential areas. Certain changes in transportation routes and shifting employment opportunities have certainly altered the neighborhood since its heyday half-a-century ago. North Horner Boulevard (originally Endor Street), became the four-lane U.S. 421 Highway in the 1960s, thereby leading to the deterioration of the residences along this busy thoroughfare. Presently a number of these

¹² Sanford Sanborn Maps: Sanborn first mapped Sanford in 1908. Area included is the junction of the railroads with streets radiating out, including Hawkins Avenue up to Chisholm Street. Chisholm Street ended at the cotton mill, shown with its store and office across the tracks from the mill. Next time Sanborn mapped Sanford was in 1915, when the town must have grown quite rapidly. Hawkins Avenue extends beyond Weatherspoon Street, and the entire grid-patterned neighborhood between the tracks along Moore Street over to Endor (now Horner Boulevard) was in place. The 1925 and 1930 Sanborn Maps include the same geographic coverage of the district, documenting additional construction within the same geographic area.

¹³ Pezzoni, Sanford High School National Register nomination, 1995.

¹⁴ Pezzoni, *History and Architecture of Lee County*, 318.

¹⁵ Sanborn Insurance Map of Sanford, 1925, 1930.

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houses have been converted to commercial usage. The Sanford High School closed down in 1951, an indication that the center of population density had moved further away from the town center. The Sanford Cotton Mill closed in the 1950s, a victim of the changing industrial economy. A number of houses in the N. Steele Street and N. Horner Boulevard section are now somewhat neglected rental property.

Due to the rapid growth of the Raleigh-Durham-Chapel Hill metropolitan area (the Research Triangle) in the past decade, Sanford, in commuting distance, is also developing rapidly. New suburbs are being built, downtown Sanford is experiencing a commercial renaissance, and many newcomers have an interest in rehabilitating the fine old houses in the Hawkins Avenue Historic District. The Lee County-Sanford Planning Department has sponsored the preparation of this National Register nomination in order to give the district historical recognition and to make federal and state rehabilitation tax credits available to its property owners.

Criteria A and C: Community Development and Architecture

A broad context for the district's significance can be found in the Multiple Property Documentation Form "Historic and Architectural Resources of Lee County, North Carolina," prepared by Daniel Pezzoni in 1992. His historic context, Urbanization and Agricultural/Industrial Expansion 1880-1919, documents the early years of Sanford's community development. The corresponding context for 1920-1942 documents the later years. The sub-context for architecture discusses the evolution of Victorian design in Jonesboro and Sanford, the county's two largest towns, in the late 1800s and early 1900s, as well as the development of Neoclassical, Craftsman, and Colonial Revival design from 1920-1942. The context for institutional design in Sanford from 1920-1942 covers the district's Sanford High School and the 1920s Baptist and Episcopal churches.

The district's dual significance in community development and architecture reflects its urban development as a nineteenth century railroad town laid out piecemeal by private developers. Unlike a typical county seat in North Carolina, designed as a formal plan by government officials, Sanford's town plan was shaped by private development around the intersection of the Raleigh and Augusta Air Line Railroad with the Western Railroad in 1871. Beginning as a small railroad stop, the town of Sanford quickly grew as developers laid out streets in a grid, parallel with the two railroad tracks, and subdivided lots. Sanford grew gradually as individual developers continued to enlarge the town, creating an often random blending of residential, commercial, and industrial buildings. The Hawkins Avenue District, largely laid out in 1871, mingles residential and industrial development in a relationship typical of railroad towns.

Many other North Carolina towns followed the same evolution, such as the town of Maxton in Robeson County. Starting with a depot in 1862 along the Wilmington, Charlotte & Rutherford Railroad, Maxton grew into a town as dwellings and commercial buildings were built around an informal square created by two main streets merging in front of the railroad tracks. In contrast, Pittsboro, the county seat of the adjacent county of Chatham, was laid out as a complete entity using the so-called "Lancaster square plan," with a central courthouse square, four streets radiating from the center of each side of the square, and gridded blocks in each quadrant.

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Within Sanford itself, other historic neighborhoods have contrasting character to the Hawkins Avenue District. Two neighborhoods to the west, Rosemount and McIver Park, were listed as a single district (Rosemount-McIver Park Historic District) in the National Register in 1997.¹⁶ Immediately west is the Rosemount neighborhood, platted around 1900 in the next phase of Sanford's urban development. Rosemount's orthogonal grid continues the northwest-southeast orientation of Hawkins Avenue District's streets, with Horner Boulevard and North Gulf Street as the main thoroughfares. Housing in the area began in the Queen Anne style and evolved by the late 1910s into the Craftsman style, just as in the Hawkins Avenue District.

In comparison, McIver Park, the subdivision west of Rosemount, presents a dramatically different model of community planning. Developers Kate S. McIver and Cross & Brinn, a real estate firm, created the subdivision in 1923 from a design by local engineer William F. Cooke and landscape architect Robert Cridland of Philadelphia and Atlanta. In contrast with the grid pattern of the earlier Hawkins Avenue and Rosemount areas, McIver Park is a picturesque subdivision with curvilinear streets fitted to the topography, a creekside park, and brick and granite gateways at the entrances to the development.

The Hawkins Avenue District is distinguished under Criterion C for its significant collection of vernacular and popular architectural design that traces the evolution of residential architecture among the middle-class of Sanford for seven decades. As the new town grew out around the depot at the south end of Hawkins Avenue, the business and professional families who created Sanford built their residences along it, until by 1900 it was the finest residential avenue in town. The district's most architecturally significant themes are the appearance of the popular Queen Anne style from the 1880s to about 1915, and the strong collection of bungalows throughout the district from ca. 1915 to the 1930s. Maxton's grand residential avenue, N. Patterson Street, is comparable to Hawkins Avenue in its blocks of impressive houses reflecting changing housing styles through the decades.

Railroad towns, by definition receptive to up-to-date ideas, generally contain few traces of vernacular building traditions. Hawkins Avenue District reflects local rural traditions with a handful of I-Houses--the circa 1885 John McIver House (309 Hawkins Avenue); William A. Maness House (114 Hawkins Avenue); and House (713 Hawkins Avenue). By 1900, traditional house types were rarely built in Sanford's limits. Local residents displayed their worldliness with stylish Queen Anne and late Victorian styles, Craftsman bungalows, Foursquares, Classical Revival styles and Period Revival cottages. Examples of nationally popular styles in the district include the circa 1893 Duncan E. McIver House (315 Hawkins Avenue), the grand 1922 Neoclassical Revival style E. L. Gavin House (305 Hawkins Avenue), the 1924 Flemish bond brick J. R. Ingram bungalow (206 Hawkins Avenue), and the pair of brick Craftsman houses with a Prairie style character (112 and 114 E. Chisholm Street), built about 1930.

¹⁶ Pezzoni, Rosemont-McIver Park Historic District nomination, 1997.

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The newer subdivisions of Rosemount and McIver Park, west of the Hawkins Avenue District, eventually supplanted the Hawkins Avenue area as the town's most fashionable residential enclaves.¹⁷ McIver Park was a naturalistically planned subdivision developed on her own property by Kate Scott McIver, who lived with her husband Duncan E. McIver on Hawkins Avenue. Kate McIver became one of Sanford's principal developers in the 1920s after her husband's death. Both subdivisions are dominated by nationally popular architectural styles and feature few traditional house types.

¹⁷ Pezzoni, Rosemont-McIver Park Historic District nomination, 1997.

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Section 10: Geographical Data

Verbal Boundary Description:

The boundaries of the district are shown by a black line on the accompanying map, drawn at a scale of 1" = 200 feet. The map is a base map generated by Landmark Engineering Company Inc. for the City of Sanford, Department of Planning, in 1977.

Boundary Justification:

The boundaries are drawn to include the densest concentration of contributing resources in the historic Sanford neighborhood. Boundaries follow streets and property lines.