

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rosemount-McIver Park Historic District (preferred)
other names/site number Rosemont-McIver Park Historic District

2. Location

street & number roughly defined by N. Horner Blvd., N. Vance & Carthage st.s N/A not for publication
city or town Sanford N/A vicinity
state North Carolina code NC county Lee code 105 zip code 27330

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 1/21/97
Signature of certifying official/Title Date

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/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action
___ 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):

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

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
169	39	buildings
1		sites
2		structures
		objects
<hr/>		
172	39	Total

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 Co., N.C. (ca. 1800-1942)

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	multiple dwelling
DOMESTIC	secondary structure
LANDSCAPE	park
LANDSCAPE	street furniture/object
HEALTH CARE	

Current Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	multiple dwelling
DOMESTIC	secondary structure
LANDSCAPE	park
LANDSCAPE	street furniture/object
GOVERNMENT	government office
COMMERCE/TRADE	business

7. Description

Architectural Classification

(Enter categories from instructions)

- Queen Anne
- Colonial Revival
- Tudor Revival
- Spanish Colonial Revival
- Craftsman

Materials

(Enter categories from instructions)

- foundation BRICK
- walls WOOD
- BRICK
- roof ASPHALT
- other STONE
- CONCRETE
- SYNTHETICS

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.)

- X 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.
X 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.)

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

Ca. 1900-1941

Significant Dates

Ca. 1900

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

see continuation sheet

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(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:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreage of Property approximately 80 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	664300	3928110	3	17	665010 3927620
2	17	664530	3928280	4	17	664480 3927140

X 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 J. Daniel Pezzoni
organization J. Daniel Pezzoni, Preservation Consultant date November 30, 1996
street & number PO Box 7825 telephone (540) 366-0787
city or town Roanoke state VA zip code 24019-0825

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 Reduction Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places
Continuation Sheet

Rosemount-McIver Park Historic District
Lee County, N.C.

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NARRATIVE DESCRIPTION

Summary

The Rosemount-McIver Park Historic District comprises two residential neighborhoods adjoining downtown Sanford, North Carolina, an area of approximately eighty acres. The district is bounded on the northeast side by North Horner Boulevard (US 421), a four-lane thoroughfare created ca. 1960 from the preexisting Endor Street; on the southeast side by modern development lining Carthage Street; and on the southwest and northwest sides by residential neighborhoods that developed largely after World War II. The district is anchored on its south end by the 1930s Lee County Hospital Nurses Home at 112 Hillcrest Drive, a building listed on the North Carolina State Historic Preservation Office Study List of properties that appear to be individually eligible for the National Register of Historic Places. A single city block comprising noncontributing buildings and parking lots separates the district from the Downtown Sanford Historic District, located to the east, which was listed in the National Register of Historic Places in 1985. North Horner Boulevard separates the district from the potential North Steele Street Historic District, which includes a small portion of the original historic Rosemount neighborhood, and which was placed on the North Carolina Study List in 1992. Also located across North Horner Boulevard at 507 West Weatherspoon Street is the 1924 Sanford High School, listed in the National Register of Historic Places in 1995. St. Clair School, another Study List property, stands just to the west of the district at 526 Cross St.

Rosemount is the older of the district's two neighborhoods. Its orthogonal grid, laid out about 1910, follows the northwest-southeast orientation of Sanford's downtown streets, and its rolling topography rises towards the northwest. North Horner Boulevard and North Gulf Street run the length of the neighborhood, linked together by the following cross streets (listed from southeast to northwest): Gordon Street, Summit Drive, Green Street, Cross Street, West Chisholm Street, Bracken Street, and West Weatherspoon Street.

McIver Park, laid out in the mid-1920s, occupies the lower ground to the southwest of Rosemount, and its two curvilinear streets--Summit and Sunset drives, traditionally known as the "Loop"--contrast with the right angles of the earlier neighborhood. Sunset Drive follows the line of Dry Creek, a tributary of Buffalo Creek and the Deep River, the banks of which have been developed into a small linear park that was originally intended to feature walkways and foot bridges. On the bluff above the creek extends Hillcrest Drive, McIver Park's third principal thoroughfare, which formerly incorporated a landscaped median at its junction with Carthage Street (the widening of the street where this median was situated is still evident). Pillar-like brick and granite gateways survive at the entrances to the development on Sunset, Summit, and Hillcrest drives (the gateways on Hillcrest are located outside the district). Vance Street was

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Lee County, N.C.

Description (continued)

completed by the early 1940s, filling in the area between McIver Park and Rosemount.

Although Rosemount and McIver Park have distinct origins, they share a similar architectural character owing to the overlapping period of their development, and to their status as Sanford's most fashionable residential area for the period between the world wars. The district's housing stock is accordingly of high caliber architecturally, with the majority of houses designed in the locally popular styles of the period, among them the Queen Anne, Craftsman, Colonial Revival, and Tudor Revival styles. The houses are one story, story-and-a-half, or two stories in height, ranging in scale from compact bungalows and cottages to manorial Tudor and Colonial revival residences. Frame, brick, brick tile, and brick veneer construction are typical, with weatherboard, wood shingle, and synthetic (asbestos, aluminum, and vinyl) claddings standard for the frame dwellings, and decorative brickwork not unusual for the finer masonry houses. House forms are also generally typical of the period, with "I houses," asymmetrical late Victorian compositions, bungalows (side-gabled and gable-fronted), foursquares, Cape Cods, and "period cottages" predominating. Several duplexes and triplexes were built in the district during the historic period.

The district's houses occupy rectangular or irregular lots, some with sidewalks along the street, and many with outbuildings to the rear. Historic outbuildings include garages, work shops, and storage sheds of frame, brick, and brick tile construction, generally small in scale. Most lots are landscaped and are bordered or backed by a mix of pines and deciduous trees, giving the district a wooded character. Several landscaping schemes have their origins during the historic period, and include azalea beds, concrete, brick, and flagstone walkways, and retaining walls constructed of brick, quartzite rocks, or rubble from Sanford's numerous brownstone quarries.

The district is notable for its high ratio of contributing resources. Eighty-six per cent of the primary resources (mostly single- and multi-family dwellings) are listed as contributing, as is a sizable proportion of secondary resources (mostly detached garages and sheds): seventy per cent. Noncontributing primary resources are principally post-World War II infill residences that, despite their more modern date, typically do not detract from the overall historic character of the district. Few historic buildings are classified as noncontributing owing to modern additions or alterations, i.e., most historic buildings preserve sufficient integrity for them to be classified as contributing. Several historic houses are used as rental properties and are not well maintained, but most houses are kept in good condition. A number of historic frame houses have had their historic wood siding covered over or replaced with synthetic siding--alterations that have lessened the integrity of some individual buildings, but that have not appreciably harmed the overall

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Rosemount-McIver Park Historic District
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Description (continued)

integrity of the district.

Inventory

The inventory list is organized by street location, beginning with northwest-southeast streets listed from east to west, passing up the east side of the street and then the west side numerically, and concluding with northeast-southwest streets listed from south to north, passing up the south side of the street and then the north side numerically. The northwest-southeast streets are listed in the following order: North Horner Boulevard (west side only), North Gulf Street, Spring Lane (one property), North Vance Street, and Hillcrest Drive. The northeast-southwest streets are listed in the following order: Sunset Drive, Gordon Street, Summit Drive, Green Street, Cross Street, West Chisholm Street, Bracken Street, and West Weatherspoon Street.

Each inventory entry gives the inventory number and the status of the resource as contributing (C) or noncontributing (N) to the character of the district, followed by the street address, the known or approximate date of construction, the story height (usually 1, 1.5, or 2), and the resource name, either historic ("Joseph and Lee M. Lazarus House") or generic ("House"). Building dates are often approximate, based on oral tradition and architectural cues and occasionally on primary and secondary source materials such as the Sanborn maps for Sanford, which portray part of the district as it was in 1925 and 1930. These approximate dates are preceded by "Ca.," the abbreviated form of "circa," meaning "about." Historic names are usually those of the earliest known owners and/or occupants of a house. The body of the entry describes the style, form, construction materials, and important exterior details of the houses. It also provides pertinent historical information when that information is known. For properties that include secondary resources such as garages and sheds, these are given a secondary heading (example: "C 5a.") and are described in greater depth in the primary property heading when their architectural character or historic associations warrant. The locations of vacant lots and alley entrances are designated throughout the inventory.

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Description (continued)

Status/

No. Street Address Date Hgt. Name

North Horner Boulevard/US 421 (west side)

C 1. 201 N. Horner ca. 1940 1 Duplex

Novelty-sided frame duplex with an asphalt-shingled side-gable roof, a brick flue, 6/6-sash windows, a gabled front porch supported by turned posts (similar porch to rear), and a rear gravel parking lot. The building currently houses the Discount Golf Shop.

C 2. 209 N. Horner ca. 1930 2 R. B. Wicker House

Craftsman stuccoed frame or masonry house with an asphalt-shingled hip roof, a front entry with a French door, transom, and sidelights, 6/1-sash windows, and a pergola. The house was built for R. B. Wicker, the owner of Sanford Hardware, and currently serves as the Van Harris Realty office.

C 3. 211 N. Horner ca. 1940 2 Hartness House

Colonial Revival brick or brick veneer house with an asphalt-shingled hip roof, flanking one-story wings with flat roofs and iron parapet balustrades, and a recessed front entry with a pedimented surround. The exterior wall surfaces of the house are slightly recessed, and the center of the three front bays projects. This bay is surmounted by a pediment with an escutcheon and palm frond motif in bas relief in the tympanum.

N 3a. 211 N. Horner ca. 1960 1 Metal carport

C 4. 215 N. Horner ca. 1915 2 House

Queen Anne weatherboarded frame house featuring an asphalt-shingled hip roof of complex form that was probably original sheathed in slate but now has asphalt shingles. A wraparound one-story porch incorporates a porte cochere that may be relatively recent in date. The house also retains early corbeled brick chimney caps and some louvered window shutters.

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Description (continued)

Alley entrance

C 5. 219 N. Horner ca. 1925 1.5 E. M. Underwood House

Craftsman bungalow of brick construction with an asphalt-shingled side-gable roof with a large gabled dormer (on the rear roof is a shed-and-gable dormer). Across the front is a stylish engaged porch with a single arched span and a lesser arch over a side porte cochere. Other features include concrete porch scuppers, eaves brackets, a shed-roofed side window bay, and a front entry flanked by sidelights.

C 5a. 219 N. Horner ca. 1930 1 Brick garage

C 6. 221 N. Horner ca. 1925 1.5 O. P. Makepeace House

Craftsman bungalow of brick construction with several notable features, namely a variegated slate shingle roof with slate-sided gabled dormer and balcony on the front, and an engaged front porch with concrete scuppers and diamond accent blocks painted white. The one-story brick garage behind the house has two vehicle bays, a gable-fronted roof, eaves brackets and exposed rafter tails, and nine-panel garage doors. Makepeace, a local developer, was associated with the Sanford Sash & Blind Company.

C 6a. 221 N. Horner ca. 1925 1 Brick garage

N 6b. 221 N. Horner ca. 1980 1 Frame carport

C 7. 303 N. Horner 1916 2 W. F. Cheers House

Queen Anne aluminum-sided frame house with an asphalt-shingled hip roof, a one-story ell, and a rear metal carport addition. Although the wraparound one-story porch appears to be original, the tapered brick pillars on brick pedestals that support it probably date to the 1920s or 1930s. The house was built for W. F. Cheers, owner of a jewelry and music store in Sanford.

N 8. 307 N. Horner ca. 1910 1 House

Until recently, this sadly neglected novelty-sided frame house was one of Sanford's best examples of the Queen Anne style. When the house was originally surveyed in 1991-92, the

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Description (continued)

salient feature was an extensive wraparound porch with classical columns and a turreted element at the east corner. This porch has since been removed. The asphalt-shingled hip roof supports a gabled dormer and a gable above a bay window at the north corner of the house. The front entry, which has a large transom and large sidelights, opens into a short hall with doors leading to the principal rooms of the house. Throughout the interior are conventional Late Victorian mantels, some with colonnettes. The house may have been built by a Mr. Teague, and it was owned by the Watson family for many years.

N 9. 309 N. Horner ca. 1950 1 House

Beaded weatherboarded frame house with front wing, an asphalt-shingled side-gable roof, a brick foundation, and 6/6-sash windows.

C 10. 311 N. Horner 1929 1 Cox House

Colonial Revival brick house with an asphalt-shingled side-gable roof and classical detailing such as lunette windows with keystones in the gables and a small gabled dormer with a decorative balustrade. A narrow double-shouldered brick chimney with concrete weatherings painted white rises on the north gable; an ell extends to the rear. Behind are a paved parking lot and a contemporaneous one-story brick garage with a pedimented front-gable roof and early or original garage doors. The house currently serves as the law office of A. B. Harrington.

C 10a. 311 N. Horner ca. 1930 1 Brick garage

N 11. 315 N. Horner ca. 1950 1 House

Frame house with vinyl siding, an asphalt-shingled side-gable roof, a brick foundation, paired replacement 1/1-sash windows, and an entry stoop supported by classical turned columns. Although the house has a N. Horner address, it actually faces Cross Street. The house now serves as the realty and construction office of Womble & Company.

Alley entrance

Vacant lot

C 12. 401 N. Horner ca. 1925 1.5 House House

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Description (continued)

Craftsman bungalow of aluminum-sided frame construction with a spreading asphalt-shingled side-gable roof that extends over the front porch. The porch has an arched span supported by Craftsman brick and wood pillars. Other features include large gabled dormers, eaves brackets, and shed-roofed bay windows on the side elevations.

Vacant lot

N 13. 503 N. Horner ca. 1950 1 House

Brick-veneer frame house with an asphalt-shingled side-gable roof, gabled dormers, brick chimney, and 6/6-sash windows.

C 14. 505 N. Horner ca. 1925 1 House

Craftsman bungalow of weatherboarded frame construction, an asphalt-shingled hip roof with front hipped dormer, a gabled side wing, exposed rafter tails, 4/1-sash windows, and an engaged front porch supported by grouped square wood posts that shelters an entry with decorative sidelights.

C 15. 507 N. Horner ca. 1925 1.5 House

Craftsman bungalow of weatherboarded frame construction with unusual battered door and window surrounds with keystone-like details and elliptical transoms. Other features include an asphalt-shingled side-gable roof with a front gabled dormer, an engaged front porch with arched spans between tapered square wood posts, and eaves brackets.

C 16. 511 N. Horner ca. 1925 1.5 P. L. Johnson House

Craftsman bungalow of aluminum-sided frame construction with a Colonial Revival-inspired side-gambrel roof. Other features include a front porch with Craftsman tapered square wood posts on brick pedestals, a large front gabled dormer, and brick retaining walls along the street. To the rear is a two-bay garage with a hip roof that appears to have been built by 1930. P. L. Johnson was Sanford's Chrysler-Plymouth dealer for many years.

C 16a. 511 N. Horner ca. 1930 1 Frame garage

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Rosemount-McIver Park Historic District
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Description (continued)

North Gulf Street (east side)

C 17. 200-02 N. Gulf ca. 1935 1 Casey Duplex

Craftsman/Tudor brick duplex with entry stoops with gable and shed roofs and a clipped gable projecting from the front slope of the principal asphalt-shingled side-gable roof. The duplex was built by George and Mary Casey, whose house stands nearby at 205 N. Gulf. Mail-carrier Talmage Smith lived in the south unit during the mid-twentieth century. To the rear stands a contemporaneous one-bay brick garage with a hip roof and exposed rafter tails, and a brick retaining wall extends along the street.

C 17a. 200-02 N. Gulf ca. 1935 1 Brick garage

C 18. 206 N. Gulf 1936 2 Isenhour Duplex

Brick duplex with an asphalt-shingled hip roof and screened hip-roofed porches. Behind stands a contemporaneous two-bay garage with a hip roof and exposed rafter tails. Isenhour Brick Company executive Lewis D. Isenhour had this duplex built in 1936 across the street from his residence at 318 Summit. (Note: the northwest side of this duplex is designated 319 Summit on city maps.)

C 18a. 206 N. Gulf ca. 1940 1 Brick garage

C 19. 216-18 N. Gulf ca. 1940 1 House

Colonial Revival vinyl-sided frame house with an asphalt-shingled hip roof with a front pedimented gable with decorative window, a porch with a pedimented gable supported by classical turned columns, and 4/1- and 6/1-sash windows.

Alley entrance

Vacant lot

C 20. 220 N. Gulf 1924 2 S. L. Long House

Craftsman weatherboarded and wood-shingle-sided frame house with an asphalt-shingled hip

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roof, a Craftsman front porch that shelters a Colonial Revival entry with lead-camed fanlight and sidelights, porch and main house cornices with modillion-like brackets, and a modern carport addition. On the interior are brick mantels with segmental-arched fireplaces. The house was built for Atlantic Coastline Railroad engineer S. L. Long by contractor Link Boykin, and is similar in form and detail to the 1924 James A. and Susie B. Overton House at 323 N. Vance, also built by Boykin.

C 21. 300 N. Gulf ca. 1925 1 Cade House

Craftsman bungalow of weatherboarded frame construction with a single-span porch that extends across much of the front of the house and brackets in the front gable of the asphalt-shingled roof.

C 22. 304 N. Gulf ca. 1940 1 House

Colonial Revival brick or brick-veneer house with an asphalt-shingled side-gable roof, a five-bay front elevation, a pedimented front stoop and a side portico, a flat-roofed side wing, and 6/6-sash windows. (Note: this house is not numbered on city maps.)

C 22a. 304 N. Gulf ca. 1940 1.5 Brick garage/apartment

C 23. 306 N. Gulf ca. 1920 1 Lucian and Janie Baldwin House

Craftsman bungalow of weatherboarded frame construction with an asphalt-shingled side-gable roof, a brick chimney, and a Craftsman porch with trellis-like exposed ceiling structure and joist ends. Early occupants were Lucian and Janie Baldwin; a later occupant was T. T. Hayes.

N 24. 310 N. Gulf ca. 1950 2 Pittman Apartments

Colonial Revival brick or brick veneer apartment building of domestic form with an asphalt-shingled side-gable roof, classical entry surround, and paired 6/6-sash windows. (Note: the northwest side of this duplex is designated 317 Cross on city maps.)

Alley entrance

C 25. 400 N. Gulf ca. 1920 1 Jessie S. Griffin House

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Description (continued)

Craftsman bungalow of weatherboarded frame construction with an asphalt-shingled hip roof with a hipped dormer and a wraparound engaged porch. Jessie Scott Griffin's home-cooked meals are remembered fondly by Sanford's older residents, who flocked to Mrs. Griffin's boarding house for Sunday dinner. Teachers at the nearby Sanford High School lodged at Mrs. Griffin's during the 1930s and 1940s.

C 26. 404 N. Gulf ca. 1920 1 Margaret Lassiter House

Craftsman bungalow of weatherboarded frame construction with a clipped asphalt-shingled front-gable roof that engages a deep porch. The square posts supporting the porch have been turned upside down from their original placement at some point in the past. Behind stands a two-bay garage with weatherboard siding and a hip roof. The house was occupied by Margaret Lassiter in the 1930s.

C 26a. 404 N. Gulf ca. 1930 1 Frame garage

C 27. 408 N. Gulf ca. 1940 1 House

Colonial Revival brick house with an asphalt-shingled side-gable roof, a classical entry surround, a side wing, and 8/8-sash windows.

C 28. 410 N. Gulf 1928-29 2.5 Edward and Ethel Heins House

Tudor Revival brick house with brick-tile structural core and a steep-pitched asphalt-shingled side-gable roof with prominent front gable. The picturesque Gulf Street elevation combines a towering brick chimney with a false half-timbered gable featuring elaborately carved bargeboards, textured stucco, and a quarrel-paned oriel window. The chimney and other brickwork of the front elevation, such as the arched inset entry porch and several buttress-like elements, are trimmed with darker brick. To the rear are two gabled and half-timbered wall dormers, one with a door that opens onto a false balcony with a sawn balustrade. A semi-detached one-bay brick garage with half-timbered gables harmonizes stylistically with the main house. The interior has a medieval character created by wall sconces with candle-form electric lights, arched passageways and bookcase niches, and fireplaces with arched and square-headed brick surrounds. The house stands in a beautifully landscaped lot with pines, azaleas, an early curving brick walk, and a retaining wall of brownstone rubble along Gulf Street. The house was

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Description (continued)

built in 1928-29 for telephone executive Edward Chandler "Tuts" Heins, Jr. and his wife Ethel Spaugh. Architect L. M. Thompson adapted a design ("The Devonshire") published by the Common Brick Manufacturers of America, and contractor Link Boykin framed the house.

C 29. 500 N. Gulf 1937; 1947 1.5 Robert Bracken House

Tudor Revival brick house with steep asbestos-shingled side-gable roof with gabled projections, one of which displays false half-timbering (the others have been sheathed in aluminum siding). In 1947 the house was damaged by fire and in the course of renovations a long glassed-in porch, two bay windows, and metal casement sash were added. The house was also enlarged and painted white after the fire, but otherwise the original Tudor character was retained. A 1940s brick garage/apartment behind the house has been incorporated into a later dwelling (see 310-312 Bracken). A quartzite retaining wall with grapevine mortar joints extends along Bracken Street, which was originally known as Washington Street. The house was built for Robert Bracken, a Pennsylvania native who operated the Bracken Steel Company in the Goldsboro Street area of Sanford. Bracken died in the 1947 fire that damaged his house.

N 30. 504 N. Gulf ca. 1950 1 House

Colonial Revival aluminum-sided frame house with an asbestos-shingled side-gable roof, a front porch recessed between gabled end pavilions and supported by square classical columns with a Chinese parapet railing above, 8/8-sash windows, and a quartzite retaining wall along the street.

Vacant lot (former site of the Teague House, 508 N. Gulf)

North Gulf Street (west side)

C 31. 113 N. Gulf ca. 1925 2 Duplex

Craftsman brick duplex with a low-pitched asphalt-shingled hip roof, one-story front porch supported by stout brick pillars, and unusual fluted architraves with large bull's-eye corner blocks around the two front entries. Sanborn maps indicate the house was built between 1925 and 1930.

C 32. 119 N. Gulf ca. 1925 1.5 Warren R. Williams House

Craftsman bungalow of Flemish-bond brick construction, with a low-pitched, slate-shingled, hip

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roof featuring a hipped dormer with a small balcony enclosed by a decorative balustrade. The decorative Flemish-bond brickwork with dark headers relates the house architecturally to two other Sanford houses of the period: the J. F. Foster House at 309 N. Gulf and the J. R. Ingram House at 206 Hawkins. An engaged front porch extends on the north end to form a porte cochere, and a wood-shingled wing extends to the rear. The lot is bounded by a brick lattice fence; behind stands a contemporaneous hip-roofed garage. Warren R. Williams, mayor of Sanford from 1927 to 1933 and again from 1937 to 1951, formerly lived in the house.

C 32a.	119 N. Gulf	ca. 1925	1	Brick garage
N 33.	201 N. Gulf	ca. 1950	2	(Former) Sanford Baptist Parsonage

Colonial Revival brick or brick-veneer house characterized by handsome detailing, with an asphalt-shingled side-gable roof, a symmetrical five-bay facade, and modillion cornices that carry up into the rakes of the gables. The center bay projects slightly and has a pediment with a circular window. One-story wings project on each gable end; the south wing contains a glassed-in porch; the north wing is in the form of an open porch with classical columns and a parapet balustrade. Contractor L. P. Cox built this sophisticated Colonial Revival residence to serve as a parsonage for the First Baptist Church of Sanford.

N 33a.	201 N. Gulf	ca. 1980	1	Frame storage shed
C 34.	205 N. Gulf	1926	1	George and Mary Casey House

Craftsman bungalow of brick construction with layered and broadly overhanging low-pitched, asphalt-shingled side-gable roofs with stuccoed gables. The engaged front porch is supported by massive brick pillars and has granite copings and scuppers. Various details allude to other styles popular during the 1920s: the decorative muntins of some windows derive from the Prairie style, and the arched porch scuppers have a squat, Mayan appearance. The Craftsman styling of the exterior carries to the interior of the house, which has features such as arched brick fireplaces. The lot retains original decorative concrete walks and plantings dating from the 1920s to the present. A rear garden is defined by a brick lattice wall of mid-twentieth-century date. George J. Casey, an executive of the Isenhour Brick Company, moved into this stylish Craftsman bungalow with his wife Mary in the summer of 1926. The Caseys had chosen the design for the house from a book of plans by Atlanta architect Lelia Ross Wilburn. Not unexpectedly, the brick for the house was produced at Isenhour Brick, which was begun by Mrs. Casey's father,

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Description (continued)

Lewis C. Isenhour.

N 34a. 205 N. Gulf ca. 1950 1 Metal carport

C 35. 217 N. Gulf 1914 2 Thomas E. King House

Brick house of two-room-deep center-passage form, with a slate-shingled hip roof with a front hipped dormer and concealed gutters, and a squat gabled entry porch. At the tops of the brick porch pillars are curious cast stone capitals; these are repeated in the cornice of the house but are hidden by a vinyl soffit. To the rear is a one-story frame ell addition. The six-course American-bond brickwork of the house is composed of orange-red brick with red-tinted mortar and darker header courses. Also on the lot are a concrete stair at the sidewalk with electric lights on posts, a wood privacy fence, and an early one-bay garage with a hip roof. When Sanford building supplier Thomas E. King, founder of King Roofing and Manufacturing Company, built this two-story brick house on a knoll in the Rosemount section, townsfolk jokingly referred to it as "King's Mansion on Piety Hill," partly because of its prominence as one of the earliest houses on Gulf Street, and partly because it was one of the first (if not the first) brick houses in the town.

C 35a. 217 N. Gulf ca. 1920 1 Brick garage

C 36. 219 N. Gulf ca. 1940 1 Victor and Grace King House

Mediterranean-influenced weatherboarded frame house with a low-pitched side-gable roof covered with variegated ceramic tiles. Other features of the house and lot include a front porch, several brick chimneys, a tile-roofed, three-car carport begun in the 1940s, and a landscaped yard shaded by spruce and hemlock with a railroad-ties used to form a retaining wall along the sidewalk. The core of this unusual house was built by Victor and Grace King around 1940. Victor King was the son of Thomas E. King, who lived next door at 217 N. Gulf, and like his father he ran King Roofing. The firm had a contract to roof buildings at Fort Bragg (in nearby Cumberland County) with ceramic tiles during the 1940s, and Victor used leftovers to roof his own house and carport.

N 36a. 219 N. Gulf ca. 1945 1 Frame carport

C 37. 223 N. Gulf ca. 1920 1 I. J. Morris House

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Description (continued)

Craftsman bungalow of aluminum-sided frame construction with an asbestos-shingled hip roof that engages a front porch and has a front hipped dormer. Over the front entry is an original stained glass transom. I. J. Morris was an early occupant, as were the Suggs and Childress families.

C 38. 301 N. Gulf 1917 1.5 Frederick P. Strong House

Craftsman brick house with an asphalt-shingled clipped side-gable roof with deep overhanging eaves and a broad hipped front dormer, a Craftsman front porch with a hipped front wing, and stretcher-bond brickwork of smooth orange bricks similar to those used to build the 1914 Thomas E. King House at 217 N. Gulf. Behind the house is a 1928 garage and a wall of white quartzite rubble; a poured concrete retaining wall extends in front. Frederick Pool Strong, a native of England, came to Sanford in the mid-1910s as an electrical engineer charged with the responsibility of establishing Carolina Power and Light in the area. Among Strong's achievements was the installation of electric street lights in Sanford. In 1917 Strong hired Napoleon N. McBryde to begin construction on his house, which then stood among dense pine woods. Due to the disruptions of World War I, the Strongs had to move into the house before the interior was finished, and Frederick Strong spent his off hours installing molding and hanging doors. Strong planted the row of tulip poplars that now shade Green Street between N. Gulf and N. Vance.

C 38a. 301 N. Gulf 1928 1 Brick garage

C 39. 305 N. Gulf 1928 1 Richard E. Bobbitt House

Craftsman bungalow of aluminum-sided frame construction with a low-pitched, asphalt-shingled clipped front-gable roof, an engaged front porch, and a front entry with sidelights. Behind stands a one-bay frame garage with a clipped gable roof that harmonizes with the house. Grocer Richard E. Bobbitt had the house built in 1928. With R. T. Howard, Bobbitt operated Howard & Bobbitt wholesale grocery out of a warehouse at 102 E. Buffalo, and from the 1930s into the 1950s the pair also ran a chain of a dozen or so retail groceries in central and eastern North Carolina known as Progressive Stores.

C 39a. 305 N. Gulf ca. 1930 1 Frame garage

C 40. 309 N. Gulf 1925 1.5 J. F. Foster House and Office

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Description (continued)

Craftsman bungalow with an asphalt-shingled side-gable roof with broad shed dormers, an inset front balcony, gable brackets, and wood-shingled gables. Other features include an engaged front porch and a front entry with decorative transom and sidelights. The house is one of three in Sanford characterized by decorative Flemish-bond brickwork with dark headers, the other two being the Ingram House at 206 Hawkins and the Warren R. Williams House at 119 N. Gulf. The interior features a brick mantel with black mortar joints in Dr. Foster's examining room. In the back yard is a two-car garage with brickwork identical to that of the house, and a gable roof with exposed rafter ends. Dr. J. F. Foster saw patients in an office occupying two rooms of his residence; later he built an office at the corner of Gordon and N. Steele in the downtown.

C 40a. 309 N. Gulf 1925 1 Brick garage

C 41. 311 N. Gulf ca. 1940 2 J. C. Pittman House

Colonial Revival brick house with an asphalt-shingled side-gable roof, symmetrical three-bay front elevation, side porch with turned classical columns, and 6/6- and 8/8-sash windows with tree-cutout shutters. On the lot are a brick privacy fence and a two-bay garage with a gable roof. J. C. Pittman was an attorney.

N 41a. 311 N. Gulf ca. 1950 1 Brick garage

C 42. 315 N. Gulf ca. 1930 2 Kenneth Hoyle House

Colonial Revival novelty-sided frame house with an asphalt-shingled side-gable roof, brick flues and chimney, a pent roof above the first-floor front windows (giving the house a Dutch appearance), a front stoop with fluted Doric columns, and 8/1-sash windows. Kenneth Hoyle was an attorney.

C 43. 319A&B N. Gulf ca. 1925 1 Duplex

Craftsman/Colonial Revival brick duplex with two classically-detailed front stoops and diminutive gabled dormers on the asphalt-shingled side-gable roof. Sanborn maps indicate the duplex was built between 1925 and 1930.

N 44. 321 N. Gulf ca. 1945 1.5 Bill Wood House

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Description (continued)

Tudor Revival brick house with an asphalt-shingled side-gable roof, a front entry/gable/chimney combination, a front stoop, concrete deck, and picture window, a side screened porch, and a rear shed dormer. Bill Wood was involved in the tobacco warehouse business.

C 45. 325 N. Gulf ca. 1925 1 House

Craftsman bungalow of weatherboarded frame construction with a low-pitched, asphalt-shingled hip roof with gable extensions that engage a front porch and a side wing, and 6/6-sash windows with paneled shutters.

N 46. 401 N. Gulf ca. 1960 2 House

Brick or brick-veneer house with one-story front section and two-story rear, with an asphalt-shingled gable roof, a front picture window, and modern-style 2/2-sash windows. Concrete tire-strip driveway behind on W. Chisholm.

C 47. 405 N. Gulf ca. 1935 1 Watkins and Sadie Robard House

Craftsman aluminum-sided frame house with an asphalt-shingled clipped side-gable roof, and an entry stoop with widely overhanging gable eaves. The original owners of the house, "Watt" and Sadie Robard, reported on Sanford and Lee County social life for the *Raleigh News and Observer*. According to local tradition, the house is prefabricated--the frame walls were trucked to the site and erected whole.

C 48. 407 N. Gulf ca. 1920 1.5 Joseph E. Brinn House

Hybrid Late Victorian/Craftsman weatherboarded frame house with pressed metal roofing. The front of the house is a straightforward story-and-a-half Craftsman bungalow with a front-gable roof and a porch supported by conventional Craftsman tapered square posts on brick pedestals. Halfway towards the back a two-story element interrupts the story-and-a-half mass. This cross wing, and decorative rafter ends in the eaves and the sawn balustrade of a balcony over the front porch, are more akin to Victorian styling. A concrete tire-strip driveway runs down the side. Joseph E. Brinn of the Cross & Brinn real estate firm had the house built around 1920.

C 49. 411 N. Gulf ca. 1925 2 R. T. Howard House

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Description (continued)

Craftsman house of weatherboarded frame construction with an asphalt-shingled hip roof and a one-story front porch. In the 1930s it was owned by R. T. Howard, who with Richard E. Bobbitt owned the Howard & Bobbitt wholesale grocery company and its retail arm, Progressive Stores. According to local tradition, contractor Joe Stout may have built this house. To the rear beside Bracken Street is a secondary dwelling that appears to be a converted garage contemporaneous with the main house.

C 49a. 411 N. Gulf ca. 1925 1 Frame secondary dwelling

C 50. 503 N. Gulf ca. 1930 2 Seawell House

Craftsman house of stuccoed frame or brick construction, an asphalt-shingled hip roof with decorative outriggers in the deep overhanging eaves, and two one-story porches with Craftsman characteristics. Behind the house is a brick garage with eaves detailing similar to that of the house, and a brick wall extends across the back of the lot.

C 50a. 503 N. Gulf ca. 1930 1 Brick garage

C 51. 505 N. Gulf ca. 1925 2 House **Ingram House**

Weatherboarded frame house with an asphalt-shingled hip roof, a brick chimney, a one-story front porch, and a frieze band that runs at the level of the second-story window sills. According to local tradition, contractor Joe Stout may have built this house. Behind the house stands a concrete-block building now used as a workshop but said to have been once used as a private nursery school and kindergarten.

N 51a. 505 N. Gulf ca. 1950 1 Concrete-block building

C 52. 507 N. Gulf ca. 1925 1.5 **Joe W. Stout House**

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof, a brick foundation, a porch with Craftsman brick and wood supports, exposed rafter and ceiling joist ends, and a front entry flanked by narrow-pane sidelights. Contractor Joe Stout built this bungalow as his own residence in 1915, according to tax records. The house was later owned by A. H. McIver, head of the Macks Stores chain (later Maxway stores), and the Hanner family.

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N 53. 511 N. Gulf ca. 1950 1 O. T. Sloan House

Colonial Revival weatherboarded frame house with an asphalt-shingled side-gable roof, a brick foundation and flues, a front porch with square columns and a parapet railing, 6/6-sash windows, and a rear gravel drive. O. T. Sloan, an executive of Sanford-based Macks Stores, lived in the house. According to tradition, the front section was built in 1930 and served originally as a clubhouse for adjoining tennis courts.

Spring Lane (east side)

C 54. 604 Spring ca. 1925 2 Rosser-James House

Craftsman weatherboarded frame house with an asbestos-shingled hip roof with decorative brackets in the soffit, a Craftsman front porch, a porte cochere on the south side, and an early two-car garage behind with a hip roof and early doors with multi-paned windows and horizontal panels. The front porch, the porte cochere, and the garage have brackets similar to those of the house roof. Roy P. Rosser was an early owner of the house, which was built between 1925 and 1930. About 1932, Arthur Augustus and Hallie Lee James moved to Sanford from Laurinburg, N.C. and bought the property. The house is currently being remodeled as temporary housing for actors associated with Sanford's Temple Theater.

North Vance Street (east side)

Vacant lot (200 block)

North Vance Street (west side)

C 55. 223 N. Vance 1935 2 Robert and Rebecca Benson House

Colonial Revival brick house with an asbestos-shingled side-gable roof with gabled dormers containing round-arched windows, a five-bay facade with 6/6-sash windows and a center entry with sidelights and an elliptical fanlight under a classical stoop, a one-story side porch, a brick chimney, and an ell. The center-passage-plan interior features sophisticated Georgian and Federal-style inspired treatments including pediments over the doorways off the passage, mantels, and molding strips forming panels on the walls. 1970s or 1980s decorative painting by a Greensboro interior decorator. A one-story brick garage, contemporary with the house, stands

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behind. Robert Jackson Benson, an executive with the Sanford-based Progressive Stores grocery chain (and later its president), and his wife Rebecca Lawrence commissioned Charlotte architect J. R. Thrower to design their house, which was completed by Jonesboro builder Leslie P. Cox in 1936. H. A. Ellis and Bernice Kelly did the masonry work and John Westmoreland, Sr., executed the plasterwork. According to the Bensons's daughter, Mary T. Yarborough, the light fixture in the dining room is an electrified gasolier from a family home in Warren County.

C 55a.	223 N. Vance	ca. 1936	1	Brick garage
C 55b.	223 N. Vance	ca. 1940	1	Stone barbecue
C 56.	323 N. Vance	1924	2	James A. and Susie B. Overton House

Craftsman house of frame construction with a weatherboarded first story and a wood-shingle-sided second story, an asphalt-shingled hip roof, a one-story Craftsman front porch, and brick chimneys. James Overton, an insurance agent with New York Life, and his wife Susie Brooks, a former school teacher, hired local contractor Link Boykin to build the house (the house is similar in form and detail to the 1924 S. L. Long House at 220 N. Gulf, also built by Boykin).

C 57.	401 N. Vance	ca. 1910	1	T. J. Spivey House
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Queen Anne novelty-sided frame house with an asphalt-shingled hip roof with front gables containing rectangular louvered vents, and a one-story porch supported by turned posts. Originally a farmhouse with outbuildings and pastures behind it, 401 N. Vance may have pre-existed the Rosemount neighborhood, laid out to its east. In the 1930s the house was owned by T. J. Spivey, a preacher who is said to have scolded his suburban neighbors for partying and card playing. According to another tradition, Spivey never made the transition to automobile travel, preferring instead the mule and wagon that he kept in a barn (now gone) to the rear of his house.

Hillcrest Drive (east side)

C 58.	112 Hillcrest	ca. 1936	2	Lee County Hospital Nurses Home
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Colonial Revival/Mediterranean-influenced brick building with a flat roof, concrete trim and

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copings, brick quoining, a stepped parapet centered over second-story Palladian window and the front entry, which is sheltered under a small classical porch with a metal parapet railing, and a side fire escape. Off the northeast end of the building stands a utilitarian brick heating plant with a smokestack of tapered square-section form. The nurses home was built in connection with the 1930-31 Lee County Hospital, and it operated as a sort of boarding house. Both buildings now serve as county offices.

C 58a. 112 Hillcrest 1930s 1 Brick heating plant

C 59. 200 Hillcrest ca. 1940 1 House

Colonial Revival stretcher-bond brick or brick-veneer house with an asphalt-shingled side-gable roof, front entry with elliptical fanlight under a gabled stoop, modern 6/6-sash windows, basement apartment, soldier-course band at floor level.

N 59a. 200 Hillcrest ca. 1950 1 Frame apartment.

C 60. 202 Hillcrest ca. 1940 1.5 Goldston House

Colonial Revival stretcher-bond brick or brick-veneer house with an asphalt-shingled side-gable roof with gabled dormers, front entry flanked by fluted pilasters under a pedimented stoop, soldier-course band at first floor level, 6/6-sash windows, slate flagstone walkway.

C 60a. 202 Hillcrest ca. 1940 1 Brick garage.

C 61. 204 Hillcrest ca. 1940 1 Freeman House

Colonial Revival stretcher-bond brick or brick-veneer house with an asphalt-shingled side-gable roof, brick chimney, 8/8-sash windows, basketweave band at floor level, modern double front doors.

C 62. 208 Hillcrest 1940 1 Roger P. Bradley House

Colonial Revival weatherboarded frame house with an asphalt-shingled side-gable roof, brick chimney, entry with fluted side elements and broken pediment in the surround, concrete-block foundation.

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Hillcrest Drive (west side)

C 63. 115 Hillcrest ca. 1925 1.5 W. R. McCauley House

Craftsman bungalow of stuccoed frame or brick construction, an asbestos-shingled side-gable roof with large gabled front dormer, engaged front porch with terminal porte cochere enclosed, brick chimney, decorative window sash, ca. 1960 one-story brick-veneer side wing, early concrete steps at street, side gravel parking lot. W. R. McCauley apparently built this house in the 1920s. Later it was owned by Dr. Floyd Knight, a surgeon, who may have added the one-story wing for an office.

N 63a. 115 Hillcrest ca. 1970 1 Frame office.

Vacant lot

Vacant lot

C 64. 205 Hillcrest ca. 1925 2 A. G. Perry House

Craftsman foursquare of weatherboarded frame construction, an asphalt-shingled hip roof, brick chimney with decorative corbeled cap, 4/1-sash windows, one-story front porch with Craftsman brick and wood pillars, one-story rear wing. A. G. Perry owned the house in the 1920s. Later it was owned by a Dr. Hunter, who was a dentist.

C 64a. 205 Hillcrest ca. 1930 1 Frame garage.

N 65. 207 Hillcrest ca. 1950 1 Ernest and Ollie Kennedy House

Stretcher-bond brick or brick-veneer ranch house with an asphalt-shingled side-gable roof, brick chimney, metal casement windows, gable-end carport/porte cochere. Ernest and Ollie Kennedy had this house built, perhaps in the late 1940s, which would make it one of Sanford's older ranch houses. Ernest was an officer in the National Bank of Sanford.

N 65a. 207 Hillcrest ca. 1950 2 Brick-veneer garage apt.

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C 66. 213 Hillcrest 1937-38 1.5 Briggs B. Kammer House

Colonial Revival Flemish-bond brick or brick-veneer house with an asphalt-shingled side-gable roof with gabled dormers, brick chimney, recessed front entry with fluted pilaster surround, screened side porch, brick walk. Briggs Kammer hired local contractor L. P. Cox to build this house. Cox built the Morgan House next door at 217 Hillcrest at the same time. Kammer owned "Kammer's Men's Store" in Sanford.

C 67. 217 Hillcrest 1937-38 1.5 E. L. and Frances R. Morgan House

Tudor Revival brick house with an asphalt-shingled side-gable roof, front entry/gable/chimney composition, entry with Tudor arch and door with quarrel-paned window, pink granite trim and facings, 6/6-sash windows with copper-flashed lintels, early north wing addition, rear wings and deck, brick walks and retaining wall along sidewalk. Tobacco warehouse owner E. L. "Jimmy" Morgan and his first wife, Frances Riddle, had this house begun in the Fall of 1937 and completed the following year. The Morgans may have given their builder, local contractor L. P. Cox, a design from a magazine on which to base the house. The pink granite trim and the slate for a (former) front walk came from quarries near Albemarle, N.C. Local roofing contractor Victor Cole added the north wing (a den) in 1943. About two years later, Morgan hired a Mr. Goldston (probably Dan Goldston) to build the garage/apartment behind the house.

N 67a. 217 Hillcrest ca. 1945 2 Brick garage/apartment.

C 68. 223 Hillcrest 1940 2 Joseph and Lee M. Lazarus House

Colonial Revival house of brick (first story) and weatherboarded frame (second story) construction, with an asphalt-shingled side-gable roof, a symmetrical five-bay faced with a recessed center entry in a classical surround, a one-story sunroom on the north gable end, and a one-story gabled frame attached dependency (garage or den) on the south end. The elevated house site has quartzite retaining walls along Hillcrest and views into the Dry Creek Park along Sunset. Joe Lazarus (1907-74), born in Rhodesia (now Zimbabwe) to Russian immigrant parents, came to Sanford with his family in 1924 and engaged in the mercantile trade. Several years later he received a degree in pharmacy from the University of North Carolina and about 1929 he became a part owner (and later full owner) of the Lee Drug store. His first wife was Lee McIver, a daughter of Duncan E. and Kate Scott McIver. A contractor named Caddell, originally from the Elon area of North Carolina, was the house's builder, according to tradition.

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Sunset Drive (south side)

C 69. 411 Sunset ca. 1940 1 House

Colonial Revival brick house with an asphalt-shingled side-gable roof, a front entry with fluted pilasters in the surround, and a rear patio with basement-level garage underneath.

C 70. 500 block Sunset ca. 1925 1 Brick and granite entry pillars

(The pillars are classified as a single "structure.")

C 71. 503 Sunset ca. 1926 2 Ida P. Coulter Tourist Home

Mediterranean-influenced brick house with flat roofs behind ceramic-tile visor roofs with metal crestings. The front entry, set in a projecting bay, has sidelights and a small tiled pent roof. The terraced lawn has modern landscape features including a circular brick drive and brick walls. To the rear stands a two-story brick guest cottage with a mansarded roof similar to that of the main house. Ida Coulter and her husband, jeweler J. P. Coulter, lived at 505 Sunset. According to tradition, after J. P.'s death, Ida hired contractor Link Boykin to build this house for use as a tourist home (Business US 1 runs one block to the south along Carthage Street). C. A. Lano, chief executive of Borden Brick and Tile, purchased the house in 1929 and lived in it until 1950.

C 71a. 503 Sunset ca. 1926 2 Brick guest cottage

C 72. 505 Sunset ca. 1925 2 J. P. and Ida Coulter House

Vinyl-sided frame house with an asphalt-shingled hip roof, brick chimneys, a one-story screened side porch, French-door windows on the first-story front, and a front entry with sidelights and an elliptical transom. Jeweler J. P. Coulter and his wife Ida had the house built; after J. P.'s death, Ida built the tourist home that stands next door at 503 Sunset.

C 73. 509 Sunset ca. 1930 1.5 House

Craftsman bungalow of brick construction, with an asphalt-shingled side-gable roof with a large front shed dormer, an engaged front porch supported by a brick pillar, and a brick chimney.

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Vacant lot

C 74. 513 Sunset ca. 1940 1.5 House

Colonial Revival brick house with an asphalt-shingled side-gable roof, a gabled roof extension with vinyl siding and an octagonal window in the gable, an engaged front porch supported by groups of square wood posts with latticework in between, and a brick chimney.

C 75. 515 Sunset ca. 1930 1.5 House

Tudor-influenced period cottage of brick or brick-veneer construction, an asphalt-shingled side-gable roof, a 1.5-story gabled front projection, a gabled porch supported by brick arches, a similar side porch, and a brick chimney.

C 76. 500 block Sunset ca. 1925 N/A Dry Creek Park

Naturalistically planted park running along both sides of Dry Creek, featuring dogwoods and other specimen trees. The park was laid out by landscape architect Robert Cridland in the 1920s. The walking paths and foot bridges sketched out by Cridland do not survive, assuming they were ever realized, but a few concrete and wood benches dating to more recent years hint at the original intent. (The park is classified as a "site".)

Sunset Drive (north side)

C 77. 502 Sunset ca. 1925 1.5 Beulah Womble House

Tudor Revival/Craftsman house of brick construction, with an asphalt-shingled front-gable roof, false half-timbering in the front gable, and an engaged front porch supported by Craftsman columns. The bricks of the house walls are considerably darker and rougher than the more utilitarian bricks used in the construction of the basement. The landscaped yard in front of the house has a retaining wall of small brownstone boulders draped in ivy.

C 78. 504 Sunset ca. 1940 2 House

Colonial Revival brick or brick-veneer house with a slate-shingled side-gable roof, a symmetrical five-bay facade, a front entry with a peaked classical surround, sidelights, and an elliptical

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Description (continued)

fanlight, and 6/6-sash windows.

C 79. 506 Sunset 1928 1.5 Harry and Lillian L. Isaacson House

Tudor Revival brick house with a complex asphalt-shingled hipped/clipped gable roof, a steep gabled front wing that projects from the high hip-roofed mass of the main house block. A small gabled entry porch with a Tudor archway projects from the front of the front wing. The house walls are constructed of textured red, purple, and olive-colored brick. Other features includes a variety of hipped dormers, one with quarrel-paned windows, and a brick chimney with fanciful red, yellow, and blue ceramic chimney pots rises behind the main roof. The yard contains a number of original features such as a small, detached, brick Tudor Revival garage (now made into a studio or guest apartment) and a curving walk paved in variegated blue and gray slate flagstones. Baltimore-born Harry Isaacson and his wife, Lillian Lederman, moved to Sanford in 1924 to open Isaacson's Ladies' Ready to Wear Shop. They hired local architect L. M. Thompson to design this house, completed in 1928.

C 79a. 506 Sunset ca. 1928 1 Brick garage

C 80. 510 Sunset ca. 1930 1 House

Colonial Revival brick house with an asphalt-shingled side-gable roof, a gabled roof extension with a lunette window in the stuccoed front gable, an engaged porch supported by brick pillars, and a brick chimney.

N 80a. 510 Sunset ca. 1960 1 Metal carport

C 81. 514 Sunset ca. 1930 1 House

Tudor Revival brick house with an asphalt-shingled side-gable roof with a gabled front wing, chimneys with paved shoulders and angled stacks, a relieving arch with a diamond motif over a front window, and a small front stoop. To the rear stands a frame garage with a front-gable roof.

C 81a. 514 Sunset ca. 1940 1 Frame garage

C 82. 516 Sunset ca. 1940 1 House

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Brick house with an asphalt-shingled side-gable roof, a large front gable that engages a porch with brick knee walls and screening between square wood columns, a brick chimney, and a soldier-course band at floor level. Brick retaining walls extend in front of the house.

C 83. 520 Sunset ca. 1940 2 House

Colonial Revival brick house with an attic story under an asphalt-shingled side-gable roof, a front entry with sidelights and an elliptical fanlight under a gabled porch, a side screen porch, and brick chimneys.

Gordon Street (north side)

C 84. 308 Gordon ca. 1940 1 House

Cedar shake-sided frame house with an asphalt-shingled side-gable roof, 2/2-sash windows, and a concrete-block foundation. The cedar shakes have recently been applied to replace vinyl siding; the original novelty weatherboards survive wholly or in part underneath. Next to the house stands a much-altered two-story garage (and possible work shop or storage room) with a front-gambrel roof and stone veneer.

N 84a. 308 Gordon ca. 1940 2 Frame garage

Summit Drive (south side)

Vacant lot

C 85. 309 Summit ca. 1930 2 House

Tudor Revival stuccoed frame or brick house with an asphalt-shingled front-gable roof, false-half timbering in the front gable consisting of vertical stripes, a side wall dormer, and a one-story Craftsman front porch. Sanborn maps indicate the house and the brick and frame garage that stands behind it were built between 1925 and 1930. The house is presently unoccupied and boarded up.

C 85a. 309 Summit ca. 1930 1 Brick and frame garage

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Description (continued)

C 86. 311 Summit 1905 1 J. U. Gunter House

Queen Anne weatherboarded frame house with an asphalt-shingled hip roof, a wraparound porch supported by classical columns, and a front bay window with decorative glazing and louvered wooden shutters. The interior has milled door and window surrounds, a vertical beaded tongue-and-groove wainscot in the center hall, and mantels with colonnettes, mirrored overmantels, and decorative iron fireplace inserts. Gunter, who was a lumber dealer, lived in the house until 1917 when he sold it to grocer Ralph Monger, Sr. The house is presently unoccupied.

C 87. 315 Summit 1937 1.5 G. H. Oliver House

Colonial Revival brick house with an asphalt-shingled side-gable roof with three gabled front dormers, a symmetrical three-bay facade, a one-story west side wing with a brick chimney with paved shoulders, and an east gable-end porch with square wood posts and a decorative frieze. In the frieze of the main house block and in the intrados of the segmental pediment of the front entry surround are distinctive machicolated moldings. The two-car garage behind is similar in detail to the house. Merchant G. H. Oliver had the house built in 1937.

C 87a. 315 Summit ca. 1937 1 Brick garage

C 88. 411 Summit ca. 1935 1.5 D. C. Holler, Sr., House

Tudor Revival brick house with an asbestos-shingled side-gable roof with a shed dormer and a front gable/entry/chimney combination. Other features include stucco detail in the gables that suggests half-timbering, terra-cotta chimney pots, and a round-arched front entry with cast-stone trim. In the front yard are monkey puzzle trees; to the rear, fronting on N. Vance, is a one-story two-car garage of brick construction with a stuccoed gable like those of the main house.

C 88a. 411 Summit ca. 1935 1 Brick garage

C 89. 500 block Summit ca. 1925 1 Brick and granite entry pillars

(The pillars are classified as a single "structure.")

C 90. 503 Summit ca. 1925 1.5 Harvey Kennedy House

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Craftsman bungalow of brick construction, with an asphalt-shingled side-gable roof with a shallow-pitched gabled dormer, a front porch engaged under a gabled extension with a peaked span supported by decorated stout square wood columns on brick pedestals, gable brackets, brick chimney, a rear shed dormer and engaged and enclosed rear corner porch, and a gabled bay window on the side. In the yard are a quartzite wall and bird bath and a one-car brick garage with gable brackets.

C 90a. 503 Summit ca. 1925 1 Brick garage

C 91. 507 Summit ca. 1940 2 **Steele Street Methodist Church Parsonage**

Colonial Revival brick or brick-veneer house with an asphalt-shingled side-gable roof, a symmetrical five-bay front elevation, a front entry with a peaked classical surround, sidelights, and an elliptical-arched transom, a one-story side screened porch, a brick chimney, and panels under the front windows.

N 92. 509 Summit ca. 1960 1.5 **Geneva Sloan House**

Brick or brick-veneer house with an asphalt-shingled side-gable roof, an engaged front porch with metal supports, and a brick chimney.

C 93. 513 Summit ca. 1930 1.5 **M. S. and Maud Leverette House**

Colonial Revival brick house with an asphalt-shingled side-gable roof with a gabled dormer, and a front entry in a gabled projection. The brick garage to the rear has a front-gable roof. M. S. and Maud Leverette built this house about 1930. Rainbow Pottery, an art pottery established in 1928 and oriented to the tourist trade, was apparently owned by Leverette in the 1930s.

C 93a. 513 Summit ca. 1930 1 Brick garage

N 94. 515 Summit ca. 1960 1.5 **Brinn House**

Colonial Revival brick or brick-veneer house with an asphalt-shingled side-gable roof, a gabled side porch with latticed wooden supports, a classical entry surround, and a brick chimney. The

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Description (continued)

frame garage to the rear has novelty weatherboard siding and a front-gable roof.

N 94a. 515 Summit ca. 1960 1 Frame garage

C 95. 519 Summit ca. 1930 1 Parks House

Stuccoed frame or masonry house with an asphalt-shingled side-gable roof, circular windows in the gables, a classical gabled entry stoop, a front entry with a semi-circular fanlight, and a modern repair to a front corner using plywood sheathing.

N 96. 521 Summit ca. 1945 1 House

Brick or brick-veneer house with an asphalt-shingled side-gable roof, a gabled side porch, brick chimneys, and a classical entry surround.

C 97. 523 Summit ca. 1930 1 Max T. Heins House

Mediterranean-influenced stuccoed masonry (probably concrete-block) house with flat and side-gable roof (latter section with metal sheathing) and a front porch supported by square wood columns on a stuccoed wall. Shed to rear is stuccoed, suggesting it is contemporary with house. Telephone executive Max T. Heins, who owned this house around World War II, may not have been its original owner.

C 97a. 523 Summit ca. 1930 1 Stuccoed shed

C 98. 527 Summit ca. 1930 1 Charles Hatch House

Craftsman brick house with an asphalt-shingled clipped side-gable roof, an arched entry stoop, a round-arched louvered vent in a front gable, a brick chimney, and an added aluminum front porch. Dentist Charles Hatch owned this house in the late 1930s.

C 98a. 527 Summit ca. 1930 1 Frame shed

Summit Drive (north side)

C 99. 304 Summit Ca. 1925 1.5 H. F. and Elizabeth M.

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Description (continued)

Makepeace House

Craftsman bungalow of brick (first story) and frame (upper story) construction, with an asphalt-shingled side-gable roof, a front gable and gable dormer with variegated wood-shingle sheathing, and an expansive engaged front porch that terminates in a porte cochere. The porch has tapered wood pillars on brick pedestals linked by brick walls with decorative scuppers, and the multiple house gables have brackets. The brickwork of the main body of the house is composed of mottled red, purple and orange bricks. Henry Fisher Makepeace, an executive officer of the Sanford Sash & Blind Company, and his wife Elizabeth Milliken probably hired local architect L. M. Thompson to build this stylish house, which is similar in form and detail (if not finish) to the nearby Lewis D. Isenhour House at 318 Summit.

C 100. 308 Summit Ca. 1940 1.5 House

Colonial Revival brick house with an asphalt-shingled side-gable roof with a centered front gable, a front porch with classical pilasters and turned columns, and a brick chimney.

C 101. 310 Summit ca. 1915 2 Austin McCormick House

Vinyl-sided frame house of foursquare form, with an asphalt-shingled hip roof, 1/1-sash windows, and a one-story Craftsman porch dating to the 1920s or 1930s that replaced an original wraparound porch supported by classical columns. Early owner Austin McCormick was a cotton broker.

C 102. 314 Summit ca. 1925 1.5 Fred Vasant House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof, a front porch, and a front entry with decorative sidelights. The house is thought to have been built by Fred Vasant, Sanford station agent for the Atlantic Coastline Railroad.

C 103. 318 Summit 1929 1.5 Lewis D. Isenhour House

Tudor Revival/Craftsman house of brick (first story) and frame (upper story) construction, with an asphalt-shingled side-gable roof bristling with false half-timbered gables and gabled dormers. The engaged porch across the front, supported by rows of stout brick pillars, resolves into a porte cochere at the southwest end. Other features include Palladian windows in a front gable

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and dormer, brick chimneys, gable brackets, and dark textured brickwork. Behind the house stands a hip-roofed garage and storage building. Lewis D. Isenhour was the son of L. Calvin Isenhour, head of the Isenhour Brick Company. Later, as president of his father's company, Lewis D. Isenhour directed the concern into one of the nation's largest brick manufacturers. Isenhour chose local architect L. M. Thompson to build this stylish house, which is similar in form and detail (if not finish) to the nearby H. Fisher and Elizabeth M. Makepeace House at 304 Summit.

C103a.	318 Summit	ca. 1940	1	Brick garage/storage building
N 104.	408 Summit	Ca. 1980	1	John C. Muse Building

Brick-veneer office building with variegated beige and brown brickwork, a metal-parapeted flat roof, and tinted plate-glass windows. Fronting the building at the corner of Summit and N. Gulf are two asphalt parking lots with landscaped borders along the street with mature trees from a pre-existing residential yard at the location. The building was built for accountant John C. Muse, and is presently occupied by Dixon, Odom & Co., L.L.P., and the Central Carolina Hospital Home Care Store. A house used as a chapel by Sanford's Catholic congregation during the mid-twentieth century formerly occupied the site.

C 105.	502 Summit	1924	1.5	T. S. Cross House
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Colonial Revival aluminum-sided frame house with an asphalt-shingled clipped side-gable roof, large front and rear shed dormers, front entry with gabled stoop supported by brackets, banks of 6/1-sash windows, pent roof across west gable end, mansarded one-story sun room with deck above on east end, rear brick chimney and flue and screened porch. The house was constructed for T. S. "Lux" Cross, one of the developers of McIver Park, and was either the first or second house in the subdivision. In form, the house bears a strong resemblance to kit houses distributed by Sears, Roebuck and Company in the 1920s.

C 106.	504 Summit	ca. 1930	1	House
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Tudor Revival/Craftsman bungalow of stuccoed frame or brick construction, with an asphalt-shingled side-gable roof, gable brackets, a brick chimney, and a reworked front porch that extends to a carport.

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Description (continued)

C106a.	504 Summit	ca. 1930	1	Brick tile shed
C 107.	506 Summit	1927-28	2	William L. Jewell House

French Eclectic house constructed of light-colored brick, with an asphalt-shingled hip roof, with modillion-like blocks in the eaves. On the first story of the front facade are French doors surmounted by classical entablatures with consoles and escutcheon and swag designs. At the east corner of the facade is an inset entry porch with arches trimmed with red brick. The second story has eight-over-eight-sash windows with paneled shutters with pine tree cut-outs. On the west end of the house is an arcaded porte cochere with a sitting balcony above. Behind the house are an original hip-roofed, frame two-car garage and a brick shed. The original concrete front entry walk has scribed decorative patterns. Sanford builder William Leon Jewell (ca. 1889-1964) made an architectural statement when he built his residence out of light Illinois brick in 1927-28. The house contrasts dramatically with contemporaneous dwellings constructed of locally manufactured red brick. At the time Jewell built his unusual French Eclectic residence, the 1914 North Carolina State University graduate in civil engineering had just left the construction firm of J. W. Stout Company and formed a partnership with Charles Riddle. From the late 1920s on Jewell Riddle Company built schools, manufacturing plants, and military installations throughout the Southeastern United States.

C107a.	506 Summit	ca. 1930	1	Frame garage
C107b.	506 Summit	ca. 1930	1	Brick shed
C 108.	510 Summit	1924	2	Brown-Yarborough House

Weatherboarded frame house with an asphalt-shingled hip roof with front gable, a one-story Craftsman front porch sheltering an entry with sidelights, and a brick chimney. Behind stands a two-car frame garage. The house, one of the first three in the McIver Park subdivision, was built by contractor Vesper Brown. The house was later owned by Phil C. Yarborough, who owned Fairview Dairy in Sanford and operated the Fairview Restaurant downtown.

C108a.	510 Summit	ca. 1925	1	Frame garage
C 109.	516 Summit	ca. 1930	2	House

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Description (continued)

Brick foursquare with an asphalt-shingled hip roof, paired 6/1-sash windows, a brick chimney, and a front entry surround with a belled pent roof supported by brick pilasters. Behind stands a hip-roofed frame garage/storage building.

C109a. 516 Summit ca. 1930 1 Frame garage/storage building

C 110. 524 Summit ca. 1940 1 R. Brooks Wicker House

Colonial Revival brick or brick-veneer house with a slate-shingled front-gable roof, a classical entry surround, brick chimneys, and a vinyl-sided frame addition to one side.

Green Street (south side)

N 111. 309 Green ca. 1950 1 House

Board-and-batten-sided frame house with an asphalt-shingled side-gable roof, gabled front wing, front porch, and brick chimney.

C 112. 311 Green ca. 1930 1 House

Craftsman bungalow of brick construction, with an asphalt-shingled hip roof, front porch with brick pillars engaged under a bracketed gable.

Alley entrance

C 113. 313A&B Green ca. 1910 1 House

Late Victorian frame house with weatherboard siding, an asphalt-shingled hip-and-gable roof, a staggered front porch supported by turned posts, 2/2-sash windows, and a small Queen Anne window in the front gable. To the rear stands a novelty weatherboard-sided frame garage and work room.

C113a. 313A&B Green ca. 1940 1 Frame garage

Green Street (north side)

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Description (continued)

N 114. 308 Green ca. 1945 1 House

Novelty weatherboard-sided frame house with an asphalt-shingled side-gable roof with a front gable, 6/6-sash windows. To the rear stands a novelty weatherboard-sided frame garage.

N114a. 308 Green ca. 1945 1 Frame garage

C 115. 310 Green ca. 1930 1 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled hip roof, a front porch supported by square wood columns under a bracketed gable roof with a three-part louvered vent in the gable, decorative window sash, brick chimney, and a brick basement containing a garage.

C 116. 312 Green ca. 1930 1 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof that engages a front porch with Craftsman wood and brick columns, brick chimney, shed dormer.

Cross Street (south side)

C 117. 309 Cross ca. 1940 1 House

Colonial Revival brick house with an asphalt-shingled side-gable roof, front entry with a pedimented surround and a transom, paired 6/6-sash windows, and a modern frame side wing.

C 118. 311 Cross ca. 1930 1 House

Craftsman bungalow of aluminum-sided frame construction, with an asphalt-shingled side-gable roof with a shed dormer, an engaged front porch supported by classical turned columns, and brick chimneys.

C 119. 315 Cross ca. 1925 1.5 Edward A. and Clara G.
Griffin House

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Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled front-gable roof, a front gabled extension that engages a porch with Craftsman brick and wood supports and a window in the gable, gable brackets, brick chimney. Men's clothier Edward Adolphus "Dolph" Griffin and his wife Clara Glenn lived in this house in 1927, although they did not build it. The house was probably built a year or two earlier.

Cross Street (north side)

C 120. 304 Cross ca. 1930 1.5 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled front-gable roof, a front gable with wood-shingle sheathing and an arched window with flanking louvered vents, brackets in the gable and in the cornice, a front porch with an original glassed-in sunroom, large three-part front window, and a brick chimney.

C 121. 306 Cross ca. 1930 1 House

Craftsman bungalow of brick construction, with an asphalt-shingled hip roof with a large hipped dormer containing decorative windows, an engaged front porch supported by brick pillars. To the rear stands a frame shed.

C121a. 306 Cross ca. 1930 1 Frame shed

C 122. 310 Cross ca. 1930 1 House

Craftsman bungalow of novelty-weatherboarded frame construction, with an asphalt-shingled hip roof with a hipped dormer containing louvered vents, an engaged front porch supported by Craftsman brick and wood columns, decorative windows, and a brick flue.

C 123. 312 Cross ca. 1930 1 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled hip roof with a hipped ventilation dormer, an engaged front porch supported by Craftsman brick and wood columns. To the rear stands a two-story garage/apartment, the first story constructed of concrete block, the second of asbestos-sided frame construction.

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C123a. 312 Cross ca. 1945 2 Concrete block and frame garage/apartment

C 124. 316 Cross ca. 1930 1 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof, a front porch engaged under a gabled extension with a three-part window/ventilator in the gable and modern turned wood posts underneath, gable brackets, and a brick chimney.

C 125. 318 Cross ca. 1925 1.5 Kemp and Anna Baldwin House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof with a gabled dormer, an engaged front porch, a decorative window sash.

West Chisholm Street (south side)

C 126. 305 W. Chisholm ca. 1930 1 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof with a gabled dormer, an engaged front porch supported by Craftsman brick and wood columns, gable brackets, front entry with sidelights. In the yard is a wood privacy fence.

C 127. 307 W. Chisholm ca. 1930 1.5 House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gambrel roof with a pedimented front dormer, an engaged front porch supported by Craftsman brick and wood columns, and a front entry with sidelights. To the rear stands a weatherboarded frame garage.

C127a. 307 W. Chisholm ca. 1930 1 Frame garage

C 128. 309 W. Chisholm ca. 1930 2 House

Craftsman foursquare of vinyl-sided frame construction, with an asphalt-shingled hip roof, a brick side chimney, a small piano room addition to the west side, and a one-story screened front porch. This house may have been built by local contractors, Jewell-Riddle Company. To the rear

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is a small frame shed.

N128a. 309 W. Chisholm ca. 1980 1 Frame shed

C 129. 311 W. Chisholm ca. 1930 2 House

Craftsman foursquare of weatherboarded frame construction, with an asphalt-shingled hip roof, a one-story front porch supported by Craftsman brick and wood columns, and a front entry with sidelights. This house may have been built by local contractors, Jewell-Riddle Company. To the rear is a small metal shed.

N129a. 311 W. Chisholm ca. 1970 1 Metal shed

N 130. 319-21 W. Chisholm ca. 1960 1 Duplex

Ranch-style brick-veneer duplex with an asphalt-shingled hip roof, double aluminum steps, a front patio with railing, double front picture windows, and a basement.

C 131. 407 W. Chisholm ca. 1930 1 Britts House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof with a gabled front ventilator with green asphalt-shingle sheathing (possibly original), gable brackets, brick chimneys, 6/1-sash windows, and an engaged front porch supported by Craftsman wood and brick columns.

C 132. 411 W. Chisholm ca. 1925 1 R. T. Howard House

Craftsman bungalow of aluminum-sided frame construction, with an asphalt-shingled side-gable roof with a gabled front ventilator, an engaged front porch supported by paired and trebled square wood posts on brick pedestals, 1/1-sash windows, and gable brackets. R. T. Howard was the Howard of Howard & Bobbit, a local wholesale grocery firm that operated a regional retail grocery chain known as Progressive Stores in the mid-twentieth century.

West Chisholm Street (north side)

C 133. 308 W. Chisholm ca. 1930 1.5 Gilliam House

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Craftsman bungalow of brick and frame construction with an asphalt-shingled side-gambrel roof with a broad shed dormer, a screened front porch with a front gable roof, and a basketweave course at the level of the first floor. Sanborn maps indicate the house was built between 1925 and 1930.

C 134. 310 W. Chisholm ca. 1930 2 House

Colonial Revival stuccoed frame or brick house with an asphalt-shingled side-gambrel roof, a one-story side sunroom, and a front entry with sidelights and a bell-cast stoop. The yard features brick and railroad-tie retaining walls.

C 135. 312 W. Chisholm 1928 2 House

Craftsman foursquare of brick construction, with an asphalt-shingled hip roof, a one-story Craftsman porch, a brick chimney, and a concrete tire-strip driveway behind. To the rear stands a brick garage; the yard features brick retaining walls.

C135a. 312 W. Chisholm ca. 1940 1 Brick garage

C 136. 406 W. Chisholm ca. 1930 2 A. K. Miller House

Craftsman foursquare of asbestos-sided frame construction, with an asphalt-shingled hip roof with a hipped front dormer, a one-story front porch with a porte cochere extension, both supported by Craftsman brick and wood columns, a brick chimney, 1/1-sash windows, and an elliptical second-story front window. The Miller family, who began the Miller Funeral Home in Sanford, are believed to have employed local contractor Link Boykin to build this house.

C 137. 410 W. Chisholm ca. 1930 1 Frank Street House

Craftsman bungalow of weatherboarded frame construction, with an asphalt-shingled side-gable roof with a gabled front dormer, an engaged front porch supported by Craftsman brick and wood columns, 4/1-sash windows, and a front entry with sidelights, an elliptical fanlight, and battered trim.

Bracken Street (south side)

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Lee County, N.C.**Description (continued)****N 138. 303 Bracken ca. 1950 1 First Church of Christ Scientist**

Colonial Revival brick building with a principal entry facing N. Horner and featuring a pedimented stoop supported by turned classical columns and sheltering double six-panel doors. Other features include an asphalt-shingled front-gable roof, a secondary entry with a pedimented surround on Bracken Street, 6/6- and 12/12-sash windows with textured panes, and a rear gravel parking lot.

N 139. 309 Bracken ca. 1956 1 Bryant Johnson House

Board-and-batten frame ranch with a low-pitched asphalt-shingled hip roof and a brick chimney. Real estate agent Bryant Johnson built the original two-room core of this one-story frame house about 1956.

C 140. 311-13 Bracken ca. 1930 1 Harward Duplex

Brick duplex with an asphalt-shingled hip-and-side-gable roof, two gabled stoops with unusual sawn ornament in their gables, two front entries flanked by sidelights, and a brick chimney. The duplex was built between 1925 and 1930 (according to Sanborn maps) by Deep River Elementary School principal W. C. Harward, who lived in one half of the house and rented out the other half.

Bracken Street (north side)**C 141. 306 Bracken ca. 1935 1 P. W. West House**

Tudor Revival brick house with an asphalt-shingled side-gable roof with stuccoed gables, a rear wing, and a picturesque brick chimney and multiple stuccoed gables projecting from the principal gabled roof grouped around the recessed front entry. The house was built during the 1930s by P. W. West, who operated a car dealership in Sanford.

C 142. 308 Bracken ca. 1925 1 John W. Liles House

Craftsman bungalow of weatherboarded frame construction with an asphalt-shingled gable roof, a deep front porch, side bay windows with gabled roofs, and front and side gables sheathed in wood shingles divided by vertical wooden strips. Cotton broker John W. Liles resided in the

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house during the 1930s. To the rear stands a frame garage with composition siding and one wide bay.

N142a. 308 Bracken ca. 1970 1 Frame garage

N 143. 310-12 Bracken ca. 1947, 1960 1.5 House

Two-part dwelling consisting of a story-and-a-half west section (310; ca. 1947) that may originally have served as the garage of the renovated Robert Bracken House at 500 N. Gulf (which it abuts), and a later Ranch-style east section (312A&B; ca. 1960). The west section features an asphalt-shingled front-gable roof, asbestos-shingle sheathing, a mansarded side wing, and a ca. 1960 front porch with metal supports. The east wing features an asphalt-shingled hip roof, a recessed front porch, and a side carport.

West Weatherspoon Street (south side)

C 144. 309 W. Weather. ca. 1925 1 Haughton Frazier House

Craftsman bungalow of frame construction with weatherboard siding on the exposed exterior walls and board-and-batten siding under the front porch. The porch has a stylish Craftsman wall and pedestals of white quartzite rubble supporting square wood posts with arched brackets. The shallow east gable end of the porch ties into a quartzite rubble chimney. The house also features an asphalt-shingled side-gable roof, gable brackets, and a rear wing with exposed rafter ends. Across the front of the lot extends a quartzite retaining wall with steps. Haughton Frazier operated a car dealership in Sanford during the 1920s.

C 145. 311 W. Weather. 1924 2 Teague-Brooks House

Colonial Revival aluminum-sided frame house with an asphalt-shingled side-gable roof, a front entry with sidelights and an elliptical fanlight, and a front stoop with an unusual arched roof. To the rear is a gable-fronted brick garage. Lee County superintendent of schools Claude Teague built the house in 1924 in view of the former Sanford High School on N. Horner. Teague only lived in the house for a year; in 1925 or 1926 he sold it to Jarvis Brooks. H. M. and Alma Hackney were other former owners of the house.

C145a. 311 W. Weather. ca. 1940 1 Brick garage

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West Weatherspoon Street (north side)

C 146. 306 W. Weather. 1910 2 James C. Williams House

Queen Anne weatherboarded frame house with an asphalt-shingled front-gambrel roof with kicked eaves and a prominent elliptical attic window. Projecting from this gambrel end is a gabled wing, also with kicked eaves, that resolves into a polygonal bay window at the first-floor level, sheltered under a curved wraparound veranda with classical columns and turned balusters. The bay window has large one-over-one-sash windows, the upper sash with patterned muntins. The house was built in 1910 by James C. Williams, apparently from published plans, and was owned by the W. L. Seawell family for many years. Nearly identical houses from the first decade of the twentieth century appear in Eden, North Carolina, and Newport, Virginia.

C 147. 308 W. Weather. ca. 1910 2 Dewey H. Cooper House

Aluminum-sided frame house with an asphalt-shingled side-gable roof, a full-facade one-story front porch and a smaller, centered balcony with a gable roof above. To the rear extends two- and one-story ells. The earliest known occupant of this house was grocer Dewey H. Cooper.

C 148. 310-12 W. Weath. ca. 1940 1 Duplex

Brick or brick-veneer duplex with an asphalt-shingled side-gable roof, two engaged front porches, and original concrete walks. The duplex is similar in form to the one at 110-12 N. Gulf, located outside the district. Dewey H. Cooper, whose house stands next door at 308 W. Weatherspoon, had this duplex built as a rental property.

C 149. 314 W. Weather. ca. 1930 1.5 House

Colonial Revival brick house with an asphalt-shingled side-gable roof with gabled dormers, a bracketed entry stoop, a small side entry porch, and brick driveway and walks.

C 150. 318 W. Weather. ca. 1920 1.5 A. P. King House

Colonial Revival replacement beaded weatherboard frame house with a slate-shingled front-gambrel with dormers, an inset porch, and flanking one-story wings with roof balustrades (the east wing contains a sun porch; the west wing functions as a porte cochere). In the yard is a

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brownstone rubble retaining wall. A. P. King built the house; later it was owned by his daughter and her husband, Mr. and Mrs. Lynn Perry.

Vacant lot (closed off section of former N. Gulf extension)

C 151. 400 W. Weather. 1934 2 Charles M. Reeves, Sr. House

Colonial Revival brick house with an asphalt-shingled side-gable roof, a symmetrical five-bay facade with an entry with sidelights and an elliptical transom sheltered by a semi-circular porch with classical columns and a dentil cornice. The six-over-six sash windows have paneled shutters with crescent moon accents. One-story porches supported by brick pillars extend on the two gable ends of the house. Charles M. Reeves, Sr., an agricultural real estate broker, built the house, which has been neglected for some years.

Summary

Referenced in the Multiple Property Documentation Form "Historic and Architectural Resources of Lee County, North Carolina, ca. 1800-1942," under the historic context "Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942", the Rosemount-McIver Park Historic District is composed of two early-twentieth-century residential neighborhoods in the City of Sanford, Lee County, North Carolina. The Rosemount neighborhood began to develop to the northwest of Sanford's downtown after 1900, eventually supplanting earlier neighborhoods as the town's most fashionable residential enclave. In 1923, during a period of tobacco and industrial-based prosperity in Sanford, developers Kate S. McIver and Cross & Brinn established McIver Park adjacent to the Rosemount neighborhood. Local engineer William F. Cooke and landscape architect Robert Cridland of Philadelphia and Atlanta contributed to the design of McIver Park's curving drives, brick and stone gateways, and stream-side park, and the new subdivision soon earned with Rosemount a place of distinction in the history of community planning and development in Sanford. Affluent homebuilders hired talented local and out-of-town architects and contractors to design and build some of Sanford's finest residences. Construction commenced with rambling Late Victorian and Queen Anne-style houses during the first two decades of the century; by the late 1920s the emphasis had shifted to Craftsman bungalows and Tudor Revival houses; and in the 1930s and early 1940s residences in the Colonial Revival style predominated. Among the district's many notable properties are the 1910 James C. Williams House (306 W. Weatherspoon; entry no. 146), a gambrel-roofed Queen Anne built from published plans; a collection of imaginative Tudor Revival houses designed by architect L. M. Thompson in the 1920s and built by African-American contractor A. Lincoln Boykin, including the 1928-29 Edward and Ethel Heins House (410 N. Gulf; entry no. 28), which features carved bargeboards and an oriel window; and the 1936 Robert and Rebecca Benson House (223 N. Vance; entry no. 55), a sophisticated Colonial Revival residence designed by Charlotte architect J. R. Thrower. The district retains a near totality of its historic homes, with few modern intrusions, and its park, landscaped yards, and shaded streets preserve much of their historic character. Today, the City of Sanford and its Historic Preservation and Appearance Commission are working with property owners to preserve the area's historic and architectural character. The Rosemount-McIver Park Historic District is significant for the years ca. 1900 to 1941, covering the principal period of historic construction in the neighborhoods. The historic district meets the registration requirements set forth in the MPDF registration requirements listed in Associated Property Types "Residential: Houses, Domestic Outbuildings, and Residential Landscapes."

Historical Background and Community Planning and Development Context

Sanford is located in Lee County in the tobacco-growing Piedmont section of North Carolina. The city has its genesis in the crossing of two rail lines in the 1870s, and early developers included railroad officials, among them John W. Scott, Sr., whose daughter Kate S. McIver

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would play an important role in the development of McIver Park. Sanford's initial growth was stimulated by the establishment of industries such as the Sanford Sash & Blind Company, the Moffitt Iron Works, and brownstone quarries that figured as an important nationwide supplier of the prized building material by the mid-1890s.¹ Other developments transpired at the turn of the century--a cotton mill was built, the first banks opened, the town gained a locally owned and operated rail line--and by 1907 Sanford and the adjoining town of Jonesboro had amassed sufficient clout to put a new county on the state map, Lee County.²

Industrial expansion translated into population growth. Sanford's population stood at 450 in 1890. By 1908 that figure had swelled to an estimated 1,800 and by 1915 it rose higher still to 3,000.³ Much of the new population was absorbed into the working-class white neighborhood of East Sanford and the African-American neighborhoods located south of the downtown. Some merchants, factory managers, and professionals congregated on Hawkins Avenue, a prestigious address since the 1870s, and on other streets leading north and west from the downtown. Third Street in East Sanford, the location of big Queen Anne-style houses built by industrialists and others in the two decades around 1900, failed to sustain its development as a fashionable district in later decades owing to the close proximity of factories and worker cottages.

Existing neighborhoods could not accommodate the growing demand for middle- and upper-income housing, and around 1900 landowners laid out new streets and lots to the northwest of the downtown, extending the tilted northwest-southeast orthogonal grid established in the 1870s. This new neighborhood, ranged along North Steele, Endor, and North Gulf streets, came to be known as Rosemount (also known as "Rosemont").⁴ The "mount" in the name referred to a general rise in topography to a crest on West Weatherspoon Street at the northwest end of the section, and its lofty elevation above the rest of Sanford inspired another name: "Piety Hill."

¹ Pezzoni, *History and Architecture of Lee County*, 49-57.

² *Ibid.*, 99-105.

³ *Ibid.*, 53; Sanborn maps.

⁴ "Rosemount" appears as the name of the neighborhood on most early maps and is the preferred form. "Rosemont" appears in some legal documents and sometimes occurs in colloquial usage.

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The earliest known plat for Rosemount dates to 1910 and was drafted by W. G. Potter, a Greensboro civil engineer.⁵ The first houses appeared in the neighborhood at about the same time. Among these were the one-story frame Queen Anne home of lumberman J. U. Gunter at 311 Summit (entry no. 86), built in 1905, and its similar contemporary at 307 N. Horner (entry no. 8).⁶ The 1910s saw increased construction activity, including the erection of some of the first brick houses in town: building supplier Thomas E. King's grand two-story residence (entry no. 35), built at 217 N. Gulf in 1914, and English-born electrical engineer Frederick P. Strong's house (entry no. 38), begun at 301 N. Gulf in 1917. Photographs of the Strong House under construction show its surroundings as a dense stand of second- or third-growth short-leaf pine.

By May 1925, the publication date of the first Sanborn maps to cover Rosemount, sixty-three houses stood in the neighborhood, and approximately half the lots had been occupied. By September 1930 the number of houses had risen to eighty, including two back-lot apartments and two duplexes. Several homeowners, among them the brick-manufacturing Isenhour and Casey families, later built rental duplexes (entry no.s 17 and 18) on lots near their residences. As development quickened in Rosemount during the 1920s, up-scale construction activity lessened in Sanford's other, more established neighborhoods. Rosemount's success likely served as inspiration for the developers of its next-door neighbor, the McIver Park subdivision. The two originally separate neighborhoods followed the same course of development during the latter 1920s and 1930s, both appealing to Sanford's business and professional elite and both filling with frame and brick houses in the popular eclectic styles of the period.

McIver Park was the brainchild of developer Kate Scott McIver (1869-1947) and the real estate firm of Cross & Brinn, comprised of Tom S. "Lux" Cross and Joseph Edward Brinn (1887-1946). Kate Scott, herself from one of Sanford's leading families, married local entrepreneur and politician Duncan E. McIver in 1893 and carried on her husband's business activities after his death in 1913. By the early 1920s she had established herself as one of Sanford's principal

⁵ Telephone interview with Ron Satterfield, Planner, City of Sanford Department of Community Development, Sanford, N.C., November 27, 1996.

⁶ Specifics on these houses and others described in this section can be found in the inventory of section seven or in the survey files of the Survey and Planning Branch of the Division of Archives and History in Raleigh, a duplicate set of which is kept at the Suzanne Reeves Library of the Lee County Library System, 107 Hawkins Avenue, Sanford.

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developers.⁷ In 1916, Cross and Brinn formed the Sanford Real Estate Loan and Insurance Company (soon renamed Cross & Brinn), and by the early 1920s each held places of influence in local business circles: Cross as a board member of the Chamber of Commerce, and Brinn as secretary and treasurer of the Sanford Bank & Loan Association, the dominant local lender for residential construction during the period.⁸ McIver, Cross, and Brinn joined forces in January 1923 to develop a twenty-six-acre tract located to the west of the growing Rosemount neighborhood and belonging to McIver, an area described as "pure forest and good 'rabbit-huntin' ground."⁹

The group hired local engineer William F. Cooke and landscape architect Robert Cridland to lay off the new development of McIver Park into lots and streets. Cridland practiced as an architect in Philadelphia from the 1890s to the 1910s, and thereafter he focused on landscape design, designing parks for the exclusive Atlanta suburb of Avondale Estates in the mid-1920s, among other projects.¹⁰ According to one account, he spent a single day acquainting himself with the McIver Park site, and left on the evening train to Philadelphia \$500 richer for his efforts. Cridland and Cooke's plan would have been standard in the suburbs of the larger cities of the period, with curving streets fitted to the topography and amenities such as a stream-side park and masonry gateways marking the entrances to the development, but for Sanford it represented a pivotal departure from the traditional orthogonal grid approach to urban design.¹¹ Nearly all

⁷ Pezzoni, *History and Architecture of Lee County*, 238.

⁸ *Sanford Express*, February 23, 1923; *Sanford Herald*, March 1, 1939 and March 11, 1946.

⁹ *Sanford Herald*, November 8, 1940.

¹⁰ Tatman and Moss, *Biographical Dictionary of Philadelphia Architects*, 175; Gournay et al, *AIA Guide to the Architecture of Atlanta*, DC 6. Sources differ as to Cridland's middle initial, some giving "B." and others "E."

¹¹ Smith, "American Idyll," 25-26. McCracken Heights, which also incorporates curvilinear design, developed to the north of Sanford during the late 1920s. The engineering firm of Poole & Cooke laid out McCracken Heights; William F. Cooke--who lived at 539 Summit Drive in the late 1930s--is identified as the engineer for McIver Park on a 1941 plan of the development [Pezzone, *History and Architecture of Lee County*, 120; Mary T. Yarborough, personal communication; Lee County Plat Cabinet 2, p. 35]. The dates of Cridland's visit to Sanford and

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Sanford residential developments since have incorporated curvilinear plans.

House construction began in January 1924, the earliest residences clustering towards the northeast/Rosemount end of the development. A period newspaper account identified the "cottage" of Frank Clegg as the first house, although a later account gave that distinction to the gambreled Colonial Revival residence of developer T. S. Cross, located at the Summit Drive entrance to the subdivision (502 Summit; entry no. 105).¹² Contractor Vesper C. Brown completed the "second" house by Christmas 1924, a Foursquare-influenced frame house at 510 Summit (entry no. 108), and Harvey Kennedy erected his brick Craftsman bungalow (entry no. 90) at 503 Summit soon after.¹³ Construction continued through the Twenties but dropped off after the stock market crash of October 1929. A second growth spurt occurred in 1939-40, when thirteen houses were built, many of them on sparsely-settled Hillcrest Drive, and by the end of 1940 a total of thirty-seven residences are said to have stood in McIver Park.¹⁴

Early deeds placed a number of restrictions on lot purchasers. Only houses and their outbuildings were permitted in the development. The houses had to be set back at least forty feet from front property lines and ten feet from side lines. No wooden fences were allowed, only masonry or wire fences and walls. Deeds from the 1920s disallowed the construction of houses of less than \$4,000 value. By 1940 this threshold had been relaxed to \$3,000. During the entire pre-World War II period, deeds stipulated that "the premises shall not be occupied by negroes," with the

of his original design are unknown. The Vesper C. Brown House, completed in late 1924, stands on a curving section of Summit Drive, suggesting the neighborhood's present plan existed by that time [*Sanford Express*, November 14, 1924]. A pre-1941 plan of McIver Park formerly appeared in Lee County Surveyors Book 1, p. 187, but it has been removed. McIver Park appears in completed form on the December 18, 1928 "Map of Sanford" delineated by Deaton and Cooke.

¹² *Sanford Express*, January 4, 1924; *Sanford Herald*, November 8, 1940. Although the Cross House may not have been the first, it did receive play-by-play coverage of its construction in the June 6 and August 29 editions of the *Sanford Express*.

¹³ *Sanford Express*, November 14, 1924; *Sanford Herald*, November 8, 1940.

¹⁴ *Sanford Herald*, November 8, 1940.

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exception of black servants and their families.¹⁵ Like many suburbs developed elsewhere in the state during the period, McIver Park was a segregated community.¹⁶

McIver Park originally included few secondary dwellings that would have served as rental units or servants quarters. Servants, the majority of whom were black, either lived in the same dwelling with their employer, or at their own residence outside the neighborhood. The arrangement is typified by the experience of Martha Cameron, who worked as a maid and cook for E. L. and Frances R. Morgan at their 217 Hillcrest Drive home (entry no. 67). Cameron stayed in a basement efficiency apartment at the Morgans' during the week and returned to her home in another Sanford neighborhood for the weekends.¹⁷ In later years, homeowners in both McIver Park and Rosemount constructed two-story garage/apartments containing rental units, especially during the post-war housing shortage of the late 1940s.

Home construction on McIver Park's Hillcrest Drive was probably stimulated by the near proximity of the Lee County Hospital. This multi-story complex, built in 1930-31 with assistance from the Duke Endowment, provided Sanford and Lee County with access to superior health care. The complex occupies the site of a quarter-circle of lots laid out in the original scheme for McIver Park, bounded by Park Road, which survives today as a gravel access drive. The hospital's siting in McIver Park no doubt reflected the political influence of Rosemount and McIver Park's prosperous residents, among them then mayor W. R. Williams. The hospital itself is not included in the district, owing to extensive modernizations during its conversion into county administrative offices, but two subsidiary buildings with higher integrity are included: the nurses home at 112 Hillcrest (entry no. 58), a two-story brick boarding house with Colonial and Mediterranean styling, and the utilitarian heating plant, both dating to the 1930s.¹⁸

Development in McIver Park and Rosemount was interrupted a second time by the restrictions placed on civilian construction during the Second World War. After the war, material shortages,

¹⁵ Lee County Deed Book 26, p. 257 (1926) and 28, p. 616 (1940) provide examples of McIver Park deed conditions.

¹⁶ Brown, "Three Raleigh Suburbs," 35.

¹⁷ Telephone interview with E. L. "Jimmy" Morgan, Sanford, N.C., September 8, 1996.

¹⁸ Pezzoni, *History and Architecture of Lee County*, 325.

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high construction costs, and a continuation of war-time restrictions depressed the local market through the end of 1946. Pent-up demand finally found an outlet in the "building fever" of 1947, with an emphasis on the construction of tract housing for returning veterans and industrial workers, the "victory villages" located in other areas of Sanford.¹⁹ Infill construction in Rosemount and McIver Park appears to have picked up in the late 1940s, much of it focused on the remaining lots in the latter neighborhood. Up-scale construction activity shifted to adjoining areas, especially the McIver Park Addition (platted in 1941), where early modernist residences like the second Lewis D. Isenhour House (1949-50; 300 Carbonton Rd.) are located. Minor infill construction has continued to the present in the Rosemount-McIver Park Historic District.

The Rosemount and McIver Park neighborhoods largely escaped the decline that plagued many other downtown residential neighborhoods during the second half of the twentieth century, with one exception: the creation of Horner Boulevard (US 421) from the pre-existing Endor Avenue about 1960. This four-lane thruway split the neighborhoods from the adjoining North Steele Street neighborhood to the east, and the noise and congestion associated with the road have adversely affected the character of properties bordering it. For the most part, however, Rosemount and McIver Park have survived to the present in good civic health. The appreciation that most property owners in the district have for their homes was a factor in the decision by the City of Sanford's Department of Community Development and Historic Preservation and Appearance Commission to work with the neighborhood towards historic district designation.

Architecture Context

Architecturally, residential construction in Sanford from the late nineteenth and early twentieth centuries is similar to development elsewhere in the small towns and rural areas of North Carolina and the South. Frame construction predominates, eventually supplemented by brick building as industrialization of brick manufacturing and improvements in rail and highway transportation came about. Detached houses of one, one-and-a-half, and two stories in height represent the norm, and styles are typical of the period. Queen Anne and Late Victorian details and forms remained strong up through the first two decades of the twentieth century, eventually giving way to Craftsman house forms such as bungalows and foursquares and houses in the various revival styles--Colonial, Tudor, and Spanish or Mediterranean among the more popular.

¹⁹ Ibid., 139; *Sanford Herald*, January 9 and July 3, 1947, and January 1, 1948.

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The housing stock of the Rosemount-McIver Park Historic District illustrates these basic trends, but against a background of normalcy, individual houses stand out as representative of progressive attitudes among homebuilders and the skill and creativity of local builders and architects.

One of the Rosemount neighborhood's earliest houses is also one of its more distinctive designs. The James C. Williams House at 306 W. Weatherspoon (entry no. 146), built in 1910, ranks as one of Sanford's more impressive Queen Anne residences. The two-story frame dwelling features a gambrel-front roof with kicked eaves and a prominent elliptical attic window. Projecting from this gambrel end is a gabled wing, also with kicked eaves, that resolves into a polygonal bay window at the first-floor level, sheltered under a wraparound veranda supported by classical turned columns. This sophisticated--albeit from an urban perspective, late--Queen Anne house was apparently built from published plans. Nearly identical houses dating to the first decade of the twentieth century appear in Eden, North Carolina, and Newport, Virginia.²⁰ The ready acceptance of architectural designs from outside the sphere of local tradition, from the national mass-culture to which the more progressive-minded in Sanford and similar communities aspired, is an attribute repeated in later Rosemount-McIver Park residences.

In fact, local tradition is virtually unrepresented in the district. Traditional house types like the two-story one-room-deep form or "I house" illustrated by the ca. 1910 Cooper House (308 W. Weatherspoon; entry no. 147) are outnumbered by more expressive, rambling Queen Anne and Late Victorian designs, and--after about 1920--by Craftsman bungalows, foursquares, and eclectic "period cottages." This absence of the vernacular reflects in part the lateness of the district's development, when traditional forms were on the wane throughout the South, but more importantly it results from the area's status as Sanford's most fashionable housing district, populated by educated merchants and professionals, many of them transplants to the area who apparently felt disdain for the older, frumpier, countrified forms.

Homebuilders of the 1920s also looked to the outside world for guidance. George and Mary Casey, the right-hand man and the daughter of the president of the Isenhour Brick Company, chose a published plan by Atlanta architect Lelia Ross Wilburn for their brick bungalow at 205 N. Gulf (entry no. 34), completed in 1926. They modified the plan to suit their needs and hired

²⁰ Pezzoni, *History and Architecture of Lee County*, 121; Brown and Little, *Tale of Three Cities*, 80; Giles, "Newport Historic District."

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the local Jewell-Riddle Company as their builder. Up the street at 410 N. Gulf (entry no. 28), telephone executive Edward Heins and his wife Ethel selected "The Devonshire," house plan number T-103 of the Common Brick Manufacturers of America. To realize their Tudor Revival dream house, which features false half-timbering, carved bargeboards, and a quarrel-paned oriel window, in 1928 the Heinses hired architect L. M. Thompson to adapt the design (he substituted locally manufactured brick tile for structural brick, among other minor changes) and A. Lincoln Boykin to complete the framing work.²¹

Thompson and Boykin are among the more accomplished local building tradesmen to operate in the district. L. M. Thompson (fl. 1920s and 1930s) is responsible for the design of many of Sanford's large downtown buildings of the 1920s. A number of these feature medieval design elements and brightly colored terra-cotta accents, characteristics that are even more pronounced in the houses Thompson created for clients in the Rosemount and McIver Park neighborhoods. In addition to the Heins House, described above, is the 1928 home of Harry and Lillian Isaacson at 506 Sunset (entry no. 79), a quaint Tudor composition straight out of a child's picture book, with red, yellow, and blue chimney pots and a curving front walk laid with variegated blue and gray flagstones, and the first Lewis D. Isenhour House at 318 Summit (entry no. 103), a sprawling Tudor/Craftsman house with a porte cochere and Palladian windows built for the son of the Isenhour Brick Company.²²

Arnold Lincoln "Link" Boykin (ca. 1870-1943) has the distinction of being both one of Sanford's most prolific builders and its leading African-American businessman of the early twentieth century. Boykin may have begun practice locally in the 1890s; by the 1910s and 1920s, he and his crew of up to fifty tradesmen were active throughout central North Carolina, erecting houses, schools, commercial blocks, and other buildings for black and white clients alike. Boykin's projects in the Rosemount and McIver Park neighborhoods include the aforementioned Heins and Isaacson houses, a two-story weatherboard and wood-shingled house built in 1924 at 220 N. Gulf (entry no. 20) for railroad engineer S. L. Long and the nearly identical Overton House at 323 N. Vance (entry no. 56) of the same year, and the Mediterranean-influenced brick tourist home

²¹ Pezzoni, *History and Architecture of Lee County*, 159-60, 311, and 322.

²² *Ibid.*, 159-60, 315, and 321.

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built for Ida Coulter at 503 Sunset (entry no. 71) about 1926.²³ During the 1920s, two other builders active in the district, Vesper C. Brown and William Leon Jewell, built houses for themselves in McIver Park at 510 (entry no. 108) and 506 Summit (entry no. 107), respectively.

Most later houses in the district are Colonial Revival in inspiration. McIver Park developer T. S. Cross may have begun the trend with his showcase gambreled house at 502 Summit (entry no. 105), built in 1924. Only a few of the Colonials are frame; the majority, built in the 1930s and early 1940s, are of brick or brick veneer construction. An especially fine example of the Colonial Revival style is the home of grocery chain executive Robert J. Benson and his wife Rebecca L. at 223 N. Vance (entry no. 55), completed in 1936 to a design by Charlotte architect J. R. Thrower. The two-story solid brick house features the standard symmetrical front facade of the style, indicative of a center-passage plan within. Like most twentieth-century "colonial" residences, the Benson House borrows eclectically from a number of source styles, with the pediments over the entry hall doorways inspired by Georgian precedents, and a living room fireplace mantel more in line with the (non-colonial) Federal style. Several of the more modest one-story and story-and-a-half colonials built during the district's 1939-40 construction episode feature boxy dormered forms reminiscent of the New England-derived but nationally popular Cape Cod type. Colonial Revival cottages remained popular after the second world war, giving way in the 1950s to ranch-style dwellings, several of which stand as infill construction in the district.

The Rosemount-McIver Park Historic District also preserves accomplished landscaping, much of it from the historic period. The well-maintained park along Dry Creek laid out by Robert Cridland in the 1920s (entry no. 76) is naturalistically planted with dogwoods and other trees. Walking paths and foot bridges sketched out by Cridland do not survive, assuming they were ever realized, but a few concrete and wood benches hint at the original intent. The granite-capped brick gateways at the Summit and Sunset entrances to McIver Park still stand (entry no.s 70 and 89), incorporated into the planting schemes of adjoining residential lots, as do the granite pillars at the intersection of Hillcrest and Carthage, which are located just beyond the southern corner of the district and are not included due to intervening noncontributing resources. Most historic landscaping in the district began as the initiative of private property owners. The 1926 George and Mary Casey bungalow at 205 N. Gulf (entry no. 34) retains its original concrete walks, architecturally coordinated with the house, and azalea beds and dogwood plantings that

²³ Ibid., 151 and 312.

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perpetuate Mrs. Casey's original plantings. Most retaining walls along sidewalks are constructed of brick or white quartzite cobbles, but in front of two houses--the Heins House at 410 N. Gulf (entry no. 28) and the Beulah Womble House at 502 Sunset (entry no. 77)--are walls constructed of rich brown rubble-blocks from Sanford's numerous brownstone quarries and outcrops.

Architect/Builder

Boykin, A. Lincoln
Brown, Vesper C.
Caddell (contractor)
Common Brick Manufacturers of America
Cooke, William F.
Cox, Leslie Preston
Cridland, Robert B.
Ellis, H. A.
Jewell, William Leon
Jewell-Riddle Company
Kelly, Bernice
McBryde, Napoleon N.
Potter, W. G.
Stout, Joe W.
Thompson, L. M.
Thrower, J. R.
Westmoreland, John, Sr.
Wilburn, Lelia Ross

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5. 664260 3927460
6. 664470 3927600

Verbal Boundary Description

The district boundaries are portrayed on the accompanying 1:200-scale map, based on Lee County property maps 9643-03, -07, and -19.

Boundary Justification

The district boundaries encompass the greatest concentration of significant resources in the historic Rosemount and McIver Park neighborhoods of Sanford, North Carolina, and exclude areas of the neighborhood that have been rendered largely noncontributing owing to modern construction. The boundaries are defined by these noncontributing areas, adjoining modern developments, and the modern four-lane roadbed of North Horner Boulevard (US 421).

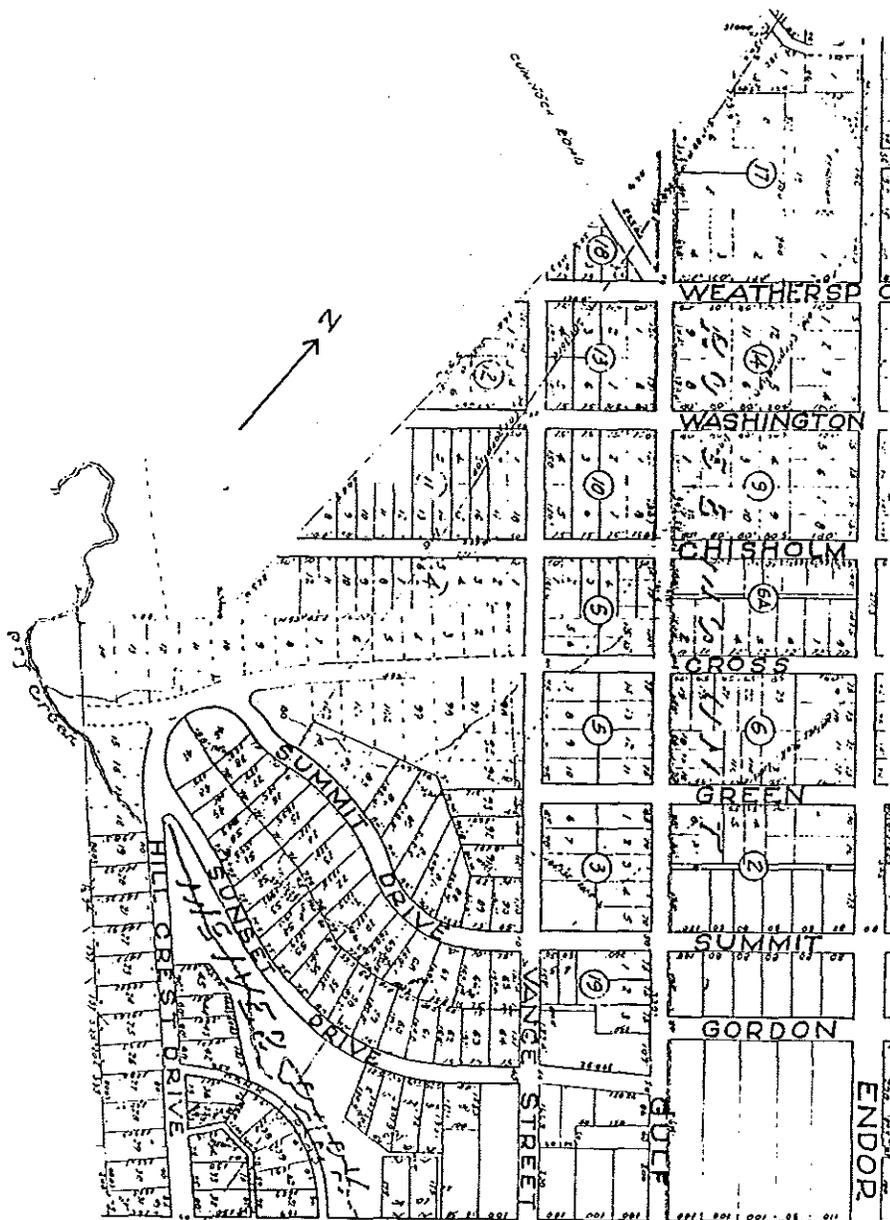


Exhibit A: Detail of 1928 Deaton & Cooke map of Sanford showing Rosemount and McIver Park neighborhoods. Not to scale.