

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

historical name Lee Avenue Historic District  
other names/site number Lee Street

2. Location

street & number 1900-2400 blocks Lee Avenue; 200-400 blocks West Main Street, 2511 and 2517 S. Academy Street, and 319 W. Raleigh Street

city or town Sanford N/A not for publication  
state North Carolina code NC county Lee code 105 zip code 27331  
vicinity N/A

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.)

Jeffrey J. Crow SHPO 7/1/02  
Signature of certifying official Date

North Carolina Department of Cultural Resources  
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

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

| Contributing | Noncontributing     |
|--------------|---------------------|
| <u>70</u>    | <u>37</u> buildings |
| <u>0</u>     | <u>0</u> sites      |
| <u>0</u>     | <u>0</u> structures |
| <u>0</u>     | <u>0</u> objects    |
| <u>70</u>    | <u>37</u> Total     |

Number of contributing resources previously listed in the National Register N/A

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, NC ca. 1800-1942

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic: single dwelling  
Domestic: secondary structure  
Religion: religious facility  
Commerce/Trade: specialty store

Current Functions (Enter categories from instructions)

Cat: Domestic: single dwelling

Domestic: secondary structure  
Religion: religious facility  
Commerce/Trade: specialty store

=====  
7. Description  
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Architectural Classification (Enter categories from instructions)

Other: I-House  
Other: pyramidal cottage  
Bungalow/Craftsman  
Colonial Revival  
Queen Anne  
Other: Gabled ell

Materials (Enter categories from instructions)

foundation brick  
roof fiberglass  
walls weatherboard, brick  
other brick

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

Period of Significance ca. 1882-1952

Significant Dates ca. 1882

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

Cultural Affiliation N/A

Architect/Builder Cox, Leslie P. (contractor); McBryde (contractor); Benton, Charles & Sons (architect)

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 approx. 54 acres

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

|   | Zone | Easting | Northing | Zone | Easting | Northing       |
|---|------|---------|----------|------|---------|----------------|
| 1 | 17   | 667100  | 3925760  | 3    | 17      | 667860 3925040 |
| 2 | 17   | 667260  | 3925870  | 4    | 17      | 667290 3924530 |

\_\_\_\_ 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  
organization Longleaf Historic Resources date March 2002  
street & number 2709 Bedford Avenue telephone 919-836-9731  
city or town Raleigh state NC zip code 27607  
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12. Additional Documentation  
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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 MULTIPLE OWNERS - More than 50  
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  
CONTINUATION SHEET**

**Section 7 Page 1**

**Lee Avenue Historic District  
Lee County, North Carolina**

**Section 7: Description**

The Lee Avenue Historic District is a seven-block long, L-shaped district that includes the 200-400 blocks of West Main Street, the 1900-2300 blocks of Lee Avenue, 2511 and 2517 South Academy Street, and 319 West Raleigh Street in the historic village of Jonesboro, now within the limits of the city of Sanford and known as Jonesboro Heights. The district is located in the south end of Sanford, on N.C. Highway 78 (Main Street). Topography is generally level, with undulating terrain in the center of Lee Avenue where a creek bisects the road. The blocks of West Main Street, containing houses and the Jonesboro Heights Baptist Church, lie just west of the central business district of Jonesboro. Lee Avenue, primarily residential, intersects West Main Street and extends northwest. The district contains a total of fifty-four primary buildings, of which forty-six (primarily houses) are contributing, for a ratio of eighty-five percent contributing primary resources. The eight noncontributing primary buildings are two altered pre-1952 houses, four houses built in the mid-to-late 1950s, the Covington Clinic, a ca. 1960 doctor's office of mid-twentieth century modern design, and the 1975 sanctuary of the Jonesboro Baptist Church.

Although most of the houses are set relatively close to the street, lots along West Main Street are much smaller than those along Lee Avenue. The Lee Avenue lots extend back 300-400 feet to the roadbed of the Cape Fear and Yadkin Valley Railroad (tracks removed) on the east side and approximately as deep on the west side. In the center of the west side of Lee Avenue (2000-2100 blocks) are two extremely wide lots that share the site of the Tenny Inn, an early-twentieth century resort hotel that burned in 1921. The hotel site has a low marshy area in the center where a pond was situated during the resort era. The three house lots on South Academy and West Raleigh streets are relatively narrow and less than a half-block deep. The district is extensively landscaped with hardwood and pine trees as well as shrubs. Some of the dwellings on Lee Avenue have extensive outbuildings, including barns, and have rear pastures included in the historic district. Horses graze in at least one of the pastures.

The district's houses are of frame and brick construction, one or one-and-one-half stories in height, with porches and rear ells. The earliest houses are of I-House or pyramidal cottage form; later houses are of Queen Anne, bungalow, Colonial Revival, and Minimal Traditional styles. The oldest building in the district is the ca. 1882 Pierce-Seawell House at 202 West Main Street, at the intersection with Lee Avenue. The I-House sits on a large lot with numerous outbuildings and lush landscaping. Two other houses also date to the 1880s; the frame Barnes House, 2517 South Academy Street (I-House, ca. 1886) and the moved Jonesboro Methodist Church Parsonage, 2511 South Academy Street (gabled ell, ca. 1885). The remaining houses were built from about ca. 1895 to the early 1950s. The most distinctive group are eight substantial pyramidal cottages with flanking side-gabled wings, front dormer windows, and wide front porches located in the southern blocks of Lee Avenue. The second most distinctive group are bungalows, primarily of brick, constructed throughout the district in the 1920s and

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**Section 7 Page 2**

**Lee Avenue Historic District  
Lee County, North Carolina**

1930s. The Lonnie Thomas House, 2002 Lee Avenue, and the Leslie P. Cox House, 404 W. Main Street, are distinguished Colonial Revival-style two-story brick houses that bracket the district. Well-known local builder Leslie P. Cox built the Thomas House in 1941, and built the other house as his own residence about 1952. Both houses are set on large lots with expansive front yards.

A handful of commercial, religious, and civic buildings are interspersed among the houses. The Jonesboro Methodist Church Parsonage originally stood at the corner of West Main and South Academy streets. In the 1952 the house was sold to O. A. Zachary and moved intact a short distance to the south along South Academy Street. The house lot is compatible with its original location and it still retains a residential setting appropriate for the house. At the south end of Lee Avenue are two well-preserved 1930s-1940s gas stations. The Jonesboro public school teacherage, a two-story brick Colonial Revival-style house built in the late 1930s, stands at 309 W. Main Street. The 1950 Classical Revival-style sanctuary of the Jonesboro Baptist Church stands at 316 W. Main Street.

By the late 1940s the district had largely reached its present appearance. From the 1930s to the early 1950s several small Minimal Traditional houses were built at the north end of Lee Avenue, and several ranch houses built after 1950 are located here as well. In 1960 a striking modern-style brick doctor's office was constructed at 212 W. Main Street on the site of a house. The building's flat roof, sawtoothed brick walls, and side courtyard with large windows and porch have architectural distinction, although its date of construction renders it noncontributing to the district.

The buildings of the Lee Avenue Historic District retain their historical integrity, although a number of them have vinyl or aluminum siding and replacement windows. These altered buildings still retain their overall form, their porches, entrances, and other decorative details. The presence of most of the original porches, largely with original porch columns and posts, is a unifying architectural feature in the district. The pyramidal cottage at 2404 Lee Avenue and the Craftsman-style house at 2012 Lee Avenue have lost their original porches, but are still contributing because they retain most of their other original features.

The district boundaries are drawn to exclude late twentieth century development at the north end of Lee Avenue, and along West Main Street. A large linear shopping center, Kendale Plaza, extends from the southwest corner of the Main-Lee streets intersection. Late twentieth century commercial development also occupies the northeast and southeast corners of the intersection. The 300 block is the only segment of the south side of West Main Street that retains its pre-1952 historic fabric.

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**Section 7 Page 3**  
**Lee Avenue Historic District**  
**Lee County, North Carolina**

**Inventory List**

Note: List is arranged alphabetically, by street name, north side first, then south side; west side first, then east side. Buildings are of frame construction unless otherwise stated. Dates are derived from the following primary and secondary sources. The primary sources are the 1930 Sanborn Map [1930 SM], the 1950 Sanford City Directory (the earliest extant directory) [1950 CD], and interviews. Secondary sources include Daniel Pezzoni's Lee County survey files and book, *The History and Architecture of Lee County*, 1995.

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 historic 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.

**2500 block S. Academy Street, east side**

- 2511 S. **Jonesboro Methodist Church Parsonage.** Two-story gabled ell frame  
Academy house, three bays wide. One story polygonal bay on front-facing gable  
St. wing. One story columned shed-roofed porch on the side wing. Covered  
c. 1885 in vinyl siding, however, the house retains four-over-four and six-over-six  
C sash, some paired on front facade. Distinctive diamond-shaped vent in  
front gable. Moved from the corner of W. Main and S. Academy in 1952
- 2517 S. **John Kenneth Barnes House.** 2 story frame I-House with center front  
Academy gable with returns. Three bays wide, the house originally had a full-width,  
St. one-story hip roofed porch with cut sawn balustrade. The altered center  
c. 1886 entrance now has a modern gabled hood and stained glass transom. The  
C house features an original one-story rear kitchen wing, now attached to a  
two-story rear ell to the south. Physical evidence verifies that a separate  
one-room structure (summer kitchen?) north of the kitchen wing has been  
attached to the kitchen by an enclosed breezeway.

NC-age. Shed. modern. Small gabled frame shed with vertical board  
siding, resting on concrete piers.

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**Lee Avenue Historic District  
Lee County, North Carolina**

NC-age House, ca. 1950s Small, concrete block dwelling, side gable, two bays wide.

**1900 block Lee Avenue, west side**

1916 Lee Ave. c. 1925  
C **House.** Large, distinguished 1 1/2-story hip-roofed Craftsman house with front cross-gable, high brick foundation, deep boxed eaves with decorative brackets and rafter tails, tripled 6-over-1 Craftsman sash windows, original Craftsman door with sidelights, and a wraparound porch with boxed posts and solid railing. Vinyl siding covers the original stucco walls, porch posts and railing. Florrie A. Matthews, operator of the Sanford Flower Shop, was the owner-occupant in 1950. [1950 CD]

**2000 block Lee Avenue, west side**

2002 Lee Ave. 1941  
C **Lonnie L. Thomas House.** This 2-story, 5-bay-wide Colonial Revival-style house is the largest house in the district. Designed by Charles Benton & Sons of Wilson and constructed by local contractor Leslie P. Cox, the house features brick veneer walls, 6-over-6 sash with flat-arched openings, molded surrounds, a lovely recessed entrance with leaded glass sidelights and sunburst fanlight, and interior end chimneys. The side-gabled roof is covered with slate. [Pezzoni]

C Garage. 1941. 1-story hip-roofed 2-car garage, with brick veneer walls, slate roof. A ca. 1980 latticed breezeway connects this to the house.

C Barn. c. 1941. 1-story brick barn with front-gambrel roof. Side and rear frame additions.

2006 Lee Ave. c. 1917  
C **Cox-Thomas House.** 2-story, 3-bay vernacular Foursquare with Craftsman trim. House has a hip roof, interior chimneys, and a 1-story hip front porch with battered wooden posts and original Craftsman railing. The sides and rear retain original 8-over-1 Craftsman-style sash, while the front sash have been replaced. Vinyl siding covers the original wooden siding. A flat-roofed wooden addition stands to the rear. Leslie P. Cox, owner of the L. P. Cox Co., general contractors, built this house for his own family. It was later owned by Lonnie L. Thomas, prior to his construction of a new house next door at 2002 Lee Avenue. [Pezzoni]

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**Lee Avenue Historic District**  
**Lee County, North Carolina**

2010 Lee Ave.  
c. 1925  
C  
**Womble House.** 1-story frame bungalow with a hip roof with a hipped dormer and a full, engaged front porch with brick piers, battered posts and original wood railing. The house features interior chimneys, an original front door, and original 6-over-1 sash windows. Vinyl siding covers the walls and eaves. The Womble family owned the house for many years.  
[owner interview]

C Garage. c. 1940. Small shed-roofed 1-car garage with German siding.  
NC Shed. c. 1998. Small gabled shed with T-111 siding.

2012 Lee Ave.  
c. 1930  
C  
**House.** 1-story Craftsman-style hip-roofed house with a hipped dormer, interior chimneys, and boxed eaves. Alterations include the replacement of the window sash, addition of a front picture window, addition of vinyl siding, and the possible removal of a front porch, but the house retains its general historic character. Willie E. Moses, owner of a grocery on W. Main Street, was the owner-occupant in 1950. [1950 CD]

C Garage. c. 1940. Front-gabled garage with vinyl siding.

2016 Lee Ave.  
c. 1932  
C  
**Harris House.** Large, distinguished brick Tudor Revival-style bungalow set on a large lot. The 1-story house has a front-gable roof with decorative brackets and rafter tails, a half-timbered front gable, and is flanked by an original side porte-cochere and original porch. The front porch features an arched wooden soffit, brick posts and a brick railing. Windows have a variety of 8-over-1 and 6-over-1 sash. Mrs. Dela F. Harris, a widow, apparently had it built by a Sanford contractor. [1950 CD, Holt interview]

C. Shed. c. 1935. Hip-roofed storage building with plain siding.

C House. c. 1935. Small shed-roofed house with plain siding, possibly used as a servant's quarters.

C Garage. c. 1950. Shed-roofed 1-car garage with plain siding.

NC House. C. 1955. Front-gabled house of concrete block construction.

2020 Lee **William M. Holt House.** Substantial brick Tudor Revival-Craftsman-style

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**Lee Avenue Historic District  
Lee County, North Carolina**

Ave. house set on a large lot. The 1 ½-story house has a side-gable roof, interior  
c. 1933 chimneys, a wide half-timbered cross-gable, a brick patio extending to a  
C side porch with brick posts and a brick railing. Eaves feature decorative  
brackets and rafter tails, and windows are triple 6-over-1 and 4-over-1  
Craftsman sashes. William M. Holt Sr., founder of Holt Supply Co.,  
agricultural machinery, in 1927, had a Sanford contractor build the house  
about 1933, and lived here until his death in 1993. [1950 CD, Holt  
interview] The large lot extends to the south and includes the north half of  
the site of the Tenny Inn, a rambling ornate Queen Anne style hotel built  
ca. 1901 that burned in 1921. The grounds included a lake with several  
gazebos.

NC Garage. c. 1960. Side-gabled, 4-car garage with plain siding.

NC Shed c. 1960. Flat-roofed storage building with plywood sheathing.

**2000 block Lee Avenue east side**

2001 Lee **House.** 1-story front-gable Craftsman-style house with center chimney,  
Ave. bracketed eaves, a corner engaged porch with plain posts, 6-over-6 sash  
c. 1935 windows, and a complete covering of vinyl siding. Mrs. Carrie M.  
C Maddox was owner-occupant in 1950. [1950 CD]

C Shed. c. 1940. Small front-gable shed with asphalt siding.

2005 Lee **House.** Brick-veneered Ranch house, 4-bays-wide, with side porch with  
Ave. wrought-iron posts.

1950s

NC-age NC Garage. c. 1955. 1-story front-gabled garage with German siding.

2009 Lee **House.** Side-gabled 1-story bungalow with eave brackets, exposed rafter  
Ave. tails, a shed dormer, and an engaged porch with battered wooden posts.  
c. 1930 House also features plain siding, an original glazed and paneled door, and  
C 4-over-1 Craftsman sash windows. Calvin J. Sloan, a conductor for the  
Atlantic and Yadkin Railroad, was the occupant in 1950. [1950 CD]

2011 Lee **Albert L. Cox House.** Small Minimal Traditional-style 1-story side-gable

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**Lee Avenue Historic District**  
**Lee County, North Carolina**

Ave. house with five bay facade, gable end chimney, and a simple classical door  
c. 1949 surround. Replacement sash and full vinyl siding. Albert L. Cox was the  
C owner-occupant in 1950. [1950 CD]

2015 Lee **House.** Craftsman-style 1-story front-gable house with eave brackets,  
Ave. exposed rafter tails, a corner engaged porch with battered wood posts, 6-  
c. 1930 over-1 Craftsman sash windows, and asbestos siding. William Ferguson, a  
C city policeman, was the occupant in 1950. [1950 CD]

NC Garage. c. 1930. Front-gable frame garage with plain siding, in  
ruinous condition.

2019 Lee **House.** Minimal Traditional-style 1-story side-gable house with brick  
Ave. veneer walls and 6-over-6 sash.  
1950s  
NC-age

2021 Lee **H. F. Ohler House.** 1-story side-gable bungalow with an engaged porch  
Ave. set on brick piers and battered wood posts, 6-over-6 sash windows, an  
c. 1930 original glazed and paneled door, and eave brackets. The walls are covered  
C with asphalt shingles. H. F. Ohler, a pharmacist, is the earliest known  
owner. William K. Withers was the owner/occupant in 1950. [1950 CD]

C Garage. c. 1940. Front-gabled garage with a side storage shed and plain  
siding.

2023 Lee **Homer L. McCleney House.** Small 1-story side-gable house with a center  
Ave. chimney and 4-over-4 sash. Alterations, including T-111 siding and a  
c. 1949 replacement front stoop, render the house noncontributing. Homer L.  
NC-alt. McCleney was the owner/occupant in 1950. [1950 CD]

C Shed. c. 1940. Front-gabled shed with German siding.

2025 Lee **George W. Melton House.** 1 ½-story side-gabled house built of concrete  
Ave. block on a sloping site, with 4-over-1 Craftsman sash windows and a  
c. 1949 front-gabled stoop. George W. Melton, a radiator repairman, was the

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C owner/occupant in 1950. [1950 CD]

**2100 block Lee Avenue, west side**

2114 Lee Ave. c. 1925  
C **Hunt House.** 1-story hip-roofed Craftsman-style house with front and side-gabled wings, exposed rafter tails, a recessed corner porch with a replacement column, and plain siding. Other features are a glazed and paneled door with sidelights, 4-over-1 Craftsman sash windows, and an interior chimney. The house sits on a large lot where the Tenny Inn, a rambling Queen Anne-style hotel, stood from ca. 1901 to 1921 when it burned. A house with full facade porch stood on this footprint on the 1930 Sanborn Map; perhaps the front and side wings are additions. Mollie Hunt was the owner/occupant in 1950. Jonesboro lawyer George Jackson owned it in the late 20<sup>th</sup> century and added classical columns to the house and garage. [1950 CD, 1930 SM, Pezzoni]

C Garage. C. 1935. Large front-gabled 3-car garage with plain siding and peripteral classical columns added in the late 1900s.

2116 Lee Ave. 1928  
C **Arnold House.** 1-story front-gabled bungalow of brick laid in a Flemish bond variation with a side chimney. A side-gabled, partially recessed porch has brick piers, battered wood posts, and a plain railing. The entrance features a transom and sidelights, and the 1-over-1 sash windows may be replacement. Gertrude M. Arnold, widow of Jonesboro merchant Daniel Arnold, had this house built, apparently by a contractor named James A. McBryde. Her son William M. Arnold, who sold fertilizer and livestock on Fayetteville St. in Jonesboro, and his family lived here during the second quarter of the century. [1930 SM, 1950 CD, Pezzoni]

NC Carport. c. 1990. Metal free-standing carport.

NC Carport. c. 1990. Metal free-standing carport.

NC Carport. c. 1990. Metal free-standing carport.

2120 Lee **George C. Hunt House.** Substantial 1 ½-story pyramidal cottage with

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Lee Avenue Historic District  
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Ave. large gabled dormer window and flanking side-gabled wings with cross  
c. 1915 gables covered with scalloped shakes. A hipped porch with slender  
C classical columns wraps across the front and sides, with angled corners.  
Other features are plain siding, 1-over-1 original sash windows, an  
entrance with transom and sidelights, and a bay window on the north side.  
The front dormer was an early sleeping porch that has been enlarged.  
George C. and Irene Hunt owned the house in the early twentieth century.  
[1930 SM, 1950 CD, Pezzoni]

2122 Lee **Roy G. Sowers House.** 1 ½-story side-gabled brick bungalow with  
Ave. engaged porch that extends around the south side as a porte-cochere and  
1927 around the north side, supported by Doric columns. Other features are a  
C hip dormer, an interior chimney, a transom over the entrance, and  
replacement sash windows and vinyl-covered trim. Dr. Sowers, an eye-  
ear-nose-throat specialist, had the house built, apparently by a contractor  
named James A. McBryde. [Pezzoni, 1930 SM, 1950 CD]

C Servant Quarters. c. 1927. Small gabled building with flush siding that  
was originally the cook/housekeeper's quarters.

**2100 block Lee Avenue, east side**

2103 Lee **House.** 1-story front-gable brick house with metal casement windows,  
Ave. recessed corner porch with wrought-iron post, and side chimney.

1950s  
NC-age NC Shed. c. 1970. Metal-sheathed shed.

2107 Lee **Hasty L. Caddell House.** 1-story side-gable Ranch house with German  
Ave. siding, built in the late 1940s. Later frame additions, including a carport,  
1940s, c. have altered its original character. Hasty L. Caddell was owner-occupant  
1960 in 1950. [1950 CD]

NC-alt. NC Shed. c. 1960. Gabled shed with plywood sheathing.

C 2107a c. 1948. Small hip-roofed house with 6-over-6 sash and asbestos  
wall shakes. Valton R. Cox was owner-occupant in 1950.

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C 2107b. Rental House. c. 1940. Small front-gable frame house, probably a rental, with exposed rafter tails, 6-over-6 sash windows, a shed porch, and asbestos wall shakes. O'Connell Lee was the occupant in 1950.

NC-age. 2107C. Rental House. c. 1955. Small front-gable house, probably a rental, with 6-over-6 sash and asbestos wall shakes.

NC Shed. c. 1940. Ruinous frame vehicle shed.

2109 Lee Ave.  
c. 1915  
C **J. B. McFarland House.** 1 ½-story pyramidal cottage with pedimented front dormer and flanking cross-gables and a hipped porch with slender classical columns and plain railing. Original 2-over-2 sash windows with Queen Anne-style colored glass borders in the upper sash of the dormer and cross-gables. Vinyl siding covers the walls and trim. Businessman J. B. McFarland had this house built. Irene M. Gunter was the occupant in the 1930s and 1940s. [1950 CD, Pezzoni]

C Garage. c. 1930. Front-gable garage with plain siding and side additions.

2109a Lee Ave.  
c. 1915.  
C **House.** 1-story gable-and-wing cottage with original 2-over-2 sash windows. House is covered with T-111 siding and has a replacement porch. The house occupies a separate lot behind 2109 Lee Avenue. A similar house appears on the 1930 Sanborn Map at this location, but seems to face the railroad track to the rear. This may be the same house that has been turned around to face Lee Avenue. Thomas V. Strayhorn was owner-occupant in 1950. [1930 SM, 1950 CD]

2113 Lee Ave.  
c. 1915  
C **House.** Pyramidal cottage with front-gable wing, plain siding, original glazed and paneled door, 2-over-2 sash with Queen Anne-style small panes in upper sash, interior chimneys, and a wraparound porch with replacement posts. Marvin P. Campell was occupant in 1950. [1930 SM, 1950 CD]

NC Shed. c. 1950. Front-gable shed with German siding and exposed rafter tails.

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2115 Lee Ave. c. 1915  
C **House.** 1-story gable-and-wing house with interior chimney, wraparound porch with replacement posts, and plain siding. Other features are an original glazed and paneled door, wide eave returns, and original 2-over-2 sash with Queen Anne-style small panes in the upper sash. Thomas F. Beasley, a watchman at Womack Lumber Co., was owner-occupant in 1950. [1930 SM, 1950 CD]

2117 Lee Ave. c. 1910  
C **John Yarborough House.** Pyramidal cottage with flanking side gable wings, two interior chimneys, German siding, original 2-over-2 sash windows, and an original glazed and paneled door. The wraparound porch has brick piers with paired classical colonettes that may be replacements of the original posts. John W. Yarborough, a grocer on E. Main St. in Jonesboro, lived here in the early 20<sup>th</sup> century with his sister and her husband, Mr. Russell, Jonesboro depot agent. The 1920 census lists Yarborough as a house carpenter. [1920 Census, 1930 SM, 1950 CD, Pezzoni]

C Carriage Shed. c. 1915. Front-gabled frame carriage shed with plain siding, flanking sheds.

2121 Lee Ave. c. 1911  
C **Stephens-Mullis House.** 1 ½-story pyramidal cottage with flanking side gable wings, interior chimneys, plain siding, 2-over-2 original sash windows, and a wraparound hip-roofed porch with slender classical columns and replacement railing. The glazed door with wide sidelights is apparently original. The north porch bay was enclosed by Mrs. Mullis to serve as a beauty shop about 1955. A dining room was added to the south side. Emma Stephens was an early owner; her son Clifton was a house painter in 1920. Thomas R. Mullis, a salesman of agricultural equipment, and his wife Louise purchased the house c. 1945. It is still owned by the family. [1920 Census, 1930 SM, 1950 CD, Pezzoni, owner interview]

2125 Lee Ave. **Gerald House.** 1 ½-story pyramidal cottage with side gable wings, a front cross-gable, interior chimneys, plain siding and original 2-over-2 sash

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c. 1915 windows. Gables are finished with scalloped shakes. The hip porch is  
C supported on classical columns. This was the long-time home of the  
Gerald family. [1930 SM, 1950 CD, Pezzoni]

C Garage. c. 1950. Front-gabled garage with plain siding.

NC Shed. c. 1970. Small side-gabled shed with plywood siding.

**2200 block Lee Avenue, west side**

2200 Lee **House.** Tri-gable 1-story house with pedimented gables, original 4-over-4  
Ave. sash windows, a glazed and paneled door and a hipped porch. The porch  
c. 1915 has replacement posts and the walls and trim are covered with vinyl.  
C Kenneth F. Phillips, a glazier, was the owner-occupant in 1950. [1930 SM,  
1950 CD]

NC Shed. c. 1980. Small gabled shed with T-111 siding.

2204 Lee **House.** 1-story pyramidal cottage with side gable wings, German siding,  
Ave. original 2-over-2 sash windows, and a hipped porch with original  
c. 1910 polygonal columns on square bases. The house now serves as a day care  
C center and has a side shed addition. Andrew M. Frye, a painter, was  
owner-occupant in 1950. [1930 SM, 1950 CD]

NC Garage. c. 1970. Front-gable garage and carport with plywood  
sheathing.

NC Shed. c. 1990. Small gambrel-roofed building with plywood  
sheathing.

NC Shed. c. 1990. Small gabled shed with plywood sheathing.

2206 Lee **House.** Side-gabled bungalow with full engaged porch, shed dormer,  
Ave. original Craftsman door, and original 4-over-1 Craftsman sash. Alterations  
c. 1925 consist of replacement porch posts, some replacement sash, brick veneer  
NC-alt. on the sides, and vinyl siding on the facade. George W. Temple, a

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traveling salesman, was owner-occupant in 1950. [1930 SM, 1950 CD]

NC Shed. c. 1980. Flat-roofed frame and metal vehicle storage building.

**2200 Lee Avenue, east side**

2203 Lee Ave. c. 1930 C **House.** Large side-gabled bungalow with plain siding and large wraparound engaged porch with replacement posts and railing. Other features are exposed rafter tails, eave brackets, interior chimneys, and 4-over-1 Craftsman sash windows. Groce D. Alton was owner-occupant in 1950. [1950 CD]

2205 Lee Ave. c. 1930 C **House.** 1-story front-gabled Craftsman-style brick house with 4-over-1 Craftsman sash and a hipped front porch with original brick and wood posts. Stancil Buchanan was owner-occupant in 1950. [1950 CD]

NC Garage. c. 1970. Front-gabled 2-car garage with stuccoed walls.

2200 block Lee Ave. **Vacant Lot.**

2217 Lee Ave. c. 1925 C **House.** 1-story front-gabled bungalow with pedimented gable with a louvered window, curved rafter tails, German siding, and 4-over-1 Craftsman sash windows. Other features are interior chimneys and an engaged porch with brick piers and paired battered wood posts. Jesse J. White, owner of Jonesboro Dry Cleaners, was owner-occupant in 1950. [1930 SM, 1950 CD]

2219 Lee Ave. 1925 C **Dr. Blue House.** 1-story hip-roofed bungalow with front cross-gable and recessed porch with original brick and granite piers and replacement posts. Alterations include a south side addition, replacement sash windows, and vinyl siding on walls and trim. Dr. Blue had the house built. [1930 SM, 1950 CD, Pezzoni]

C Garage/Playhouse. c. 1925. Contemporary hip-roofed garage with plain siding and 4-over-1 Craftsman sash window. An early finely-finished playhouse of diminutive classical style is attached to the side of the

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garage. The hip-roofed structure has plain siding and an engaged classical porch with pedimented gable.

NC Garage. c. 1970. Front-gabled, 2-car garage with fiberglass sheathing.

NC Carport. c. 1970. Freestanding metal carport.

**2300 block Lee Avenue, west side**

2300 Lee Ave. 1941 C **S & S Esso Service Center.** 1-story side-gabled brick service station with south side front-gabled garage that extends to rear, front display window, side and rear metal casement windows. The building is basically unaltered. Ernest Sloan built and operated the filling station and garage during his lifetime. His son Ernest Jr. now operates the garage as Sloan's Garage. The filling station no longer operates. [1950 CD, owner interview]

2300 block Lee Ave. **Vacant Lot.** An early 20<sup>th</sup> century frame house stood on this lot until recent years. It still retains picturesque hardwood trees.

2300 block Lee Ave. **Vacant Lot.** An early 20<sup>th</sup> century frame house stood on this lot until recent years. It still retains picturesque hardwood trees

**2300 block Lee Avenue, east side**

2301-2303 Lee Ave. c. 1948 C **Duplex.** 1-story side-gabled 4-bay duplex with asbestos siding, 6-over-6 sash windows, and corner recessed porches with plain posts. Samuel Womble was the owner-occupant in 1950, and apparently rented out the other unit. [1950 CD]

2305 Lee Ave. 1930s C **Denson Grocery and Filling Station.** 1 ½-story side-gabled frame store with tall gabled canopy extending to the front to shelter gas pumps. Original features are the glazed and paneled front door and 1-over-1 sash windows in the facade. The building has a flat-roofed north side garage addition, a large concrete block garage addition to the rear, and vinyl

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siding. John H. Denson operated a grocery and filling station here in 1950.  
[1950]

C Garage. c. 1935. Front-gabled garage with German siding.

NC Shed. c. 1950. Small front-gabled shed covered in vinyl siding.

**2400 block Lee Avenue, west side**

2402 Lee Ave. **House.** 1-story front-gabled Craftsman-style house with plain siding, side chimney, 1-over-1 sash windows, and a porch with original posts and railing. Mrs. Margaret White, widow of J. Albert White, was the owner-occupant in 1950. [1930 SM, 1950 CD]  
c. 1925  
C

2404 Lee Ave. **House.** 1-story pyramidal cottage with side-gable wings, a front cross-gable with decorative window, plain siding, tall interior chimneys, an original double glazed and paneled door, and 2-over-2 sash windows. The house has lost the front porch that is indicated on the Sanborn Map. Garland G. Ivey was the occupant in 1950. [1930 SM, 1950 CD]  
c. 1915  
C

**200 block W. Main St., north side**

202 W. Main St. **Pierce-Seawell House.** The oldest house in the Lee Avenue Historic District, the frame I-House, two stories tall and one room deep, has plain siding, original corner boards, a wide fascia and wide eave returns, and large 6-over-6 sash windows. Two rear exterior chimneys are original, while the west 1-story wing is an early addition. A 1 ½-story rear ell is also an early addition. Under Hosea Jackson's ownership the original entrance was replaced with the current Colonial Revival style entrance, and the original porch was removed. At this time an arcaded rear porch was added. The lushly landscaped grounds occupy three town lots. A tea room in the house is known as "Paradise Gardens." Railroad official Frank Pierce built the house. Prominent Jonesboro attorney Aaron Ashley Flowers Seawell, Jr. (1864-1950) lived here in the 1920s, and attorney Hosea M. Jackson from 1930 until at least 1950. The house is now owned by Jackson heirs.  
c. 1882, mid-20<sup>th</sup> c.  
C

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C Carriage House. late 19<sup>th</sup> c. Front-gabled carriage house with pedimented gable and German siding. This was remodeled with the addition of a casement window and a new door in the mid-20<sup>th</sup> century as a law office and is now a gift shop.

C Rental House. c. 1945. 1-story side-gabled house with plain siding, 6-over-6 sash, and a gabled front wing with small flanking porches. Hosea Jackson created this rental house by combining two old outbuildings.

C Shed. c. 1930. Side-gabled shed with German siding and 2 front doors, with east side addition and shed porch addition.

NC Carport. c. 1985. Free-standing wooden gabled carport.

212 W. Main St.  
1960  
NC-age

**Covington Clinic.** Striking mid-twentieth century Modernist style doctors' office building of one-story, flat-roofed form, with orange brick walls and full-length plate glass windows. The street facade features sawtoothed brick construction with narrow windows, while the west side, facing the parking area, has large expanses of glass. The entrance is sheltered by a porch with boxed supports. Filigreed-tile screens give privacy to a small courtyard flanking the entrance. Dr. M. Cade Covington built this as his medical office in 1959-1960.

**300 block W. Main St., north side**

300 block W. Main St.  
St.

**Vacant Lot.** A house stood on this lot until recent years. The lot retains shrubs and trees.

300 block W. Main St.  
St.

**Vacant Lot.** A house stood on this lot until recent years. The lot retains shrubs and trees.

314 W. Main St.  
1975  
NC-age

**Jonesboro Heights Baptist Church.** Brick Georgian Revival-style sanctuary of front-gabled form, with quatrastyle portico and three-stage steeple. The freestanding sanctuary stands east of the older sanctuary.

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316 W. **Jonesboro Heights Baptist Church.** Georgian Revival-style front-gable  
Main St. church of brick veneer, three bays wide and six bays deep. A wooden  
1950 Doric quatrastyle portico protects the entrance. Round-arched stained  
C glass windows with concrete trim illuminate the sanctuary. The building  
rests on a raised basement, and a rear cross-gabled 2-story wing contains  
the educational wing. The Jonesboro Heights Baptist Church was  
organized in 1869 on this site. The late 19<sup>th</sup> century frame sanctuary stood  
on this site until construction of this building in 1950. A 2-story gabled  
brick educational annex was added to rear of sanctuary about 1985..

**300 block W. Main Street, south side**

303 W. **Nannie Williams House.** Intact 1-story hip-roofed bungalow with  
Main St. bracketed eaves, plain siding, 6-over-1 sash windows, and a partially  
c. 1925 engaged hip porch with heavy paneled posts and original railing. Mrs.  
C Nannie M. Williams had the house built by a contractor named James A.  
McBryde. [1930 CD, 1950 CD, Pezzoni]

307 W. **House.** 1-story L-shaped vernacular Queen Anne-style house with an  
Main St. ornate pedimented front gable with scalloped shakes, a louvered ventilator  
c. 1915 and ornate bargeboard. Other features are plain siding, 2-over-2 sash  
C windows, interior chimneys, and a wraparound hipped porch with original,  
eccentric classical columns on octagonal plinths. The porch has been  
enclosed with the exception of the entrance bay. Gurley, sec-treas of  
Carolina Sash Weight Co., was the owner-occupant in 1950. [1930 SM,  
1950 CD]  
C Shed. c. 1930. Front-gable shed with plain siding.

309 W. **Jonesboro High School Teacherage.** Colonial Revival-style 2-story brick  
Main St. veneered house, 5 bays wide, with a side-gable roof with end chimneys.  
c. 1939 Other features are an entrance with transom and sidelights, an entrance  
C porch with paired Doric columns and a Chippendale railing, and  
replacement sash windows. The house was built as a teacherage for  
Jonesboro High School, located one block west. The house now operates  
as the Jonesboro branch of the Lee County Library. [1950 CD, Pezzoni]

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- 300 block **Vacant Lot.** Now used as a parking lot for Jonesboro Heights Baptist  
W. Main Church, located across the street.  
St.
- 317 W. **James R. Dalrymple House.** Large 1 ½-story Classical Revival-style  
Main St. frame house with a side-gable roof with pedimented gables, a wide shed  
c. 1920 dormer, and a wraparound porch with bowed corners supported by Doric  
C posts. The entrance has a transom and sidelights, and original 20-over-1  
sash windows illuminate the main story. James R. Dalrymple, owner of  
Dalrymple's Men's Clothing store in Jonesboro, was the original owner.  
[1930 SM, 1950 CD, Pezzoni]

C Garage. c. 1930. Front-gable garage with plain siding.

C Storage Building. c. 1915. Gabled one-room building with wide eave  
returns and vinyl siding.

**400 block W. Main Street, north side**

- 400 W. **House.** 1-story hip-roofed bungalow with a hipped dormer, wide  
Main St. bracketed eaves, and an engaged porch with replacement wrought-iron  
c. 1925 posts. Other features are an original entrance with sidelights, traceried  
C upper sashes in the facade windows, and replacement 1-over-1 sash  
elsewhere. Aluminum and vinyl siding covers the walls and trim. Colton  
A. Godfrey, a laborer with Gunn Veneer and Lumber, was the owner-  
occupant in 1950. [1930 SM, 1950 CD]

C Shed. c. 1930. Hip-roofed shed with plain siding.

- 404 W. **Leslie P. Cox House.** Large, handsome 2-story brick Colonial Revival-  
Main St. style house, five bays wide. Features include gable-end chimneys, 6-over-6  
c. 1952 sash windows, a modillion cornice, and an entrance with a traceried  
C transom, fluted pilasters and a dentil cornice. The 1-story rear wing is  
apparently original. Leslie P. Cox, president of L. P. Cox Co., general  
contractors, in Jonesboro, built this as his own residence. [1950 CD]

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NC-age. Shed, c. 1980. Small gabled frame shed with plywood siding,  
side shed porch.

**300 block W. Raleigh Street, south side**

319 W. **House.** 2-story elaborate Queen Anne style house with beveled (first floor,  
Raleigh St. under the porch) and synthetic siding. High-hipped roof with a front gable  
ca. 1895 that overhangs a two-story bay window and inset balcony. The main gable  
C and subsidiary gables have elaborate milled decoration. One-story  
wraparound hip roofed porch with front gable at entrance and turned posts  
with sawn brackets. Features two-over-two sash windows and a brick  
chimney with decorative cap.

NC-age. Garage, ca. 1960 Side gabled, two-car with end room frame  
garage

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**8: Statement of Significance**

The Lee Avenue Historic District in Sanford (historically Jonesboro), Lee County, is a eight-block linear historic district, primarily residential, that contains the most historically significant sections of the town of Jonesboro, one of Lee County's oldest towns. The small town, founded in 1860 as a stop on the Western Railroad, peaked as an agricultural market and manufacturing center in the 1890s. Although eclipsed by the town of Sanford in the early twentieth century, Jonesboro retained its distinct identity until it was annexed to Sanford in 1947. Stretching along the four block-length of Lee Avenue, a residential street that connected the town of Jonesboro to the town of Sanford, three blocks of West Main Street, and one block of South Academy Street to the corner with West Raleigh Street, the L-shaped district consists of forty-three historic houses built from the early 1880s to 1952, as well as the historic 1950 Jonesboro Heights Baptist Church and two historic filling stations built in the 1930s-1940s. The period of significance begins with the ca. 1882 construction of the Pierce-Seawell House, an I-House, and extends to 1952, the date of the prominent Leslie P. Cox House.

The Lee Avenue Historic District is eligible for the National Register under Criterion C as a significant collection of houses, commercial, and institutional buildings in Jonesboro built during the late nineteenth and first half of the twentieth centuries that reflect distinct architectural styles and house types and the skill of Lee County's building artisans. A distinctive type of pyramidal cottage with flanking gabled wings, a favorite house type of the early twentieth century in Jonesboro, is a dominant house type in the district, where eight of them stand in the 2100 to 2400 blocks of Lee Avenue. A fine collection of frame and brick Craftsman-style bungalows were built among the earlier houses in the 1920s and 1930s. Skilled local contractor Leslie P. Cox's two residences are located in the district. The first is a 1910s Foursquare, the second a brick Classical Revival house built about 1952. One of the most distinguished residences in the district is a large Colonial Revival-style brick house built in 1941 for Lonnie Thomas by Cox.

The historic district is documented in the "Historic and Architectural Resources of Lee County, N.C. ca. 1800-1942," by J. Daniel Pezzoni, 1993. Applicable historic contexts are Urbanization and Agricultural/Industrial Expansion in Lee County, 1880-1919 (pages E29-30) and Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942 (pages E35-36). The applicable property type is Residential: Houses, domestic Outbuildings, and Residential Landscapes (page F39-42). The resources in the historic district meet the registration requirements for residential buildings (page F42-43).

**Historical Background**

Jonesboro was founded in 1860 when the Western Railroad from Fayetteville passed through the area on its way

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to the coal fields at Egypt, on the Deep River in Chatham County. Jonesboro was the highest point on the rail line between Fayetteville and the Deep River. In 1871 the Raleigh & Augusta Air Line Railroad attempted to run a line through Jonesboro to connect to the Western Railroad, but prominent landowner Newton Robinson Bryan found the idea of a second railroad objectionable and prevented the railroad's acquisition of the land. Two-and-one-half miles north, the Raleigh & Augusta Air Line acquired land and built their track. A new town—Sanford—developed at the junction.<sup>1</sup> In 1879 the Western Railroad was reorganized as the Cape Fear & Yadkin Valley Railway Company (CF & YV). A Sanford newspaper editor later commented that "The crossing of the Seaboard Air Line (i.e. Raleigh & Augusta Air Line) and the building of Sanford absorbed much of the energy and material that would have built up Jonesboro."<sup>2</sup>

In the late 1800s both Jonesboro and Sanford developed as manufacturing and market centers due to the lumbering and naval stores production created out of the long leaf pine forests that blanketed the county, as well as cotton that was being produced in Lee County's sandy soil. By the mid-1890s Jonesboro's turpentine distilleries had shut down due to the depletion of the county's forests, but cotton marketing and manufacturing became a significant activity at this time. Nine cotton gins operated in or near the town and several cotton mills were built in town during the late 1800s.<sup>3</sup>

A comparison of the town plans of Jonesboro and Sanford hint at Jonesboro's origins as an almost "accidental" railroad town and Sanford's deliberate orientation to the railroad. Jonesboro's earliest town map, drawn in 1902, shows a gridded town plan that was laid out at an unknown date.<sup>4</sup> Its large lots and lack of intersecting streets reflect its quasi-rural nature, in contrast to the more densely developed grid pattern of the adjacent town of Sanford. The plan of Jonesboro exhibits a lack of orientation to the railroad. The tracks of the earliest railroad, the Cape Fear and Yadkin Valley Railroad, extended northwest-southeast through the town between the major streets. Sanford's earliest core, located around the 1871 depot (known as the Railroad House) of the Raleigh & Augusta Air Line, has blocks of commercial buildings facing the tracks. The plan of Jonesboro may reflect a more rural approach to development among the town's earliest landowners. A second railroad, the Atlantic & Western Railroad, was chartered in 1899 in Sanford and reached Jonesboro by about 1902, skirting the northeast edge of the commercial section, two blocks north of Main Street.<sup>5</sup>

Lee County was formed in 1907 out of adjacent Moore and Chatham counties, with the new courthouse located equidistant between the railroad depots of Jonesboro and Sanford, which still vied in importance as the two

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<sup>1</sup> "Historical Sketch of Jonesboro," single page history, Railroad House Historical Association, Sanford.

<sup>2</sup> Pezzoni, *The History and Architecture of Lee County*, 48-49.

<sup>3</sup> *Ibid.*, 46-47.

<sup>4</sup> Map of Jonesboro, 1902. Framed copy in the Jonesboro History Museum, Lee County Library, Jonesboro branch.

<sup>5</sup> *The History and Architecture of Lee County*, 104.

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principal towns in the county. [The courthouse still stands in its rural (now suburban) location, one of the only rural courthouses in North Carolina.] By 1910 Jonesboro had a population of 800, and boasted sawmills, corn mills, a sash and blind company, a planing mill, a pottery company, and a plow and stove factory. In 1911 a disastrous fire destroyed almost the entire business district, leaving only one brick building standing. By this time Jonesboro's growth was being overshadowed by Sanford, and as that town grew from a population of 367 in 1890 to 2282 by 1910, Jonesboro languished. Some of the businesses were never rebuilt. Jonesboro's population in the late 1930s held at 838, only slightly larger than in 1910.<sup>6</sup> Nonetheless, Jonesboro continued to have an independent existence until 1947, when its dwindling population caused it to be annexed by Sanford and to become known as Jonesboro Heights.<sup>7</sup>

Commercial activity in Jonesboro took place along Main Street on the two blocks between Lee Street and Dalrymple Street, and along Carthage Street, parallel to Main Street one block to the south. [By 1920 the northern end of Lee Street, where the courthouse was located, was known as Lee Avenue, and the southern section of the street, located within the historic district, became Lee Avenue as well in later years. It will be called Lee Avenue throughout this nomination.] In 1902 the CF & YV depot stood one block south of Main Street, and the Atlantic & Western depot stood one block north.<sup>8</sup> Civic and religious institutions were located along West Main Street. The junction of Main and Lee streets was one of the town's most important intersections, with the Presbyterian church on the northeast corner, the Barnes Hotel on the southwest corner, and the Pierce-Seawell House on the northwest corner. Only the Pierce-Seawell House still stands. Late twentieth century commercial buildings occupy the other corners of the intersection. The Jonesboro Baptist Church occupies its historic location at the northeast corner of West Main and Baptist streets (now Woodland Avenue), and the Jonesboro Methodist Church is still at its historic location at the southwest corner of West Main and Academy streets.<sup>9</sup> Beside the Methodist Church stood the Jonesboro Graded School (later the High School). The Presbyterian Church and the school have been demolished, the Baptist and Methodist churches have newer sanctuaries on the same sites.

Houses of the earliest and most prominent townspeople stood along Main Street. One of the oldest buildings in Jonesboro is the Pierce-Seawell House at 202 W. Main Street in the Lee Avenue Historic District. The frame I-House was built by Franklin Pierce, a railroad official, in the early 1880s. Prominent attorney A. A. F. Seawell, Jr., who became state attorney general and a state Supreme Court justice, made his home here during the 1920s. Hosea M. Jackson, an attorney who served as a state legislator, owned the house from 1930 until his death.

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<sup>6</sup> Population listed on 1938 State Highway Map, Lee County, N. C. State Archives.

<sup>7</sup> *The History & Architecture of Lee County*, 137; Census abstracts, North Carolina State Library, Raleigh.

<sup>8</sup> Map of Jonesboro, 1902.

<sup>9</sup> Map of Jonesboro, 1902.

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Jackson converted the carriage house into his law office.<sup>10</sup>

Another prominent street was S. Academy Street, which connected W. Main and W. Raleigh streets. Three other late nineteenth century houses stand on these streets at the south end of the district. The Jonesboro Methodist Parsonage, 2511 S. Academy Street, was built about 1885 on the southeast corner of W. Main and S. Academy streets as the parsonage for the Jonesboro Methodist Church, located at the opposite corner. The stylish two-story gabled ell house with bay window and porch served as the parsonage until 1952, when it was moved a short distance south to its present location. Next door at 2517 S. Academy Street stands the John Barnes House, a two-story I-House built about 1886. According to local tradition, the house incorporated portions of the 1870s teacherage of the Jonesboro Academy, which stood across the street. One of the largest and most stylish Queen Anne-style houses in Jonesboro stands at 319 W. Raleigh Street. The picturesque two-story hip-roofed Queen Anne-style house with cross-gables, a bay window, a recessed balcony, a wraparound porch, and ornate sawnwork bargeboard trim was built about 1895 for the George Avent family.

Lee Avenue, the major north-south street in Jonesboro, connected Jonesboro to Sanford, and became a distinguished residential street in the early twentieth century. The avenue extended north to the courthouse and county jail located four blocks north of the historic district. Most of the grid streets shown in the 1902 map intersecting Lee Avenue were never actually constructed.<sup>11</sup> Lots along Lee Avenue extend deeply to the rear, and only two streets immediately north of Main Street, Humber and Globe streets, bisect Lee Avenue.<sup>12</sup> The Seaboard Coast Line (CF & YV) Railroad tracks run at the rear of the lots along the east side of Lee Avenue, with an abandoned street, Fayetteville Street, along the tracks. The 1938 state highway map of Lee County shows Lee Avenue as US Highway 421 between Jonesboro and Sanford, thus providing business for the S & S Esso Station and the Denson Grocery and Filling Station, built in the 2300 block of the street in the 1930s and early 1940s.<sup>13</sup> House numbers along Lee Avenue are in numerical order from north to south, probably because the street numbers were assigned by the city of Sanford after Jonesboro was annexed. In the 1960s a new road, Horner Boulevard, was constructed from the courthouse to the southeast as the US 421 bypass around Jonesboro. By the late 1960s Lee Avenue was designated as State Highway 78.<sup>14</sup>

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<sup>10</sup> *The History & Architecture of Lee County*, 226.

<sup>11</sup> Map of Jonesboro, 1902.

<sup>12</sup> Map of Jonesboro, 1902.

<sup>13</sup> 1938 State Highway Map, Lee County.

<sup>14</sup> 1938 State Highway Map, Lee County; 1967 State Highway Map, Lee County, N. C. State Archives.

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**Residential Development along Lee Avenue**

The 1900 census of Jonesboro lists six houses on Lee Avenue, and by 1910 twelve houses stood on the avenue.<sup>15</sup> The most significant building constructed on Lee Avenue was the Tenny Inn (also known as Tinney Inn, the Birches, San Jo Hotel), built in the 2000-2100 block ca. 1901 by merchant and banker Sion Buchanan. The rambling two-and-one-half story frame inn, of ornate Queen Anne style, contained some twenty guest rooms, with polygonal turrets and two-story gingerbread porches on three sides. Its large lot contained a pond and several latticework gazebos. The resort, operated under several different names, dominated Lee Avenue until 1921 when it burned.<sup>16</sup>

Around the Tenny Inn a group of comfortable, middle-class dwellings were erected in the first two decades of the twentieth century. The 2100 block of Lee Avenue between the site of the Tenny Inn and West Globe Street (known as Vance Street in 1930) retains fourteen of the nineteen houses along the street that appear on the 1930 Sanborn Map.<sup>17</sup> Twelve of the houses—2109, 2109a, 2113, 2115, 2117, 2120, 2121, 2125, 2200, 2204, 2404, and 307 W. Main Street—are pyramidal cottages, gable-and-wing type houses, or tri-gable type houses built from ca. 1908 to ca. 1920. None of these appear to predate 1900. The pre-1900 houses along Lee Avenue were probably workers' cottages that have disappeared.

An unusually high concentration of building artisans lived in these houses and probably built them.<sup>18</sup> Leslie P. Cox, a twenty-two-year-old building contractor, built himself and his young wife a Foursquare type house at 2006 Lee Avenue about 1917. S. H. Phillips, a glazier, apparently lived in the tri-gable type house at 2200 Lee Avenue in 1910. John Yarbrough, a house carpenter, lived in the pyramidal cottage at 2117 Lee Avenue in 1920. Clifton Stephens, house painter, lived in the pyramidal cottage at 2121 Lee Avenue in 1920. George Hunt, owner of a lumber mill, lived at 2120 Lee Avenue, one of the largest pyramidal cottages, in 1920. In addition to these artisans' houses that still stand, houses of others associated with the building trade have been demolished. William L. Thomas owned a planing and sawmill on the railroad tracks in the 2200 block of Lee Avenue, at the rear of the houses. Thomas's large frame house stood in the next block of Lee Avenue, facing West Humber Street (formerly Buffaloe Street), but has been demolished. Alexander Hunt, lumberman, lived beside George Hunt in 1920, in a house that may have been demolished. Julius M. Gunter, Walker S. Brooks, and Herndon Dew, all house carpenters, also lived in unidentified houses in this section of Lee Avenue in 1920.<sup>19</sup> Although

<sup>15</sup> Comer, *Jonesboro, Lee County, N.C. V. II*, 1908-1947, 32.

<sup>16</sup> *The History & Architecture of Lee County*, 74-75; Comer, *Jonesboro, Lee County*, Vol. II, 61. One of the gazebos was later moved to the rear yard at 2010 Lee Avenue, where it stood until the late 1990s. Interview with occupant Anne Mathis, October 2001.

<sup>17</sup> 1930 Sanborn Map, Sanford (including Jonesboro).

<sup>18</sup> Lee County Census, Population Schedule, 1910, 1920.

<sup>19</sup> Lee County Census, Population Schedule. Town of Jonesboro, 1920. N. C. State Archives.

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every sizeable town had building artisans, it is interesting that Jonesboro's were concentrated along Lee Avenue. This may be due to the presence of the Thomas lumber mill and the adjacent Jonesboro Sash & Blind Company. Owners and employees of these establishments, as well as builders who used their products, built houses in the vicinity of the mills. The Tenny Inn, the largest and most architecturally embellished building of the era in Lee County, was probably constructed by these artisans with materials from these mills, and was a catalyst for the construction of surrounding houses.<sup>20</sup>

In the 1920s and early 1930s, many of the remaining building sites along Lee Avenue were filled with eighteen brick and frame Craftsman-style bungalows. Located at 1916, 2010, 2012, 2016, 2020, 2001, 2009, 2015, 2021, 2114, 2116, 2122, 2206, 2203, and 2205, 2217, 2219, and 2402 Lee Avenue, these houses reflect the substantial, settled nature of their early owners. Among the early owners of these Craftsman houses were William M. Holt Sr., who founded Holt Supply Company, dealer in agricultural machinery; H. F. Ohler, a pharmacist; Gertrude Arnold, widow of merchant Daniel Arnold; Dr. Roy Sowers; and Dr. Blue.

**Historic Architecture Context**

The Lee Avenue Historic District contains residential housing forms that reflect the architectural evolution of Lee County from the late nineteenth to the mid-twentieth centuries. In the early twentieth century, Lee County builders broke out of the rigid symmetry of traditional construction and adopted more complex shapes with projecting wings, bay windows, turrets, and hip-and-gable roofs. Much of this activity took place in Jonesboro, where several lumber mills, a sash and blind factory, and a number of builders were located. The best remaining example of this creative Queen Anne vernacular in the district is the Avent House, 319 W. Raleigh Street. The juxtaposition of the high hipped roof, two-story center bay window, a one-story wraparound porch, upper recessed balcony, and multiple cross-gables with ornate sawnwork bargeboard create an exuberant Victorian era composition. The era of experimentation in Lee County peaked with Jonesboro merchant Sion Buchanan's Tenny Inn built about 1901 on Lee Avenue. The rambling resort hotel featured two-story verandas and octagonal turrets with conical roofs and large Queen Anne windows. Inverted heart-shaped gable vents provided eccentric decorative accents. The author of Lee County's comprehensive architectural history pronounced the Tenny Inn the most splendid of Lee County's turn-of-the-twentieth century buildings.<sup>21</sup>

In the early twentieth century the range of house types available to county homebuilders broadened. While most prosperous farmers and merchants continued to prefer the two-story, one-room-deep house type known as the I-House (represented in the Lee Avenue District by the ca. 1882 Pierce-Seawell House and the 1886 John Barnes

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<sup>20</sup> Interview with Lee County historian James Van Comer, October 2001.

<sup>21</sup> *The History & Architecture of Lee County*, 74-75.

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House), a new one-story two-room-deep house began to appear throughout Lee County. A favorite version of this type in Jonesboro had a pyramidal hipped roof form with gabled front and side projections. The pyramidal cottage was an extremely popular house type in North Carolina in the first two decades of the twentieth century. Apparently the tall pyramidal roof provided relief from the summer heat. While the form remained constant, the size and architectural elaboration varied from small, plain tenant houses to large farm houses and town houses with grand wraparound porches and ornate decorative trim. Eight examples of this type stand in the 2100 and 2200 blocks of the Lee Avenue Historic District. These are comfortable middle-class houses with picturesque rooflines and spacious porches. The houses are perhaps the best collection of pyramidal cottages in Lee County, and reflect the inventive collaboration of a group of local contractors using lumber and ready-made windows, doors, and other trim produced in mills located in the 2200 and 2300 blocks of Lee Avenue along the railroad tracks.<sup>22</sup>

The most important builder who has been definitively documented in the Lee Avenue District is Leslie P. Cox, active from the 1910s to the 1950s. The residence that he built for himself at the beginning of his career—a ca. 1917 frame Foursquare, 2006 Lee Avenue, and the large and distinguished two-story brick ca. 1952 Colonial Revival style house that he built for himself at the end of his career at 404 W. Main Street—stand at each end of the district. By the 1950s L. P. Cox Company General Contractors dominated the local construction trade and had extended its operations throughout the Carolinas and Virginia.<sup>23</sup> The prolific Jonesboro carpenter team of James A. and Napoleon McBryde and builder Duncan Buie may have built some of these houses.<sup>24</sup> James A. McBryde is believed to have built at least three of the substantial bungalows in the district: the ca. 1925 Nannie M. Williams House, 303 West Main Street; the 1927 Roy G. Sowers House, 2122 Lee Avenue; and the 1928 Gertrude M. Arnold House, 2116 Lee Avenue.<sup>25</sup>

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<sup>22</sup> See Thomas Lumber Mill and Jonesboro Sash & Blind Co. on the 1930 Sanford Sanborn Map, sheet 13.

<sup>23</sup> *History and Architecture of Lee County*, 152-153.

<sup>24</sup> *History and Architecture of Lee County*, 86.

<sup>25</sup> *History and Architecture of Lee County*, 158.

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**Section 9: Bibliography**

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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 inch = 100 feet. The map is a GIS map generated by the City of Sanford Planning and Community Development Department.

**Boundary Justification:**

The boundaries are drawn to include the densest concentration of pre-1952 resources in the historic town of Jonesboro. Boundaries follow streets and property lines. The vacant lots in the 2200 block of Lee Avenue, east side; and the 200-300 blocks of West Main Street, north side; are only portions of their respective parcels. In order to include the significant historic resources on West Main Street, several vacant lots in the 2300 block of Lee Avenue, west side, are included in the boundaries.

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**Photographs:**

The following information pertains to all photographs:

Photographer: M. Ruth Little

Date: October-November 2001

Location of negatives: North Carolina Historic Preservation Office, Raleigh

- A. 2100 block Lee Avenue, east side, looking southeast.
- B. 2000 block Lee Avenue, looking south.
- C. Pierce-Seawell House, 202 W. Main St., looking northwest.
- D. Jonesboro Heights Baptist Church, 1950,1975 sanctuaries, 316 and 314 W. Main St., looking northeast.
- E. House and Cox House, 402 and 404 W. Main St., looking northwest.
- F. Covington Clinic, 212 W. Main St., looking northeast (noncontributing).
- G. Denson Filling Station and S & S Esso, 2305 and 2300 Lee Avenue, looking northwest.
- H. Houses, 2206 and 2204 Lee Avenue, looking northwest.
- I. Gerald House, 2125 Lee Avenue, looking east.
- J. Hunt House, 2120 Lee Avenue, looking west.
- K. McFarland House, 2109 Lee Avenue, looking east.
- L. Holt House, 2020 Lee Avenue, looking northwest.
- M. House (noncontributing) and House, 2012 and 2010 Lee Avenue, looking northwest.
- N. Lonnie Thomas House, 2002 Lee Avenue, looking west.
- O. House, 1916 Lee Avenue, looking west.