

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

**Downtown Sanford Historic District (Additional Documentation,
Boundary Increase, and Boundary Decrease)**

Sanford, Lee County, LE0969, Listed 8/16/2021

Nomination by Heather Slane and Cheri Szcodronski, hmwPreservation

Photographs by Cheri Szcodronski, February 2020



147 McIver Street, Downtown Sanford Historic District Boundary Increase, Facing West



225-211 Wicker Street, Downtown Sanford Historic District, Facing East

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Downtown Sanford Historic District (Additional Documentation, Boundary Increase, and Boundary Decrease)

Other names/site number: N/A

Name of related multiple property listing:
Historic and Architectural Resources of Lee County, North Carolina, ca.1800-1942
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by South Horner Boulevard, Cole Street, Maple Avenue, South and North First Street, Norfolk-Southern Railway tracks, Charlotte Avenue, McIver Street, North Moore Street, and Gordon Street

City or town: Sanford State: NC County: Lee

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D



, Deputy SHPO

7/6/2021

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State of Federal agency/bureau or Tribal Government

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

Signature of certifying official/Title:

Date

Title:

State of Federal agency/bureau or
Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- Building(s)
District
Site
Structure
Object

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Number of Resources within the Downtown Sanford Historic District

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>82</u>	<u>17</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>3</u>	<u>2</u>	objects
<u>85</u>	<u>20</u>	Total

Number of contributing resources previously listed in the National Register 2

- Railroad House (listed 1973)
- Temple Theater (listed 1983)

Number of Resources within the Downtown Sanford Historic District Boundary Increase

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>11</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>11</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC – single dwelling _____

DOMESTIC – multiple dwelling _____

DOMESTIC – hotel _____

COMMERCE/TRADE – business _____

COMMERCE/TRADE – professional _____

COMMERCE/TRADE – financial institution _____

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- COMMERCE/TRADE – specialty store
- COMMERCE/TRADE – department store
- COMMERCE/TRADE – restaurant
- COMMERCE/TRADE – warehouse
- SOCIAL – meeting hall
- GOVERNMENT – city hall
- GOVERNMENT – fire station
- GOVERNMENT – post office
- GOVERNMENT – courthouse
- EDUCATION – library
- RECREATION AND CULTURE – theater
- AGRICULTURE/SUBSISTENCE – animal facility
- INDUSTRY/PROCESSING/EXTRACTION – manufacturing facility
- INDUSTRY/PROCESSING/EXTRACTION – communications facility
- INDUSTRY/PROCESSING/EXTRACTION – industrial storage
- HEALTH CARE – hospital
- HEALTH CARE – medical business/office
- DEFENSE – arms storage
- TRANSPORATION – rail-related

Current Functions

(Enter categories from instructions.)

- DOMESTIC – single dwelling
- DOMESTIC – multiple dwelling
- COMMERCE/TRADE – business
- COMMERCE/TRADE – professional
- COMMERCE/TRADE – organizational
- COMMERCE/TRADE – financial institution
- COMMERCE/TRADE – specialty store
- COMMERCE/TRADE – department store
- COMMERCE/TRADE – restaurant
- COMMERCE/TRADE – warehouse
- SOCIAL – meeting hall
- GOVERNMENT – government office
- RECREATION AND CULTURE – theater
- RECREATION AND CULTURE – museum
- RECREATION AND CULTURE – sports facility
- RECREATION AND CULTURE – outdoor recreation
- RECREATION AND CULTURE – monument/marker
- INDUSTRY/PROCESSING/EXTRACTION – communications facility
- INDUSTRY/PROCESSING/EXTRACTION – industrial storage
- HEALTH CARE – medical business/office

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VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS – Colonial Revival

MODERN MOVEMENT – Art Deco

MODERN MOVEMENT – Art Moderne

MODERN MOVEMENT – Modernist

OTHER – Vernacular Commercial

OTHER – Vernacular Industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WOOD – batten

BRICK

GLASS

CONCRETE

METAL – aluminum

Project Summary

When the Downtown Sanford Historic District was listed in the National Register of Historic Places in 1985, it encompassed the core of the central business district with the oldest and most architecturally significant commercial, industrial, and governmental resources. The district included development that “dates principally from the boom period of about 1895 to 1930, with a few significant buildings dating from an earlier or later time.”¹ Buildings beyond the 1985 boundary were noted to be of “uniformly later date, different use, different densities, and some strip development.”²

This nomination provides both Additional Documentation and a Boundary Increase to the 1985 Downtown Sanford Historic District. It also includes a Boundary Decrease.

Additional Documentation for the Downtown Sanford Historic District includes an updated inventory for the district with written descriptions and an updated contributing status given for all resources within the district boundary. It also amends the period of significance for the Downtown Sanford Historic District to begin with the 1872 Railroad House (NR1973), the

¹ Mary Ellen Bowen, “Downtown Sanford Historic District,” Nomination to the National Register of Historic Places, 1985, Section 7, 0, North Carolina State Historic Preservation Office, Raleigh.

² Mary Ellen Bowen, “Downtown Sanford Historic District,” Section 7, 0.

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earliest extant above-ground resource, and extends the period of significance to c.1972 to include the mid-twentieth-century development in downtown Sanford and several architecturally-significant Modernist-style buildings within the historic district, with no additional construction occurring within the district until 1977.

The Additional Documentation expands on the discussion of the background history, railroad development, and commercial and industrial activity contained within the original nomination. The Additional Documentation also includes additional context for the continued commercial and architectural significance of the Downtown Sanford Historic District through the early 1970s. Finally, it provides a context for African American Ethnic Heritage and Civil Rights in the Downtown Sanford Historic District, which was the site of Civil Rights demonstrations including sit-ins, boycotts, and marches in 1963 that resulted in changes to city policy in 1963 and 1964.

This document also includes a Boundary Increase, expanding the district in three different areas and by eleven (11) primary resources. The boundary increase areas include c.1945-c.1977 additions to the 1902 Sanford Furniture Company buildings that extend north of downtown along the railroad corridor; the 1938 National Guard Armory; standard commercial buildings from the 1930s and 1940s; and 1950 and c.1956 office buildings associated with the local electric companies. The period of significance for the Boundary Increase extends from 1902, the date of the earliest section of the Sanford Furniture Company, to c.1965, to incorporate façade updates to the Johnson Cotton Company Building. Buildings in the Boundary Increase, like those constructed throughout the district in the mid-twentieth century, illustrate the continued evolution of downtown Sanford through that period and share the same development history. Context is provided for the commercial, industrial, and architectural significance of the Boundary Increase.

This document also includes three small boundary decrease areas, removing the commercial building at 149 South Horner Boulevard, constructed in 1987 after the original district was listed; the commercial building at 309 Chatham Street, a portion of which has been demolished since 1985; and vacant lots in these and one additional areas in order to increase the density of contributing resources within the boundary. The two buildings and all of the vacant lots are located on the periphery of the district and thus, their removal does not result in the removal of any contributing properties from the district, nor does it affect the overall character or significance of the historic district.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style,

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method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Sanford Historic District includes the core of Sanford's commercial area. Established at the intersection of Western Railroad with the Raleigh and Augusta Air Line Railroads, the city of Sanford is laid out with intersecting grids that align with the railroad tracks. As is typical with commercial development, the majority of the buildings in the district directly abut the sidewalk and many are connected to each other to create a continuous streetscape façade. The exceptions to this are the 1872 Railroad House, the 1910 depot, the 1937 post office, and several mid-twentieth century bank buildings, all of which are set back from the sidewalk with grass or other landscaping between the building and sidewalk. Historically residential properties on North Moore and Carthage streets, as well as the Scotts Hospital and small-scale office/professional buildings on Gordon Street are also set back.

The majority of commercial buildings within the original district were constructed between 1895 and 1930 and illustrate standard commercial forms, some with Colonial Revival, Tudor Revival, or Art Deco detailing. However, both within and adjacent to the original district is mid-twentieth-century commercial development with more Modernist, streamlined styles. In addition to commercial development, the Railroad House is a fine example of Gothic Revival architecture, while the other extant residential buildings in the district are Craftsman-style buildings.

The Downtown Sanford Historic District Boundary Increase expands the Downtown Sanford Historic District in three separate areas labeled on the boundary map as Boundary Increase Areas A-C. The areas being added illustrate the continued development of Sanford through the mid-twentieth century, aligning with the growth of the town during that period. Similar growth within the existing boundary is addressed through the additional documentation. While the areas are on the periphery of the Downtown Sanford Historic District and were largely developed later, they generally extend the street grid of downtown Sanford. The exception to this is the Sanford Furniture Company complex on North First Street, which is oriented toward the railroad tracks, which extend from the southwest to the northeast, bisecting the original district. The buildings in the Boundary Increase areas include vernacular commercial and industrial buildings, a late 1930s Art Deco-style National Guard Armory, and several modernist-style commercial buildings.

Both the Downtown Sanford Historic District and Downtown Sanford Historic District Boundary Increase retain a high degree of architectural integrity with little infill construction and few significant additions or alterations to the historic buildings that post-date the periods of significance.

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This document also includes three small Boundary Decreases, which seek to remove an altered early-twentieth-century commercial buildings, incompatible late-nineteenth-century construction, and vacant lots (several the result of resources demolished since 1985) from the boundary, in order to increase the density of contributing resources. All of the boundary decrease areas are located on the periphery of the district. Their collective removal does not result in the removal of any contributing above-ground resources.

Narrative Description

INVENTORY LIST

The inventory list for the Downtown Sanford Historic District Additional Documentation, Boundary Decrease, and Boundary Increase is divided into three sections. The first section updates and expands the inventory included in the 1985 Downtown Sanford Historic District nomination. The updated inventory list includes a brief summary of the setting and character of the district, a list of demolished resources within the district boundary, full descriptions of all resources, and assigns an updated contributing or noncontributing status to each resource, based on architectural changes and an extended period of significance for the district. Property descriptions are arranged alphabetically by street name, then ascending numerically by building number along those streets. Building names and construction dates were primarily derived from the original nomination as well as from Sanborn maps, aerial photographs, and city directories. Properties individually listed in the National Register are identified in the individual entries.

The second section of the inventory provides a description and justification for the boundary decrease areas.

The third section of the inventory provides a complete inventory for the resources located within the Downtown Sanford Historic District Boundary Increase. It begins with a description of the overall setting and character of the expansion areas. It includes full descriptions of all resources within the Downtown Sanford Historic District Boundary Increase and assigns a contributing or noncontributing status to each resource. The inventory is arranged alphabetically by street name, then ascending numerically by street number along those streets. Building names and construction dates were derived from Sanborn maps, city directories, county tax records, architectural analysis, and, when present, survey files held by the North Carolina Historic Preservation Office.

Properties in both sections of the inventory are coded as C (contributing) or NC (noncontributing due to age or alterations) based on their date of construction and level of material integrity. All contributing resources were constructed during the periods of significance, 1872 to c.1972 and 1902 to c.1965 and retain sufficient integrity of design, setting, materials, and workmanship to contribute to the historic character of the district.

The alteration of commercial storefronts is common in the Downtown Sanford Historic District

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and Boundary Increase and illustrates the changing use of the buildings over time. The replacement of original storefronts is typical, with many replaced during the period of significance. Thus, if a building retains its historic roofline, massing, materials, historic storefront configuration, architectural detailing, and for multi-story buildings its upper-level fenestration, it contributes to the district's significance and is considered a contributing resource. For example, the c.1915 commercial building at 129 Chatham Street has a replacement storefront, but retains an original metal cornice and brick detailing at the parapet and is thus contributing. Likewise, the c.1912 commercial building at 146 South Moore Street has an altered storefront that has been largely enclosed with plywood and has two inset entrances at the right (north) end, one that leads to the upper floor. However, vinyl windows at the second floor retain cast-concrete flat-arch lintels with keystones and cast concrete sills. However, substantial changes to the building's materials or form—including additions or subtractions to the building height, removal of significant details, or alterations to upper floor fenestration—can render a commercial building noncontributing, as is the case with the c.1955 commercial building at 110-114 Carthage Street, which was substantially altered with the application of stucco to the façade and the replacement of the storefronts.

DOWNTOWN SANFORD HISTORIC DISTRICT ADDITIONAL DOCUMENTATION

The Downtown Sanford Historic District, which includes the commercial core of Sanford, is located on a relatively flat plain and laid out on intersecting grid plans that are skewed from true north to align with the intersection of Western Railroad with the Raleigh and Augusta Air Line Railroads. Lot sizes vary greatly in the district, but building setbacks are generally consistent, with narrow commercial lots with primarily one- and two-story brick buildings abutting the sidewalk. Commercial buildings constructed adjacent to one another, and the sidewalk, result in a dense downtown core. The exception to this are the Railroad House and Passenger Depot; Post Office and the Lee County Courthouse Annex; residences and office buildings on Carthage, North Moore, and East Gordon streets, and several mid-twentieth century bank buildings, which are set back from the street with grass or other landscaping.

Streets in the district are generally wide enough to accommodate two lanes of traffic and diagonal parking on both sides of the streets. The exceptions are Carthage and Charlotte, which are four lanes wide with parallel parking on both sides of the street; Chatham Street and St. Clair Court, which are narrower with two lanes of traffic and parallel parking on both sides; and Gordon and North Moore streets with two lanes of traffic and diagonal or parallel parking on only one side of the street. Vacant lots and portions of larger building lots within the district are typically paved and used as parking. Several unnamed alleys access parking areas near the center of city blocks. Wide sidewalks abut the street. Early-twenty-first-century streetscape improvements include brick sidewalk paving in some areas, small street trees at the outer edge of the sidewalk, streetlights, and small planting areas near the crosswalks. More are located throughout the district, though more substantial plantings are limited to the streets bordering Depot Park.

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Commercial buildings within the Downtown Sanford Historic District include examples of standard commercial forms and styles including the Commercial Style and vernacular one- and two-story forms with Art Deco, Tudor Revival, Colonial Revival, and Modernist details. Other styles represented in the district include the Gothic Revival-style Railroad House, the Queen Anne-style Passenger Depot, the Colonial Revival-style Post Office, several Craftsman-style houses, and a number of Modernist-style banks.

Changes that have occurred since the listing of the Downtown Sanford Historic District in 1985, specifically the demolition/removal of historic resources, are addressed below. In all cases, the sites remain vacant and/or used for parking. Demolition dates were derived from aerial photos from 1991, 1996-1999, 2006, and 2010. Demolition/removal of primary resources include:

- Commercial Building at 231 Chatham Street, demolished between 1985 and 1991
- House at 209 Gordon Street, demolished between 1999 and 2006
- House at 214 St. Clair Court, demolished between 1985 and 1991
- Commercial Building at 120 North Steele Street, demolished in 1999
- Commercial Building at 214 Wicker Street, demolished in 1999

Justification for the Downtown Sanford Historic District Boundary Decrease areas, which removes vacant lots on Chatham Street, Gordon Street, Horner Boulevard, and St. Clair Court is provided in the second section of the inventory list. This is found on section 7, page 55.

Several buildings have been rehabilitated since the listing of the Downtown Sanford Historic District in 1985, and in at least two cases mid-century coverings that obscured upper floors have been removed and the buildings, which were listed as noncontributing in the original nomination are now considered contributing resources. Finally, approximately twenty-four buildings were constructed between 1935 (the end of the original period of significance) and c. 1972 (the end of the extended period of significance) and are thus, now considered contributing.

The Downtown Sanford Historic District Additional Documentation and Boundary Decrease include eighty-three (83) primary contributing resources and sixteen (16) primary noncontributing resources, all buildings. Secondary resources include buildings, objects, and structures, most located in Depot Park, adjacent to the Railroad House and Passenger Depot. These include one contributing building, three contributing objects, one noncontributing building, one noncontributing structure, and two noncontributing objects. Eighteen vacant lots are located within the Downtown Sanford Historic District boundary. Within the Downtown Sanford Historic District, two properties are individually listed in the National Register of Historic Places:

- 1872 Railroad House (NR1973), 110 Charlotte Avenue
- 1925 Temple Theater (NR1983), 120 Carthage Street

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CARTHAGE STREET

100-106 Carthage Street (formerly 100-104 Carthage Street)

Carolina Hotel – 1926-1927

Contributing Building

Located at the northwest corner of Carthage and North Moore streets, this prominent, four-story brick hotel features a red-brick veneer and decorative brick arches at the first-floor level of the center three bays of the five-bay façade. The left (west) and right (east) bays retain original inset entrances. The twelve-light-over-one-panel wood doors have one-light transoms and are flanked by fixed windows on stuccoed brick kneewalls. Sixteen-light, textured-glass transoms span the two storefronts. The second and fourth storefronts are each three-part storefronts with round arches supported by brick pilasters. A one-light-over-one-panel wood door in the center section of the left (second) of these bays has ten-light-over-one-panel sidelights and sixteen-light transoms. In the right (fourth) bay there is a one-light picture window in place of the door, still with a sixteen-light transom. Both the door in the second bay and the window in the fourth bay are flanked by sixteen-light picture windows on brick kneewalls, each with an eight-light transom above. Both bays are sheltered by three-part fabric awnings. Above the awnings, the three brick arches are visible above each bay, each filled with header-course, stacked brick. A round, terra cotta medallion with griffin motif is located in the center arch of each bay is encircled with a header-course frame. The center storefront has paired one-light-over-one-panel wood doors with a shared eight-light transom. The doors are flanked by fifteen-light-over-one-panel sidelights with three-light transoms. The storefront is sheltered by a projecting, rectangular awning, likely added in a 1980s renovation, with dentil-like detailing above a band of clear glazing. The storefront is flanked by brick pilasters that extend to the second-floor level where they support a round arch framing paired French doors at the second floor level. The Romanesque Revival-style arch has two bands of soldier-course brick topped by three courses of corbelling, and flanked by a header course on the interior and exterior of the arch. Within the arch are paired fifteen-light French doors flanked by twelve-light sidelights all with curved tops that follow the brick arch. The doors open to a shallow wrought-iron balcony. The remaining bays at the second and third floor level, which are seven and eight bays wide respectively, have paired six-over-one wood-sash windows, each with rowlock brick sills, header-course frames, and soldier-course lintels. A continuous band of brick corbelling atop the third floor forms the sill for the paired fourth-floor windows. The center four bays of the eight-bay-wide fourth floor are separated by wide brick pilasters, each inset with a small, square decorative terra cotta panel. Round brick arches above the center four bays are filled with header-course, stacked brick. A soldier-course at the parapet is topped by a wide stuccoed course with metal coping.

The right (northeast) elevation, facing North Moore Street, is less decorative than the façade. It features two storefront openings (one at each end of the elevation) as well as two pairs of three-light, Craftsman-style windows near the center of the elevation and two single, solid doors to their north. The south storefront is similar to those on the façade and has a twelve-light-over-one-panel door with shallow one-light transom. The entrance is flanked by one-light fixed windows on stuccoed kneewalls. A sixteen-light textured-glass transom spans the storefront. The north storefront retains the same configuration, though the display windows and part of the transom have been covered with plywood and painted with a mural. The upper floors are eight bays wide

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with single and paired six-over-one wood-sash windows with brick sills, surrounds, and headers matching those on the façade. Two pairs of third-floor windows have metal balconies. The band of corbelling on the façade extends the full depth of this elevation. The rear (north) elevation of the building is only five bays wide, has a plastered first floor where an adjacent building has been removed. The upper floors have the same six-over-one wood-sash windows that are on the façade. The left (west) elevation has two single window openings at the third-floor level, one of which has been infilled with brick. The building, designed by L. M. Thompson, was constructed from 1926 to 1927 and opened in 1929.³ Sanborn maps confirm the buildings construction between 1925 and 1930.

110-114 Carthage Street

Commercial Building – c.1955

Noncontributing Building

This one-story, three-bay, brick commercial building has been substantially altered, likely after 1985, with the application of stucco to the right (east) two bays of the façade and the replacement of all of the storefronts. The left (west) storefront retains an original Roman-brick veneer. The replacement storefront features a one-light wood door flanked by near-full-height metal-framed windows. Wood planters are located at the base of the windows. On the left end, a one-light wood door has a tall one-light transom. The right two bays have replacement aluminum-framed storefronts and the rightmost bay has an aluminum-framed glass door. Integrated brick planters in front of the display windows have original Roman brick. The building was constructed between 1950 and 1955. The 1957 city directory lists D. F. Harris & Sons Insurance and Harris Realty Company Inc. at 110-112 Carthage Street.

South side of Carthage Street – 2 VACANT LOTS

120 Carthage Street

Temple Theater (NR1983) - 1925

Contributing Building

Constructed in 1925, the two-story, yellow-brick theater has terra cotta detailing and elements of both the Colonial Revival and Art Deco styles. The façade is three bays wide with an inset entrance featuring four replacement, aluminum-framed glass doors, each with a one-light transom and narrow sidelight. The entrance is sheltered by a flat metal awning with curved corners, remodeled since 1983. It is suspended from the façade by chains and has the word “Temple” across the front. The entrance is flanked by fixed aluminum-framed display windows on stuccoed bulkheads. Each is flanked by brick pilasters featuring alternating vertical bands of stretcher- and header-course brick. Above each window is a panel of herringbone brick framed with terra cotta. Terra cotta detailing includes a cornice between the first and second floors with a segmental arch over the entrance bay. Within the arch is an arched terra cotta panel with bands of dentils and modillions. At the second floor level, a terra cotta panel with swag motif flanked

³ Jimmy Haire and W.W. Seymour, Jr., *Sanford and Lee County* (Charleston, SC: Arcadia Publishing, 2006), 105. Daniel J. Pezzoni. *The History and Architecture of Lee County, North Carolina*. (Sanford, NC: Railroad House Historical Association Inc., 1995), 305.

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by multi-light windows is centered on the façade. The side bays feature metal grates with geometric detailing, each flanked by panels of brick basketweave framed by stretcher- and soldier-course brick with concrete squares at the corners. A wide terra cotta modillion cornice spans the parapet with terra cotta coping at the top of the parapet. The side and rear elevations are all unpainted red brick. The right (east) elevation features a restored Coca-Cola mural and ghost marks of other murals. The building was designed by Henderson architect, Eric G. Flanagan and built by Joe W. Stout Company of Sanford.⁴ Sanborn maps confirm the buildings construction between 1915 and 1925. The theater closed in the 1960s, but reopened as a playhouse in the 1980s.

122-126 Carthage Street (formerly 122-124 Carthage)

Commercial Building - c.1920

Contributing Building

This two-story, brick commercial building is three bays wide at the first-floor level with two separate storefronts flanking an entrance to the upper floor. The right (east) storefront (122 Carthage) has an inset entrance with a one-light, wood-framed door. The door is flanked by aluminum-framed display windows on a stuccoed bulkhead. The left storefront (126 Carthage) is matching in form and detail, though with an aluminum-framed door at the inset entrance. The transoms over both storefronts are covered with metal and sheltered by fabric awnings. The aluminum-framed glass door centered on the façade has a one-light transom. Second-floor windows include a single window at the center bay flanked by two pairs of windows on each side. The replacement windows have soldier-course lintels and concrete sills. Other brick detailing includes vertical courses of brick at the base of the pilasters that define the first-floor bays; herringbone-brick panels with inset concrete diamonds above each set of second-floor windows; and a projecting soldier course at the parapet, which is topped by a concrete cap. Sanborn maps confirm the buildings construction between 1915 and 1925.

130 Carthage Street

Masonic Temple – 1924-1925

Contributing Building

Located at the northeast corner of Carthage and North Steele streets, this three-story, yellow-brick building features limestone detailing. The façade is three bays wide, the bays flanked by limestone pilasters that rise two stories and are topped by a horizontal limestone band above the second-floor windows and medallions with the Masonic symbol at the top of each pilaster. An inset entrance is centered on the façade and has paired aluminum-framed doors with a one-light transom. The doors are flanked by aluminum-framed display windows on a bulkhead covered with corrugated metal. The entrance bay is topped by a limestone cornice with the words “Masonic Temple” engraved into it and flanked by copper sconce lights. Flanking the entrance bay are replacement storefronts, each with an inset entrance flanked by aluminum-framed display windows on corrugated metal bulkheads. Each is sheltered by a flat metal awning and the transom, above each awning, has been infilled with tan brick. Paired windows at the second-floor level are one-over-one wood-sash windows with concrete sills. Five matching window openings

⁴ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 302.

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at the third-floor level have been infilled with vinyl siding. A band of soldier-course brick at the top of the parapet is topped by cast concrete coping. The left (west) elevation, facing North Steele Street is similarly detailed. A display window at the south end of the façade that has been infilled with brick and two high windows, located in the third and fifth bays of the first floor have also been infilled with brick. The center three bays of the elevation are framed by two-story, limestone pilasters matching those on the façade. Second-floor windows include seven pairs of one-over-one wood-sash windows. The third floor features a combination of single and double windows, the south two of which have been covered with vinyl siding. The center bay of the third floor features a limestone Masonic symbol flanked by nine-light wood-framed windows, all enframed with brick and featuring limestone seals at the corners. Basement-level storefronts are accessed by concrete stairs and feature aluminum-framed glass doors and display windows. Organized in 1894 and chartered in 1895 the Sanford Masonic Lodge No. 469 employed local architect L. M. Thompson and builder Joe W. Stout to construct the current building, which was begun in September 1924 and completed the following year.⁵

206 Carthage Street

First Citizens Bank and Trust - c.1972

Contributing Building

This two-story, flat-roofed, Modernist-style building is set back from the northwest corner of Carthage and North Steele Street with a wide sidewalk and landscaping, including bushes and small trees, extending along the front and right side elevations. The building is five bays wide and three bays deep and features full-height, yellow-brick pilasters that separate inset glass curtain walls. The curtain walls themselves are deeply inset with twenty rows of brick corbelling at the top that connects to the brick wall above. The second bay from the left features two aluminum-framed glass doors separated by full-height, wide glass sidelights. A matching entrance is located on the rear (north) elevation. The entrances are flush with the pilasters, the second-floor above is inset to align with the other curtain walls. A flat-roofed, concrete drive-thru extends from the center bay of the left (west) elevation, supported by wide piers covered with metal panels. Paved parking wraps around the north and west sides of the building. The First Citizens Bank and Trust Company established this branch in November of 1968 and according to Haire and Seymour, constructed the building that same year.⁶ However, the building, which replaced a series of service stations on this block, appears under construction in a 1972 aerial photo of the county.

215 Carthage Street

Commercial Building – c.1952, c.1990

Noncontributing Building

This one-story, brick commercial building has been substantially altered with the installation of a replacement storefront and a tall, brick-covered parapet, constructed after 1985. The storefront features an inset entrance near the right (west) end with two, one-light-over-one-panel, wood-

⁵ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 301.

⁶ Jimmy Haire and W.W. Seymour, Jr., *Sanford and Lee County* (Charleston, SC: Arcadia Publishing, 2006), 56.

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framed doors. The entrance is flanked by aluminum-framed display windows on painted brick bulkheads. Transoms above the doors and windows have been boarded. There are two small windows near the rear of each elevation and three metal-framed windows on the rear (south) elevation. County tax records date the building to 1952 and aerial photos confirm its construction between 1950 and 1955.

217 Carthage Street

Commercial Building – c.1950

Contributing Building

The two-story, flat-roofed commercial building is attached to the adjacent building at 221-223 Carthage Street, though is set back from the sidewalk with a concrete terrace at the front. The first floor features an entrance near the center of the façade with an aluminum-framed glass door. To its left (east) is an aluminum-framed display window on a brick knee wall. To its right is an exterior brick stair that leads to the second floor. It is separated from the rest of the storefront by a one-story, projecting brick wall. The second floor is four bays wide with all bays inset. There is an aluminum-framed glass door on the left and three four-light awning windows on the left, each separated by a projecting, full-height concrete pilaster supporting the roof above. The left elevation has an unpainted brick veneer and no fenestration. On the rear elevation, the first floor extends beyond the second, which has two pairs of fixed six-light metal-framed windows. While not listed in the original inventory, aerial photographs indicate the building was constructed between 1950 and 1955. The 1950 city directory lists Krafts Studio photography at this location (121 Carthage).

221-223 Carthage Street (formerly 223 Carthage Street)

Office Building - c.1950

Contributing Building

This two-story, flat-roofed, yellow-brick-veneered commercial building is four bays wide with an altered storefront flanked by granite-covered pilasters. The left (east) end of the storefront features an aluminum-framed glass door and an adjacent aluminum-framed display window within a stuccoed wall. The center bay features an aluminum-framed glass door that leads to the upper level. On the right (west) end of the façade, an aluminum-framed glass door is flanked by full-height, aluminum-framed display windows. A shallow, continuous fabric awning spans the storefronts. At the second-floor level, four bays each have paired, stacked, metal-framed awning windows and are connected by a continuous band of header-course brick at the sill height. The windows are separated by plywood panels. The side and rear elevations are unpainted red brick. The rear elevation has stacked, metal-frame awning windows. County tax records date the building to 1950 and aerial photos confirm its construction between 1938 and 1955. The 1950 city directory lists a number of professional offices in the building including lawyers, realtors, insurance agents, and a dentist.

226 Carthage Street

United States Post Office – 1937

Contributing Building

The one-story, brick temple-front building is set back from the street with a low brick wall at the sidewalk and a concrete steps and sidewalk leading to the entrance, the sidewalk flanked by grass

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and bushes. The building is five bays wide and six bays deep with a five-to-one common bond, red-brick veneer and a concrete watertable. A denticulated wood cornice wraps around the entire building below a brick parapet with metal coping. The entrance, centered on the façade, has paired aluminum-framed glass doors with a shared one-light transom, all flanked by fluted, Doric columns. An arched multi-light wood transom within a brick arch is located above the entrance, and in front of it is a cast-stone eagle statue. The entrance is sheltered by a flat-roofed awning which also shelters twelve-over-twelve wood-sash windows that flank the entrance. The three bays are flanked by projecting pilasters that support a dentiled pediment. Twelve-over-twelve windows on each end of the façade and along the side elevations have concrete sills and lintels. A lower, flat-roofed, one-story wing at the rear has a flat-roofed awning supported by metal posts that shelters outdoor seating. Constructed by the Works Progress Administration in 1937, the building was designed under the supervision of Treasury Department architect Louis A. Simon with brick supplied by the Borden Brick & Tile Company.⁷ Sanborn maps confirm its construction between 1930 and 1938 as a Federal Building and Post Office.⁸ The post office moved to a new building in 1966, though the building remained in use as a Federal Building through the 1980s. It is currently used as a restaurant.

229 Carthage Street

House - c.1924

Contributing Building

This one-story, front-gabled, Craftsman-style house is three bays wide and four bays deep. It has a brick veneer, fixed one-light windows on the façade, knee brackets in the gables, and an interior brick chimney. A replacement door on the façade is sheltered by a full-width, inset porch supported by brick piers supporting brick arches. The front two windows on the right (west) elevation have been boarded. Three-over-one, Craftsman-style windows on the rear and right-side elevations have metal storm windows. A six-panel door on the rear elevation is sheltered by a gabled roof with exposed purlins on wood posts. County tax records date the building to 1924 and Sanborn maps confirm its construction between 1915 and 1925.

234 Carthage Street

Office Building – c.1952

Contributing Building

This two-story, brick commercial building is two bays wide and eight bays deep. The first floor has a metal door on its left (west) end. On the right (east) end are paired aluminum-framed glass doors with adjacent aluminum-framed display windows on a brick knee wall. The first floor facade is sheltered by a vinyl awning. Two windows at the second-floor level are twelve-light steel-sash windows with operable four-light sashes. The first four bays of the right (east) elevation feature the same twelve-light windows at the first- and second-floor levels. Windows at the rear of the right elevation are small, narrow, two-light windows. The rear elevation has a one-story, shed-roofed, concrete-block wing of unknown date. Though not listed in the original

⁷ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 330.

⁸ Haire and Seymour, *Sanford and Lee County*, 45.

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inventory, the building was constructed between 1950 and 1955. The 1952 city directory, the first to list this address, lists insurance and real estate offices in the building.

236 Carthage Street (formerly 234 Carthage Street)

Bowen Motor Company - 1925

Contributing Building

Located at the northeast corner of Carthage and Wicker streets, the one-story-with-basement Bowen Motor Company, features a poured concrete basement, brick veneer, and terra cotta, Spanish Mission-style detailing. The building is two bays wide on the façade. The right bay features a replacement, overhead garage door. The left, wider bay features an entrance that was originally flanked by display windows on a cast-concrete knee wall, though the window openings have been fully infilled with brick after 1984. The stepped, Spanish-style parapet has cast-concrete coping. A terra cotta seal in the top part of the parapet bears the letters "BMCo" Below the seal is a wide, terra cotta sign panel that reads "Bowen Motor Co., Lincoln Ford Ford Son." Flanking the sign panel, on each end of the façade, are blank terra cotta seals set in the Spanish Mission-style parapet. The left (west) elevation, facing Wicker Street, is thirteen bays deep. The outermost bays have twelve-light, steel-sash windows with soldier-course lintels, concrete sills, and blank terra cotta seals in the parapet above. The center bay features cast concrete framing the lower half of the elevation (formerly a garage bay) with a single, off-center, nine-light, steel-sash window. Above is a terra cotta sign panel that reads "Ford Service, Bowen Motor Co." Above the sign panel are three blind arches, each with a concrete sill and concrete arch with keystone. A terra cotta seal reading "BMCo" and matching that on the façade is centered above within the decorative parapet. The remaining ten bays have arched thirty-light steel-sash windows with operated nine-light sashes. A concrete band forms a continuous sill below the windows, each of which has a cast-concrete arch. Basement-level windows on this elevation are paired four- and eight-light steel-sash windows within concrete surrounds. A modern overhead garage door is located at the left (north) end of the elevation. Two arched windows on the rear elevation, matching those on the left elevation, flank a centered garage bay. The exposed rear part of the right elevation also retains arched steel-sash windows. In early 1925, the Bowen Motor Company hired Greensboro architect James M. Workman to design them a stylish new garage and showroom, constructed by the Jewell-Riddle Company and completed by July of that year.⁹ Sanborn maps confirm "auto repair" at this location in 1925. By 1929 the building was occupied by the Triangle Motor Company, listed on the 1930 Sanborn map, and later Cole Pontiac.

CHARLOTTE AVENUE

106 Charlotte Avenue

Passenger Depot - 1910

Contributing Building

Set well back from Charlotte Avenue, near the middle of the block between Charlotte Avenue and McIver Street, the depot faces north with rail lines extending north-south on each side of the

⁹ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 298.

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building. The one-story, hip-roofed, brick depot is ten bays wide and three bays deep with the center bay on both the façade and rear (south) elevations projecting under the deep eaves. The red-tile roof has been replaced with asphalt shingle, but retains flared eaves with deep overhangs supported by large knee brackets with onion-shaped pendants. The three interior brick chimneys have corbelled stacks. Wide, gabled dormers on the façade and rear elevation have wood shingles and Palladian windows, each with a Queen Anne-style, arched, double-hung window with multi-light upper sash flanked by rectangular, multi-light fixed windows. Small pedimented dormers on the side elevations have arched vents. The building has replacement, one-light fixed windows throughout with flared concrete lintels and concrete sills. In several cases, grouped windows have shared lintels and sills. Replacement six-panel wood doors, two each on the façade and rear elevation, have replacement one-light transoms. One entrance on the façade has been replaced with a fixed window with solid panel below. Similar depots were constructed along the Seaboard line in the early twentieth century.¹⁰

Restroom Building, 2006

Noncontributing Building

Located northeast of the depot is a small, side-gabled brick building with decorative gables on the north and south elevations, each with wood shingles and an arched louvered vent. Metal doors on the north and south elevations are sheltered by deep roof overhangs supported by brick piers with sawn wood brackets. There are two pairs of metal doors on the west elevation and two arched vents on the east elevation.

Duke Energy Pavilion, 2001

Noncontributing Structure

Located south of the depot, across a grassy lawn is a shed-roofed pavilion with raised concrete platform sheltered by a shed roof supported by square columns on brick piers, the upper part of the columns tied by open trusses. The rear (south) of the pavilion is enclosed brick storage with three pairs of metal doors on the south elevation and knee brackets on this elevation. A low gable on the south elevation mimics that on the depot with wood shingles and an arched louvered vent. A plaque on one of the piers indicates that the pavilion was dedicated in 2001.

Taxi Stand, c.1950

Contributing Building

Located at the south end of the parcel, near McIver Street, the small, flat-roofed brick building has shallow eaves, a single door on the east elevation, and window openings on all four elevations are protected by batten shutters. The building, likely constructed in the early 1950s and used by McBride's Taxi, was restored in 2001.¹¹

Depot Park Fountain, 2006

Noncontributing Object

North of depot is a landscaped park encircled with a decorative metal fence between brick piers. At the center of the park is a circle of paved concrete and brick with a fountain in its center, flush with the ground.

Daniel Boone Trail Highway Marker #42, 1927, c.1966 Contributing Object

¹⁰ The secondary resources listed with the depot were either not mentioned in the 1985 district nomination or were constructed after 1985.

¹¹ Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 20, 2020.

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Originally located across the street, at the northwest corner of Hawkins and Charlotte avenues, the highway marker was installed in 1927 as part of a program aimed to bring attention to the need for improved highways, especially in the western part of the state. The marker was moved to its current location, north of the depot and adjacent to the sidewalk on the south side of Charlotte Avenue, the same time the Railroad House was moved. It is affixed to a brick base with concrete cap and adjacent to the original plaque is a bronze plaque outlining its history.

Jefferson Davis Highway Marker, c.1915 Contributing Object

Just east of the Daniel Boone Trail Highway Marker #42 stands a small granite base with a bronze plaque that reads "Jefferson Davis Highway." The United Daughters of the Confederacy began a campaign to install highway markers along US 15 beginning in 1913.

110 Charlotte Avenue (formerly 110 Carthage)

Railroad House (NR1973) – 1872, 1962

Contributing Building

The oldest resource in the historic district, the Railroad House was built in 1872 for the first local depot agent for the Raleigh and Augusta Air Line. Originally located across the street, at the northwest corner of Hawkins and Charlotte avenues, the house was moved to the current site in 1962 after which it was renovated for use by the Railroad House Historical Association, and was for a time also occupied by the Sanford Area Chamber of Commerce.¹²

The one-and-a-half-story, side-gabled, Gothic Revival-style house is three bays wide and single pile with board-and-batten sheathing, a slate roof, and an interior, corbelled brick chimney. The roof is detailed with cross-bracing and finials that ornament the gables of the main roof, two front-gabled dormers on the facade, and the front porch. Exposed purlins and rafter tails are emphasized by decorative eave and rakeboards with applied modillions marking their location. Four-over-four, wood-sash windows are paired in the gable ends. A double-leaf, two-panel wood door is centered on the façade and sheltered by a single-bay, front-gabled porch supported by two-part paneled and chamfered wood columns. The porch has the same slate roof and gable and eave detailing as the main block of the house. Flanking the entrance are gabled wall dormers, each with a single four-over-four wood-sash window. A one-story, gabled ell centered on the rear elevation is two rooms deep. It is flanked by six-over-six wood-sash windows on the rear (south) wall of the main house. The ell has board-and-batten sheathing, six-over-six wood-sash windows, a slate roof, and a large exterior brick chimney in the south gable end. Two entrances on the west elevation feature six-panel wood doors accessed by brick steps.

Rail Cars, 1911, 1966

Contributing Object¹³

Located northeast of the depot and south of the Railroad House are a steam engine and coal car on a short stretch of track. The cars were constructed in 1911 by the Baldwin Locomotive Works of Philadelphia (Baldwin Construction No. 37161) for the Raleigh and Southport Railroad

¹² Railroad House Historical Association, "Sanford History: Sanford Centennial, 100 Years, 1874-1974," 6, 16-17, North Carolina Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill.

¹³ The rail cars were mentioned in the 1973 National Register nomination for the Railroad House, but were not counted as contributing resources. They were not mentioned at all in the 1985 Downtown Sanford Historic District nomination.

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Company. The cars were decommissioned by Norfolk and Southern about 1947, but were then used by the Atlantic & Western Railroad until they were officially retired in 1955.¹⁴ On November 26, 1966, the cars were donated by E. T. Ussery, president of the Atlantic & Western Railroad, to the Railroad House Historical Association, moved to the depot grounds, and restored by the Sanford Jaycees.¹⁵

Clock, 2006

Noncontributing Object

Located northeast of the Railroad House, near the intersection of Charlotte Avenue and the railroad tracks, is a clock with a metal base and pole and clock faces on four sides.

131 Charlotte Avenue

Coca-Cola Building - c.1908, 1931

Contributing Building

Built in three phases, the Coca-Cola building is the best example of Art Deco architecture in Sanford. The left (west) one-story portion of the building was constructed first and appears on the 1908 Sanborn map. It is three bays wide and six bays deep with decorative corbelling featuring a sawtooth brick cornice. Paired one-light doors centered on the façade are flanked by one-light sidelights and the entire entrance bay is topped by a three-part transom. The entrance is flanked by large, fixed wood-framed display windows with transoms. A shared lintel spans the storefront and is topped by a band of brick corbelling. Windows on the left elevation are fixed twelve-light metal-framed windows.

A two-story, single-bay-wide section near the center of the building may be the two-story “bottling works” shown on the 1908 Sanborn map, though its footprint is more in keeping with the slightly narrower building shown in this location on the 1915 map. The two-story, three-bay, section on the right was constructed in 1931 and the façade of the center section was modified at that time to match the Art Deco-style of the new wing. The building features a blonde-brick veneer on the façade, with the left (older) bay of a slightly lighter colored brick. It has terra cotta detailing in beige, brown, green and yellow, and twelve-light steel-sash windows at the second-floor level with operable six-light sashes. The left two bays of the combine four-bay façade feature aluminum-framed glass doors with one-light transoms and wide, one-light aluminum-framed sidelights, all installed after 1991. Each has a glass-block transom that spans the entire bay and terra cotta trim. The right two bays of the façade feature grouped aluminum-framed display windows on a structural-glass bulkhead with glass-block transoms above. Stepped terra cotta panels are located between the first-floor bays and the paired second-floor windows with sconces centered in stepped panels. The third bay features a wider first-floor display window with a triple window at the second-floor level above. Between the first and second floors the words “Established 1905” appear in the terra cotta. Above the second floor windows are stepped terra cotta panels, three containing Coca-Cola bottles in relief, and the wider third bay containing the Coca-Cola logo. The cornice features molded terra cotta with sawtooth openings framing tiny Coca-Cola bottles. The right elevation and the rear of the building feature multi-light, steel-sash

¹⁴ Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 21, 2020.

¹⁵ Railroad House Historical Association, “Sanford History,” 6, 16-17.

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windows with replacement, vinyl windows in the center section of the rear elevation. A second-floor-level balcony with metal railing spans the rear elevation.

143 Charlotte Avenue

Sanford Town Hall – 1909-1910, 1950

Contributing Building

Constructed from 1909-1910, the two-story, truncated-hip-roofed, brick building, now known as Old City Hall, features a slightly projecting, three-story, square tower centered on the façade. The building features a brick exterior, one-over-one vinyl windows in segmental-arch brick openings, and brick corbelling below the standing-seam metal roof with decorative geometric railing encircling the flat part at the top of the roof. The base of the tower features a twelve-light-over-two-panel wood door—replacing an original double-leaf door—with four-light transom in a segmental-arch brick opening. It is flanked by one-over-one vinyl windows. The second-floor level is also three bays wide with the center window below a rectangular transom and the flanking windows having arched fanlights. Three circular vents are located between the second and third floors, topped by a band of brick corbelling. The third floor of the tower has three windows on each elevation, the center window with a rectangular transom and the flanking windows with fanlights. The tower is topped by a convex, four-slope metal roof capped by a domed and columned lantern. On each side of the tower, the façade features a wide storefront replacing original garage bays, each with a one-light-over-two-panel door flanked by fixed wood-sash windows above paneled aprons. A three-part transom above the storefront is located within a segmental-arch opening. Each storefront is flanked by single windows. The second floor of the façade is four bays wide on each side of the tower. The center two bays have windows with rectangular transoms, while the outer bays have fanlights over the windows. The side elevations are each eight bays deep with double-hung vinyl windows. Several original two-over-two wood-sash windows remain on the rear elevation. A one-story wing on the right (east) elevation, built in 1950, is six bays wide with a parapet roof and painted brick veneer.¹⁶ It has vinyl windows and a single six-panel door on the facade. Windows on the side elevation have been bricked in. According to Sanborn maps, the building originally contained the town hall, fire department, and a graded school. The building was constructed by builders Joe W. Stout and Robert T. Walker and bricks were supplied by the Goldston Brick Company.¹⁷

CHATHAM STREET

115 Chatham Street

Sanford Buggy Manufacturing Company - 1907, 1944, 2016 Contributing Building

The original two-story-with-basement brick commercial building was constructed about 1907, noted on the 1908 Sanborn as “to be occupied by the Sanford Buggy Manufacturing Company.” The building was enlarged by Sanford Furniture Company in 1944 with the construction of a

¹⁶ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 272.

¹⁷ Haire and Seymour, *Sanford and Lee County*, 19; Pezzoni, *The History and Architecture of Lee County, North Carolina*, 272.

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third floor with parapet roof. The building has a brick exterior and six-over-six wood-sash windows in segmental-arch surrounds with projecting drip caps. The façade is five bays wide with projecting brick pilasters separating the façade into three sections. The center bay, originally a garage bay, has a wide opening that has been infilled with an aluminum-framed glass door with sidelights. Above it, an equally wide bay has a fixed four-light aluminum-framed display window. On each side of the entrance are two six-over-six windows each at the first- and second-floor levels. The third floor, constructed later, has a darker brick and three paired six-over-six, wood-sash windows below a stepped parapet. The side elevations are eleven bays deep at the first- and second-floor levels and nine bays deep at the third floor, the windows matching those on the façade. Modern doors have been installed in two bays on the right elevation. A garage bay on the left elevation has been infilled with fixed, aluminum-framed storefront windows. The site slopes to the rear (east) to reveal a basement level with shorter windows beneath segmental brick arches and two modern aluminum-framed glass doors on the rear elevation. By 1925, the building had been converted to an auto repair and sales shop. The 1938 Sanborn shows the High Point Overall Factory as the occupant. It was acquired by Sanford Furniture Company in 1940 and four years later the company added the third floor to the building. It was used during the early 1940s for war-related manufacturing and by the 1950s the building was used as storage for the Sanford Furniture Company.¹⁸ It was rehabilitated in 2016 to serve as municipal offices, with the windows and doors all dating to that restoration.

121 Chatham Street

Coca-Cola Bottling Company Warehouse – c.1956 Contributing Building

This one-story, brick warehouse is five bays wide with a stepped, corbelled parapet on the façade, topped by terra cotta coping. The painted-brick façade has a one-light-over-one-panel door with one-light transom in the center bay. It is flanked by four fixed, twelve-light metal replacement windows, all sheltered by fabric awnings. The front bay on the left (north) elevation matches those on the façade and is also sheltered by a large fabric awning. To its rear (east) the brick is unpainted and the parapet is lower. A two-story, square wing is located at the northeast corner of the building, the lower level below street grade and the corners defined by projecting brick pilasters. A shed-roofed wing across the rear has a standing-seam metal roof and both wings have fixed, twelve-light metal windows with flat-arch brick lintels. Constructed between 1955 and 1957, the 1957 city directory lists the occupant as Sanford Coca-Cola Bottling Company storage.

125 Chatham Street

Sanford Buggy Company Livery Stable – c.1908, c.2010 Contributing Building

This two-story, six-bay-wide, painted-brick building has two wide, arched bays on the façade, former wagon entrances, each filled with aluminum-framed, multi-light storefront windows and topped by an arched brick lintel composed of three rowlock courses with an arched drip cap above. A replacement door and three replacement windows at the first-floor level have

¹⁸ Haire and Seymour, *Sanford and Lee County*, 50.

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segmental-arch brick lintels with projecting drip caps and sills made up of three header courses of brick. A projecting beltcourse separates the first and second floors and serves as a continuous sill for the five second-floor windows, replacement two-over-two windows with segmental-arch brick lintels and drip caps connected by a beltcourse. The corbelled brick parapet has terra cotta coping. The window pattern on the rear of the building has been altered with fixed multi-light windows at the first- and second-floor levels no longer aligning with the segmental-arch brick lintels. A wide entrance bay features paired one-light-over-one-panel doors with a matching fixed sidelight on the south end. Constructed between 1908 and 1915, the building is shown as "Livery" on the 1915 Sanborn map. It appears to have been rehabilitated between 2007 and 2013 with new windows installed in the garage bays.

129 Chatham Street

Commercial Building - c.1920, c.2010

Contributing Building

This one-story, brick commercial building has a replacement storefront, constructed c.2010, but retains an original metal cornice and brick detailing at the parapet. A one-light door with one-light transom is located at the right (south) end of the façade with three fixed windows on a brick kneewall to its left (north). A four-light transom spans the storefront, sheltered by a fabric awning. Constructed between 1915 and 1925 it's shown as a dry cleaner on the 1938 Sanborn map.

131-143 Chatham Street (formerly 131 Chatham)

Commercial Building - c.1910, c.2010

Contributing Building

Constructed between 1908 and 1915, the one-story, painted-brick commercial building has four matching bays on the façade. Each features an inset entrance with a one-light, wood door with narrow sidelights and a one-light transom. Each is flanked by wood-framed display windows on a paneled wood bulkhead. Four-part transoms span each storefront, sheltered by fabric awnings. A metal cornice extends the full width of the building above the storefronts. Four inset sign panels are located just below the corbelled brick parapet, each featuring diamond-shaped brick vents. The rear elevation is also divided into four sections, separated by brick firewalls that extend above the roofline (except between 131 and 135), dividing the interior into separate retail spaces. Each section features a one-light-over-panel door with one-light transom flanked by wide, double-hung windows, all with segmental-arch lintels. Since the rear of the building is below street level, uncovered wood decks with stairs access the rear doors.

147 Chatham Street

Commercial Building - c.1910, c.2010

Contributing Building

This one-story, painted-brick commercial building features a one-light door centered on the façade and flanked by two-light, wood-framed display windows on paneled bulkheads. Brick corbelling above the three bays is obscured by fabric awnings below an inset sign panel. The parapet has concrete coping. The rear of the building features a replacement door accessed by an uncovered wood deck and two double-hung windows, all with segmental-arch brick lintels.

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Constructed between 1930 and 1938, the building is listed as a dry cleaner in the 1950 city directory. The storefronts appear to have been installed c.2010.

151 Chatham Street

Commercial Building - c.1950, c.2015

Noncontributing Building

This one-story, concrete-block commercial building was substantially altered about 2015 with the application of stucco covering of the exterior. The building features an entrance on the south elevation and an aluminum-framed display window on the façade with a projecting sill. Both the window and the one-light wood door on the right elevation are sheltered by a projecting, flat-roofed canopy that wraps around the southeast corner of the building. Three high, glass-block windows are located on the south elevation and there is a single glass block window on the rear (east) elevation. Constructed between 1938 and 1950, the building is listed as a laundromat in the 1950 city directory.

201 Chatham Street (and 118-124 McIver)

Dr. Isaac H. Lutterloh Building – 1909, 2021

Contributing Building

Located at the southeast corner of Chatham and McIver streets, the two-story, brick commercial building is three bays wide and nine bays deep. The first-floor storefronts have been fully reconstructed. The right (south) bay features a four-part, wood-framed window with paneled aprons below and multi-light transoms above. The center bay features a newly installed, inset entrance with a one-light-over-one-panel door with narrow sidelights and a three-part transom. The left (north) bay was infilled with stacked brick and four, fixed windows. However, the bay was reopened in 2021 with a new storefront planned for installation. A projecting metal cornice spans the width of the façade above the first floor. At the second-floor level are four pairs of one-over-one wood-sash windows, each pair with a flat-arch sandstone lintel with keystone and a cast-concrete sill. There is a band of corbelling directly above the second-floor windows and a more corbelling at the parapet. The cornice wraps around the first bay of the left elevation, above a modern entrance in a bricked-in bay. The remainder of first- and second-floor windows on this elevation are one-over-one wood-sash windows with segmental-arch brick surrounds with projecting dripcaps. The corbelled brick parapet extends roughly half the depth of the elevation before it steps down. A basement-level is visible on this elevation with segmental-arch brick openings that have all been boarded. The right elevation features a wide, modern aluminum-framed storefront sheltered by a flat awning. Windows on the right and rear elevations are one-over-one wood with segmental-arch brick surrounds, like those on the north elevation. Two two-light-over-two-panel wood doors remain at the basement level of the rear elevation. In 1909, Dr. Isaac H. Lutterloh and the Rev. R. W. Bailey hired contractor and local brickmason J. W. Brown to construct this two-story, brick building in which Lutterloh operated his office and a drugstore in the south half.¹⁹ The building appears on the 1915 Sanborn map as a bank and drugstore. By 1925, a hotel was operating on the upper floor. The building's occupants through the mid-

¹⁹ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 260; Haire and Seymour, *Sanford and Lee County*, 20.

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twentieth century were physicians, Isaac Hayden Lutterloh, Hayden Lutterloh, Jr., and pharmacist Thomas Lutterloh.

211-219 Chatham (formerly 219 Chatham Street)

Commercial Building - c.1910, 1955

Contributing Building

The two-story, five-bay, blonde brick commercial building was constructed to house three separate commercial uses. The first floor has been substantially altered with the removal of original storefronts and the installation of vinyl siding covering much of the first floor. The left (north) bay retains an inset entrance, though the door and flanking windows are all replacements. Two overhead garage doors in the second and third bays may date to the 1950s when this part of the building was used for auto repair. The fourth bay is without first-floor fenestration and the right (south) bay has two modern doors. A metal, pent roof spans the façade above the first floor. The second floor of the façade remains largely intact with twenty one-over-one wood-sash windows even spaced across the façade, four over each of the first-floor bays. The windows have granite lintels and sills. A wide metal cornice with dentil molding is located just below the parapet, which has corbelled pilasters separating the five bays and granite coping. The side and rear elevations were constructed of red brick. There are several small windows on the left elevation. The vinyl storefront and pent roof wrap around the front corner of the right elevation, which has six segmental-arch window openings at the second-floor level, all of the boarded. The rear elevation is fifteen bays wide with segmental-arch window and door openings at the first- and second-floor levels. Windows on the south end have been boarded, but those in the middle section retain one-over-one wood-sash windows. Basement-level entrances on this elevation also have segmental arches. The north end has been covered with vinyl.

The building appears on the 1915 Sanborn map as three separate businesses: a 5&10¢ store, a furniture store, and a general store. Pardo's 5-and-10¢ store closed in 1927 and the same year Lee Furniture relocated to 102 South Steele Street, within the growing business district on the west side of the railroad tracks.²⁰ By the late 1950s, the center section of the building was used for auto repair, indicating when the garage doors were added to the façade.

North of 229 Chatham Street – VACANT

229 Chatham Street

Commercial Building - ca. 1925

Contributing Building

This small, one-story, brick commercial building has a single storefront below a corbelled brick cornice with three-part, inset sign panel. The storefront features an aluminum-framed glass door flanked by blind sidelights. On either side of the door are fixed display windows above paneled aprons. A pent roof spans the first floor. The parapet steps down toward the rear of the building with metal coping. A later door near the rear of the right (south) elevation opens to an uncovered wood deck with wood accessible ramp. The rear of the building features two vinyl windows and

²⁰ Haire and Seymour, *Sanford and Lee County*, 25.

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a basement-level entrance. The building was occupied by a radio repair company in the 1950s and 1960s.

GORDON STREET

105 Gordon Street

Scotts Hospital/Sheridan Apartments - c.1925, c.1932, c.1957 Contributing Building

This two-story-with-basement, hip-roofed, brick building with a mixture of Colonial Revival and Craftsman-style detailing was constructed as a hospital around 1925 and later converted to apartments. The building is four bays wide and five bays deep with alternating single and paired one-over-one wood-sash windows on the side elevations, all with cast-concrete sills. The symmetrical façade features two entrances at the center, each a twelve-light French door with four-light sidelights and a six-light transom. Single one-over-one wood-sash windows are located at the outer bays of the façade. The entrances are sheltered by a two-story porch supported by one-story brick piers supporting arched spandrels. Later tapered wood posts were installed on existing, lower brick piers to help support the spandrels. The second floor porch is supported by paneled wood columns supporting arched spandrels. The porch was enclosed, perhaps as early as the 1950s, with a combination of one-over-one double-hung and six-light casement windows. Scalloped vinyl siding has been installed above and below the windows and in the panels of the second-floor porch columns. There are basement-level entrances centered on the left (east), rear, and right (west) elevations, each sheltered by a fabric awning, an interior brick chimney near the rear of the building.

The building appears on the 1925 Sanborn map as Scotts Hospital. The building was converted to apartments between 1930 and 1938, likely after the construction of the Lee County Hospital in 1931. The building appears to have been further subdivided about 1957 as the 1952 city directory lists four occupants and the 1960 directory lists eleven units. The 1960 and 1963 city directories list the building as Sheridan Apartments and the 1985 nomination includes the name Abernathy Apartments, though the origin of that name is not clear.

107 Gordon Street

Office Building - c.1969

Contributing Building

This one-story, parapet-roofed, brick office building is three bays wide. It features a six-panel door with classical surround centered on the façade and flanked by twenty-four-light wood-sash windows. A flared, copper pent roof spans the façade, sheltering the door and windows. A single door is located on the rear (south) elevation. The right (west) and left (east) elevations are blind. A low brick wall extends across the front of the property, along the sidewalk, with brick piers flanking the front walkway. Aerial photographs indicate that the building was constructed between 1966 and 1972, replacing an earlier house on the site that was demolished by 1966.

East of 207 Gordon Street – VACANT

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207 Gordon Street

Denning Building - c.1977

Noncontributing Building

This one-story, parapet-roofed, brick office building is seven bays wide and two bays deep with brick quoins at the corners of the building. Centered on the façade is an inset entrance with an aluminum-framed glass doors and sidelights within a classical, pedimented surround. Windows on the façade are fixed, twenty-light wood windows with paneled aprons, fixed shutters, and dentil cornices. Windows on the side elevations are eight-over-eight wood-sash windows. Aerial photographs indicate that the building was constructed between 1972 and 1983.

NORTH MOORE STREET

119 North Moore Street

Heins Telephone Building – c.1969

Contributing Building

This two-part commercial building features a two-story, windowless block on the left (south) and a one-story, Modernist-style office wing on the right (north). The left part of the building is covered with vertical concrete panels and has metal coping at the parapet roof. A single door on the left end of the façade is sheltered by a fabric awning. The rear of this wing is red brick with a stair tower at the left, rear (southwest) corner. The one-story office wing has an inset entrance bay adjacent to the two-story block. It has paired aluminum-framed glass door with wide glass sidelights that together form a continuous curtain wall that is sheltered by a fabric awning. The right end of the one-story wing has a continuous band of full-height, aluminum-framed fixed windows with stuccoed panels above and below. The right and rear elevations have paired aluminum-framed, fixed windows between vertical concrete panels. Aerial photos indicate that the building was constructed between 1966 and 1972. However, the telephone company is listed at this address as early as 1950, their original building having been demolished for the construction of the current building. The south, windowless, part of the building originally held a large console with fifty to sixty operators. The right part of the building housed a cartographer's office and a receptionist to accept payments.²¹

131 North Moore Street

Commercial Building - c.1954

Noncontributing Building

This one-story, parapet-roofed, brick commercial building has been substantially altered with the enclosure of the storefront and the installation of a pent roof on the façade. The building has a single, solid door centered on the façade, flanked by bricked-in window openings. There is a single, interior brick chimney and the rear elevation has a single door flanked by stacked, metal-frame awning windows. County tax records date the building to 1954 and aerial photos confirm its construction between 1950 and 1955. The 1957 city directory lists Sanford National Farm Loan Association at this address.

²¹ Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szcodronski, via telephone, November 1, 2020.

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133-135 N. Moore Street

Duplex - c.1934

Contributing Building

Constructed as a duplex, and nearly identical in form to the adjacent duplex at 137-139 North Moore Street, this one-story, hip-roofed house has a symmetrical four-bay façade. A replacement four-light-over-four-panel door is located on the left (south) end of the façade and there is an original three-light-over-three-panel, Craftsman-style door at the right (north) end of the façade. Two pairs of four-over-one, wood-sash, Craftsman-style windows at the center of the façade have soldier-course brick lintels. Two front-gabled porches supported by square columns have asphalt shingles in the gables and are tied by a shed roof to create a single, full-width porch that spans the façade. The building is five bays deep with a soldier-course brick watertable, two interior brick chimneys, and an entrance on the right elevation that is accessed by an exterior wood stair. Sanborn maps indicate that the duplex was constructed between 1930 and 1938. It remained residential in use through at least the early 1960s, but is currently a law office.

137-139 North Moore Street

Duplex - c.1934

Contributing Building

Similar in form and detail to the adjacent duplex at 133-135 North Moore Street, the two duplexes were likely constructed concurrently by a single builder. The one-story, hip-roofed, brick duplex has a side gable that spans the façade, extending slightly beyond the right (north) and left (south) elevations. The building is four bays wide with six-light-over-three-panel wood doors at the ends of the façade and two pairs of six-over-one, Craftsman-style, wood-sash windows near the center of the façade. Two two-bay, front-gabled porches, each with asphalt shingles in the gables, are supported by square columns and sawn brackets. The house has single and paired six-over-one, wood-sash windows on the side elevations, some of them boarded or partially infilled, and three interior brick chimneys. Entrances near the rear of the side elevations are accessed by uncovered wood stairs. Sanborn maps indicate that the duplex was constructed between 1930 and 1938. It remains residential in use.

SOUTH MOORE STREET

Southwest corner of South Moore and Carthage streets – VACANT

The parking lot was landscaped in 1993 with a decorative brick wall and integrated benches. It is known locally as Heritage Park.

110 South Moore Street (formerly 112 South Moore Street)

Connor H. Smith Building - 1909

Contributing Building

The only three-story building on South Moore Street, this brick commercial building is topped by a corbelled brick cornice and parapet roof. The storefront features an inset entrance with replacement door flanked by fixed windows on paneled kneewalls. Fluted pilasters are located between the storefront windows, each of which has a one-light transom. A single replacement door on the right (north) end of the façade lead to the upper floors. It has a two-part transom with the lower part boarded. A fabric awning spans the façade below a metal cornice that separates

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the first and second floors. Replacement four-over-four windows at the second-floor and covered window openings at the third-floor level have granite sills and segmental-arch brick lintels. The right elevation has segmental-arch openings (covered) at the third-floor level, above a painted sign on the right elevation reads “Harris & Company-Insurance since 1935.” Harris & Company currently occupies the building. Second and third-floor segmental-arch openings on the left and rear elevations have also been covered. An entrance on the rear elevation is inset in a paneled bay and is flanked by replacement four-over-four windows. The building was constructed by Connor H. Smith, owner of Sanford’s largest lumberyard, in 1909. The 1915 Sanborn map lists a drugstore and lodge hall as the tenants.²² Beginning in the 1950s, the building was occupied by McCracken Electric and Plumbing Company, the business for which the building was named in the 1985 nomination.

118 South Moore Street (formerly 114-118 South Moore Street)

Commercial Building - c.1905, c.1950, c.1960

Contributing Building

This two-story, brick commercial building has a single aluminum-framed storefront and a stuccoed upper floor separated into three bays by projecting pilasters. The storefront features a recessed center bay with two aluminum-framed glass doors separated by a sidelight and topped by a shared transom. The aluminum-framed display windows also have transoms and a flat, metal and fabric awning spans the façade above the storefront. The rear of the building features steel-sash awning windows in segmental-arch brick openings at the second-floor level. A one-story wing, constructed about 1950, extends from the rear.

The building appears on the 1908 Sanborn map as a post office and dry goods store. It originally housed two separate businesses at the first-floor level, but by 1950 was occupied by a single tenant, Sanford Radio Company, and it was likely at this time that the current storefront was installed. A photo from 1914 shows segmental-arch window openings and a decorative cornice with peaked parapet. However, by the 1950s while the upper-level windows remained intact, the cornice had been removed.²³ The windows were likely enclosed and the building stuccoed between 1960 and 1963 when the building no longer hosted upper-level occupants.²⁴

120-132 South Moore Street (formerly 126-132 South Moore Street)

Kimbrell’s Inc. Building – c.1955

Contributing Building

The two-story, seven-bay-wide, brick commercial building replaced earlier buildings on the site that burned in 1954.²⁵ The building features a plain, running-bond brick veneer and grouped, stacked awning windows with concrete sills at the second-floor level, all of which have been covered with metal sheathing, except for the northernmost bay. Two courses of brick each above and below the second-floor windows project slightly to create full-width bands that emphasize the horizontal orientation of the building. The aluminum-framed storefront has two inset

²² Pezzoni, *The History and Architecture of Lee County, North Carolina*, 274.

²³ Haire and Seymour, *Sanford and Lee County*, 22.

²⁴ Haire and Seymour, *Sanford and Lee County*, 63.

²⁵ Personal Communication with Jimmy Haire, October 20, 2020.

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entrances, each with two aluminum-framed doors separated by a sidelight. Fixed, aluminum-framed display windows rest on concrete bulkheads. A full-width, flat-roofed awning spans the building above the storefront. The rightmost bay (120 South Moore) appears to have been constructed between 1955 and 1966 and retains grouped, stacked aluminum-framed awning windows at the second-floor level. The rear of the building features steel-sash six- and twelve-light windows, and replacement doors. Segmental arches near the south end of the rear elevation have been infilled, their presence indicative of an earlier building having been enlarged and altered in the 1950s. The rear of the northernmost bay project slightly and has an upper-level, metal-sheathed passage that connects to an associated warehouse in the center of the block. By 1960 Kimbrell's, Inc., of Sanford occupied the building. The building still retains the words "Appliances Kimbrell's Furniture" on the façade.

120 South Moore Street

Warehouse – c.1912, c.1920

Noncontributing Building

Not listed in the original inventory, this two-story, brick warehouse is located in the center of the block and connected to the rear of 120 South Moore Street via an upper-level, metal-covered walkway. The building was constructed as three separate storage spaces, but has been substantially altered over time. The southernmost section, constructed before 1915, has a slightly higher roofline. Window openings on the west and south elevations have been infilled with brick with the exception of a single window opening at the second-floor level of the south elevation. The east elevation, facing the rear of the buildings on South Moore Street, may have originally been constructed with a storefront, but it has been fully bricked in with the exception of two steel-sash windows. An arched opening at the second floor level has been boarded. The northern part of the building, constructed between 1915 and 1925, features segmental-arch openings that have been largely infilled with brick or altered to accommodate six-light, metal-framed windows. A wide, loading bay and a pedestrian entrance are located near the north end of the east elevation. On the west elevation, segmental-arch openings at the second-floor level have been infilled and the first-floor features altered window openings with six-light, steel-sash windows. An entrance near the center of the elevation has paired doors in a classical, pedimented surround. A large picture window is located to the south of the doors. Painted signs on the exterior walls indicate that the building was used as a furniture show room and furniture storage for Sprott Brothers Furniture Company, which, in the 1950s and early 1960s, and occupied both 118 and 148 South Moore Street.

146 South Moore Street (formerly listed with 148 South Moore Street)

Commercial Building - c.1912, c.1960

Contributing Building

Similar in form and detail to the adjacent building at 148 South Moore Street, the buildings were constructed concurrently, though separately, and always housed separate businesses. The two-story, brick commercial building has an altered storefront, but retains second-floor fenestration and a corbelled brick cornice. The storefront has been largely enclosed with plywood and has two inset entrances at the right (north) end, each with a replacement door with fluted surround. One leads to the upper floor. The transom level has also been covered and the storefront is

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sheltered by a flat awning. Vinyl windows at the second floor have cast-concrete flat-arch lintels with keystones and cast concrete sills. A corbelled brick cornice spans the parapet, above which the words “Frigidaire & Radios—Brown’s” is visible. A two-story wing at the rear is five bays deep and features sixteen-light steel-sash windows on the north and west elevations, though first-floor windows on the north elevation have been covered. A concrete loading dock extends along the north elevation and there is a garage door on the west elevation.

Sanborn maps indicate that the building was constructed between 1908 and 1915, when it appears as a drugstore. By 1950, Brown’s Auto Supply Company, Inc., occupied the building. According to aerial photos, the rear wing was constructed between 1955 and 1966.

148 South Moore Street (formerly listed with 146 South Moore Street)

Griffin Brothers Building - c.1912, c. 1955

Contributing Building

Similar in form and detail to the adjacent building at 146 South Moore Street, the buildings, while constructed concurrently, always housed separate businesses. The two-story, brick commercial building has a replacement storefront, likely installed between 1952 and 1957 when the building became occupied by a single tenant. The inset entrance, centered on the façade, has an aluminum-framed door with sidelight and transom. It is flanked by aluminum-framed display windows on a brick bulkhead. A transom level above the storefront has been infilled with brick. A flat awning spans the storefront. The second floor is eight bays wide with vinyl windows, each with cast-concrete flat-arch lintels with keystones and cast concrete sills. A corbelled brick cornice spans the parapet. The left elevation is blind with the second-floor covered with stucco. The rear of the building has altered windows at the first-floor level and a later, one-story flat-roofed, concrete-block wing at the northwest. The second floor retains segmental-arch openings, one with an original two-over-two wood-sash window.

Sanborn maps indicate that the building was constructed between 1908 and 1915, when it appears as a dry goods store on the north and a furnishings store on the south. Original tile uncovered from the entry (though now inside the building itself) reads “Griffin Bros.” a store which sold men’s and women’s clothing. The building was occupied for a time by Williams-Belk Company. In the 1950s and 1960s, it was occupied by Lee Furniture, then Sprott Brothers Furniture.

West of 148 South Moore - VACANT

Northwest corner of South Moore and Cole streets – 2 VACANT LOTS

North of 300 South Moore Street (formerly 317 Chatham Street)

Atlantic Coast Line Railroad Freight Depot - c.1926, c.1945 **Contributing Building**

Located near the intersection of South Moore and Cole streets, within the railroad right-of-way, is a side-gabled, frame freight depot. The building is four bays wide and five bays deep with a brick pier foundation, board-and-batten sheathing, and a standing-seam metal roof with deep overhangs supported by angled braces. The six-over-six windows have all been boarded. A wood dock extends along the west elevation, accessing two loading bays with diagonally laid batten

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doors. The rear (southern) bay on the left elevation projects slightly, sheltered by the deep eaves. Two loading bays on the east elevation, also have diagonally laid batten doors. The building was extended to the rear (south) between 1938 and 1950. The rear wing is brick construction with a metal roof, deep eaves supported by knee brackets, and two pairs of batten doors on the east elevation. The building was constructed about 1926, replacing an earlier building on the site, constructed in the 1870s that appears on the 1908 and 1915 Sanborn map as the Atlantic Coast Line Railroad Freight Depot.²⁶

300 South Moore Street

Sanford Sash & Blind Company Warehouses - c.1920, c.1978 Contributing Building

Located just south of the Atlantic Coast Line Railroad Freight Depot, the two-part, two-story warehouse is located within the district boundary, but was not included in the original inventory. The north part of the brick warehouse is painted on the north and west elevations and features arched window openings at the upper level of the west elevation and the lower level of the east elevation, most infilled with brick, though they do match the openings shown on an early twentieth-century photo of the complex.²⁷ The flat roof behind the brick parapet has terra cotta coping. Rectangular window openings on the east and west elevations of the south part of the building have also been bricked in. A modern, overhead aluminum door is located at the lower level of the south elevation with vertical metal sheathing at the upper part of the elevation. The same metal sheathing is also located above the bricked-in windows on the east elevation. According to Sanborn maps, a two-part warehouse was constructed in this location between 1915 and 1925 to hold materials for the Sanford Sash & Blind Company—lime and cement in the north part and lumber in the south part. The company closed in 1960 or 1961 and complex, with the exception of this building, was demolished by 1966. Aerial photographs show that the roof of the southern part of the building was altered between 1972 and 1983.

SAINT CLAIR COURT

East of 204 St. Clair Court – VACANT

204 St. Clair Court

WWGP Radio Station Building – c.1957 Contributing Building

Not included in the original inventory, the small, one-story, brick building has a blind façade and terra cotta coping at the parapet. A six-panel door on the right (east) elevation is sheltered by a flat-roofed canopy. Satellite dishes and two radio towers project from the roof of the building, behind the parapet. According to aerial photographs, the building was constructed between 1955 and 1966. The 1957 city directory lists WWGP Radio Station and Sandhills Broadcasting Company on this block.

²⁶ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 280.

²⁷ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 53.

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North of 204 St. Clair Court – VACANT

208-210 St. Clair Court

Sanford Herald Building - 1952, c.1969

Contributing Building

The façade of this two-story, Modernist-style office building is divided into two sections with a two-story, projecting section—likely a stair tower—separating the two. The tower features a stacked-brick bond first floor and a common-bond second floor separated by a cast-stone belt course. The left (west) section has Roman brick at the first floor with a band of double-stacked aluminum-sash awning windows with a continuous cast-concrete sill centered on the bay. The windows are flanked by aluminum-framed glass doors, each with a one-light transom. A flat-roofed awning spans the bay between projecting walls of stacked brick at each end of the bay. An integrated concrete planter is centered on the bay. The right (east) bay has a stacked brick veneer at the first-floor level with a projecting, cast-concrete entrance bay at the left side. The entrance has paired aluminum-framed glass doors with matching sidelights and a three-part transom. The word “Herald” is located within the cast concrete above the entrance. To the right of the entrance is a stacked, aluminum-framed awning window. A flat-roofed awning spans the bay between projecting walls of stacked brick at each end of the bay, the right wall with three square cut-outs. Brick planters flank the entrance. The second-floor level of both bays feature a five-to-one common bond brick exterior, stacked awning windows with concrete sills, and a continuous soldier-course extending the full width of the façade and forming the lintels. Four-light stacked awning windows are also located on the common-bond side elevations. A one-story, flat-roofed wing extends from the right elevation. The façade, which is recessed from the façade of the main building with parking in front, is three bays wide. An aluminum-framed glass door with one-light transom is sheltered by a flat-roofed canopy and flanked by four-light, stacked awning windows. The one-story wing at the right (east) was completed between 1966 and 1972. County tax records date the building to 1952 and aerial photos confirm its construction between 1950 and 1955, with the 1957 city directory listing *The Sanford Herald* newspaper in this location.

NORTH STEELE STREET

114 North Steele Street (formerly 118 North Steele Street)

Rogers Funeral Home/Lee County Public Library - c.1927, c.1955, c.1980

Noncontributing Building

This two-story, brick commercial building features a modified five-to-one common-bond brick veneer with a single soldier-course band below the parapet. The center section of the façade has a two-story, frame entrance bay. At the first-floor level, paired one-light bronze doors with a one-light transom are inset and centered in the bay. They are flanked by fixed windows on paneled bulkheads. The entrance is above street level, accessed by concrete steps within the inset bay. Above the entrance, fixed windows on paneled spandrel panels follow the inset form of the entrance below. Segmental arch windows are located on the right (south) and rear (east) elevations. The left (north) elevation is blind. According to Sanborn maps, the building was

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constructed between 1925 and 1930 as a funeral home. It was designed by L. M. Thompson of Sanford Sash & Blind Company.²⁸ Between 1952 and 1957, the storefront was reconstructed and the building was converted for use as the Lee County Public Library. The current storefront, which replaced an inset storefront and three windows at the second-floor level, was installed after the library relocated to its current building on Hawkins Avenue in 1979.

120 North Steele Street – 2 VACANT LOTS

127-129 North Steele Street (formerly 131 North Steele Street)

Commercial Building - c.1965, c.1985

Noncontributing Building

Located at the northwest corner of North Steele Street and St. Clair Court, the one-story, flat-roofed commercial building features two storefronts. The left (south) storefront has a later stone veneer with a single, aluminum-framed glass door on its right (north) end. The stone veneer wraps around the left elevation. The right storefront has an inset entrance near the right end. Three fixed windows to the left of the entrance are set within an angled, stuccoed wall and rest on a stone-veneered knee wall. A fabric awning shelters the storefront. Tax records date the building to 1965 and aerial photos indicate that the building was constructed between 1955 and 1966. It was renovated to its current appearance about 1985.

130-134 North Steele Street (formerly 132-130 North Steele Street)

Sanford Savings and Loan Building - c.1964

Contributing Building

The diagonal walls of this three-story, Modernist-style building make it distinctive in the district. The building has a three-story, zig-zagged brick wall at the left (north) end of the façade. The right (south) two-thirds of the façade are inset and have a two-story, zig-zagged curtain wall with aluminum-framed glass doors at the first-floor level and fixed aluminum-framed windows above. The third floor is faced with concrete panels and has metal coping at the parapet. The first and second floors of the right (south), nine-bay elevation are also zig-zagged with full-height brick panels on the southeast angled walls and fixed aluminum-framed windows on the southwest walls. The third floor is faced with concrete panels and has a continuous band of fixed aluminum-framed windows with operable awning windows below. Vinyl awnings span the storefront and shelter a drive-up ATM on the right elevation. A two-bay-wide, one-story wing extends from the left elevation has two storefronts. The right storefront (132 North Steele Street) has an inset storefront with zig-zagged, aluminum-framed windows and paired, aluminum-framed glass doors with a shared transom. The upper part of the façade is covered with concrete. An integrated brick planter is located in front of the windows. The left end of the storefront has the same zig-zagged brick as the three-story part of the building, though as a smaller scale. The left storefront (134 North Steele Street) is plain brick with metal coping and a single, aluminum-framed door with sidelights and transom. County tax records date the building to 1960. A 1956 photograph of the Sanford Herald building on St. Clair Court shows the earlier commercial

²⁸ Marilyn Ebken. Sanford Herald. 15 April 1988. "City History-Buildings." Lee County Library Vertical File.

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buildings in this location.²⁹ The building was constructed about 1964 for Sanford Savings and Loan and was later occupied by Capital Bank.³⁰

East of 130-136 North Steele Street – 2 VACANT LOTS

133 North Steele Street

Sanford Auto Supply, Inc., Building - c.1951

Contributing Building

This one-story, painted, five-to-one common-bond brick commercial building has an aluminum-framed storefront featuring paired aluminum-framed glass doors with a shared transom. Flanking the doors are wide, full-height sidelights. At each end of the storefront is a fixed aluminum-framed window on a brick knee wall. A wide sign panel is centered on the parapet, framed by a course of header bricks. The parapet steps down toward the rear of the building and a painted mural on the right (north) elevation depicts the “Fabulous Hudson Hornet.” Four small windows are located near the rear of the right elevation. Tax records date the building to 1951 and city directories confirm its construction between 1950 and 1952. The 1952-1963 city directories list the occupant as Sanford Auto Supply, Inc.

North of 133 North Steele Street – VACANT LOT

136-138 North Steele Street

Commercial Building - c.1952, 2020

Contributing Building

This one-story, brick commercial building is two bays wide with aluminum-framed storefronts and concrete coping at the parapet. The left (north) storefront has an inset entrance near its center. The replacement door has a one-light transom and is flanked by aluminum-framed windows on a concrete bulkhead. The right (south) storefront was replaced in 2020 though retains original display windows on its left end that are parallel and perpendicular to the façade and rest on a concrete bulkhead. The remainder of the storefront is deeply inset with an aluminum-framed glass door with transom near its left end. To the right of the door is a group of six, near-full-height, aluminum-framed one-light windows that appear to be operable. Vertical wood sheathing has been installed around the door and windows. A flat awning extends across both storefronts. The parapet features two brick sign panels, each framed by a course of header bricks, and is topped by concrete coping. The rear (east) elevation has steel-sash windows with brick sills. According to aerial photos, the building was constructed between 1950 and 1955. The 1952 city directory lists the address as part of the adjacent Perry Building next door with McKay’s Ready to Wear as the occupant of 136 North Steele Street. The building is currently being converted for use as a brewery.

140 North Steele Street

Perry Building- c.1952

Contributing Building

²⁹ Haire and Seymour, *Sanford and Lee County*, 64.

³⁰ Personal Communication with Jimmy Haire, October 20, 2020.

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This three-bay, running-bond brick commercial building was constructed between 1950 and 1952. The center one-third of the first floor is inset and features paired one-light wood doors, flanked by less recessed, single one-light wood doors. The outer thirds of the façade have aluminum-framed windows on a stuccoed kneewall that is flush with the facade. A flat-roofed awning spans the entire storefront. The three-bay second floor has paired, stacked aluminum-framed awning windows with concrete sills and sheltered by aluminum awnings with header-course lintels. A wide sign panel framed by a course of header bricks is centered on the parapet with metal coping. The four-bay rear elevation has single, stacked awning windows at the second-floor level and an inset center bay at the first-floor level with paired one-light wood doors. Matching windows are located at the second-floor level of the north elevation. According to aerial photos, the building was constructed between 1950 and 1955. It was constructed by and named for Garland Perry.³¹ The address does not appear in the 1950 city directory. However, by 1952, Perry Building is listed with occupants including Robert Beam (dentist); U.S. Selective Service System Local Board; State Highway & Public Works Commission; W. L. Jewell Co; NY Life Insurance Co; Reserve Life Insurance Co; Star Finance Co; James Byerly (physician), Clair Roberts (optomologist), Lestina's Beauty Salon; Sanford Chamber of Commerce; Carolina Motor Club; and James Overton (insurance).

145-147 North Steele Street (formerly 147 North Steele Street)

Commercial Building - c.1944

Contributing Building

This one-story, painted brick commercial building features a single, wide storefront with aluminum-framed glass doors and windows. The center section of the storefront is recessed and features three separate entrances, each with a one-light transom. The left (south) door is a modern replacement. The other two are one-light wood-framed doors, the right (north) one set in an angled wall. The doors are separated by narrow fixed windows on a wood bulkhead. On each side of the inset entrance are metal-framed windows on a brick knee wall. A flat metal awning spans the full width of the façade. The left (south) elevation is blind and features a Coca-Cola mural. Aerial photos indicate the building was constructed between 1938 and 1950. The 1950 city directory lists the occupant as Progressive Stores Inc. (grocery).

150 North Steele Street

Commercial Building - c.1965, c.1985

Noncontributing Building

This one-story, brick commercial building has a variegated brick veneer and a full-width, inset storefront. The storefront is largely infilled with brick and features a replacement door on the right (south) end and a thirty-two light wood-sash picture window near the center. The rear features a red-brick exterior with three double-hung windows and a single door and is sheltered by a deep, inset carport. Aerial photos indicate that the building was constructed between 1955 and 1966. The address does not appear in the 1963 city directory.

151 North Steele Street (formerly 149 North Steele Street)

Commercial Building - c.1950, c.1990, 2021

Noncontributing Building

³¹ Personal Communication with Jimmy Haire, October 20, 2020.

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This one-story commercial building had a stone veneer that was added after 1985 and removed in 2021 to reveal the underlying brick. The near-full-width inset storefront features an aluminum-framed glass door at the left (south) end and two tall, narrow windows to its right (north), set within an angled wall. The stepped parapet has metal coping. Aerial photos indicate the building was constructed between 1938 and 1950. The 1950 city directory lists the occupants as Carolina Wholesale Florists Inc. and Frank's Florist. The latter remained in the building through at least 1963.

152 North Steele Street

Kenerly Cleaners Building - c.1946

Contributing Building

The one-story, five-to-one common-bond brick commercial building has Art Moderne details including a fluted concrete band above the windows and glass-block sidelights and transom at the entrance. The building is four bays wide and features paired vinyl windows with fabric awnings above a raised concrete foundation. The aluminum-framed glass door in the second bay is sheltered by a flat, metal awning. The left (north) elevation is five bays deep and features sixteen-light steel windows with operable eight-light sashes, covered by security bars. The rear elevation features thirty-six-light steel-sash windows and a sliding door. Tax records date the building to 1946 and the 1950 city directory lists the occupant as Kenerly Cleaners.

153 North Steele Street

Foster Building - 1937

Contributing Building

Located at the southwest corner of North Steele and Gordon streets, the two-story brick building is three bays wide and five bays deep. The building has vinyl windows throughout with cast-concrete windowsills and flat-arch brick lintels with cast concrete keystones and relieving arches. Centered on the façade is a six-panel door with a one-light transom. The classical surround features flat pilasters supporting a wood pediment. Two sign panels in the parapet have cast concrete squares at the corners. The stepped parapet features cast concrete coping and consoles flanking the center section which features a two-part panel that reads "Foster—1937." The right (north) elevation, facing Gordon Street, is five bays deep, matches the façade in detail, and has a crenelated parapet. The 1950 city directory lists the occupant as John F. Foster, physician.

SOUTH STEELE STREET

101-115 South Steele Street

Makepeace Building – 1924, c.1995

Contributing Building

Located at the southeast corner of South Steele and Carthage streets, the two-story, brick commercial building is five bays wide with the bays separated by two-story brick pilasters with limestone capitals. The left (north) bay has an inset corner entrance, the upper part of the wall supported by a replacement brick pier. The entrance has paired aluminum-framed glass doors with a shared one-light transom. It is flanked by fixed windows on a paneled knee wall. The remainder of the bay, as well as the second and fourth bays of the façade, have replacement,

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fixed, wood-sash windows on a brick knee wall with boarded transoms above sheltered by fabric awnings. The center bay, a narrow bay that accessed a stairwell to the upper floor, has paired aluminum-framed glass doors with a shared transom below a stuccoed panel. The right (southmost) bay has a replacement storefront with an inset aluminum-framed glass door with one-light transom. An angled wall of full-height, aluminum-framed windows extends to the left of the door. The transom has been boarded and is sheltered by a fabric awning. Each storefront has a soldier-course brick lintel. Paired windows at the second-floor level have shared limestone sills and soldier-course lintels with limestone cornerblocks. Original sixteen-over-eight wood-sash windows remain in the center and right two bays of the façade. Windows on the left end and on the left elevation are vinyl replacement windows. The parapet features brick sign panels with limestone cornerblocks. The center bay features a single wood window below a limestone sign that reads “1924-Makepeace.” The outer bays have blank brick sign panels and are separated by limestone squares infilled with basketweave-patterned brick. Finials are located between the bays and atop the concrete coping. The left elevation features a replacement storefront at the east end with fixed wood-frame windows on a brick knee wall, a boarded transom, and an adjacent door sheltered by a flat-roofed awning. Nine pairs of replacement windows at the second-floor level are located beneath a soldier-course beltcourse. The rear (east) elevation has replacement doors and bricked-in windows at the first-floor level. The second floor features a combination of replacement and sixteen-over-eight windows. The building appears on the 1925 Sanborn map with a drugstore in the corner bay and other stores in the other four commercial spaces. Lee Drug Store occupied the building from the late 1920s until the early 1980s.³² By 1950, the upper level was occupied by a variety of offices including doctors, dentists, and insurance agents. The storefront modifications date to the 1990s.

102 South Steele Street

Lee Furniture Building - 1926

Contributing Building

This five-story, brick commercial building is three bays wide and five bays deep. The first floor features paired copper-framed storefront windows on wood bulkheads with prism-glass transoms above. The south bay has a single entry door. The center bay of the façade has an inset entrance featuring paired one-light wood doors flanked by copper-framed storefront windows in angled walls. The second floor features paired, replacement casement windows with fixed transoms and metal balcony railings that incorporate the letters “LF.” The windows are roughly one-third the width of the bay with brick panels on each side. A corbelled brick cornice spans the façade and right (north) elevation above the second floor. The third, fourth, and fifth floors have tripartite one-over-one wood-sash windows with concrete sills and soldier-course lintels. Between the bays are brick pilasters made up of stretcher-course brick with header-course bases and capitals. Sign panels in the parapet have cast concrete cornerblocks. The parapet is topped by concrete coping. The right elevation matches the façade, but with single windows on the fifth floor. An entrance in the westernmost bay has an aluminum-framed door with one-light sidelights. The entrance is flanked by narrow windows and sheltered by a fabric awning. The left (south)

³² Haire and Seymour, *Sanford and Lee County*, 109.

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elevation is blind with a “Lee Furniture Co.” sign painted near the top of the elevation. The rear (west) elevation has two-over-two wood-sash windows in an irregular pattern and a painted sign that reads “Sanford Business College.” In 1927, the Lee Furniture Company relocated from Chatham Street to their new building at 102 South Steele Street.³³ The high-rise brick and steel showroom and office building was constructed by Joe W. Stout and completed in 1926.³⁴

106-110 South Steele Street

Commercial Building - c.1925

Contributing Building

This two-story, red-brick commercial building features distinctive grey brick pilasters at each end of the façade, a grey-brick soldier course at the parapet, and grey brick trim around the second-floor windows. Two storefronts, the left (south) twice the width of the right (north) storefront, feature inset aluminum-framed glass doors flanked by aluminum-framed display windows on low brick bulkheads. Fabric awnings shelter the storefronts. Three openings at the second-floor level have paired replacement windows with operable transoms. Between the windows are panels of stacked header-course brick framed with grey brick. The parapet features a higher center portion and concrete coping. Tax records date the building to 1925 and Sanborn maps confirm its construction between 1925 and 1930.

112-114 South Steele Street (formerly 112 South Steele Street)

Stroud-Hubbard Building - 1928

Contributing Building

This two-story, Tudor Revival-style commercial building features a red-brick façade with terra cotta detailing. The storefront features a deeply recessed segmental-barrel vaulted entrance with two aluminum-framed glass doors with one-light transoms. The doors are separated by a projecting copper-framed bay window on a terra cotta bulkhead. Above the doors is a three-part, arched, copper-framed transom that follows the arch of the storefront entrance on the façade. Flanking the entrances are copper-framed display windows with leaded-glass transoms and terra cotta-tiled bulkheads with decorative terra cotta rosettes at its top. Terra cotta pilasters extend two stories on each side of the façade, topped by paneled arches, and terra cotta panels span the arch at the top of the storefront. At the second-floor level, a group of five one-light wood-sash windows with six-light leaded-glass transoms are separated by terra cotta mullions and enframed by terra cotta trim with quoins and a projecting dripcap. Above the windows is a tripartite panel of terra cotta with quatrefoil medallions and shields. The stepped parapet has terra cotta coping. The rear of the building features double-hung windows at the first-, mezzanine, and second-floor levels. In 1910, E. B. Stroud and A. M. Hubbard formed the Stroud-Hubbard Shoe Store and in 1928, the company constructed the current building, designed by L. M. Thompson and built by J. W. Stout and Company, a local building firm.³⁵ The Stroud-Hubbard Company remained in the building through at least the early 1960s.

³³ Haire and Seymour, *Sanford and Lee County*, 39.

³⁴ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 306.

³⁵ Marilyn Ebken. Sanford Herald. 15 April 1988. “City History-Buildings.” Lee County Library Vertical File; Pezzoni, *The History and Architecture of Lee County, North Carolina*, 320.

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116 South Steele Street

Commercial Building- c.1930, c.1990

Noncontributing Building

Built to mimic the stepped parapet of the adjacent building at 112-114 South Steele Street, this two-story brick commercial building was altered with the application of a faux-stone veneer to the façade and the replacement of the storefront. The storefront features an inset replacement door flanked by grouped, fixed windows within an angled brick wall that fills the entire storefront opening. The transom above has been boarded and is sheltered by a fabric awning. At the second-floor level, a group of three fixed, one-light wood-sash windows, installed after 1985, is centered on the facade and flanked by single windows. A herringbone-patterned diamond is centered above the windows in the faux-stone veneer. The rear elevation features replacement double-hung windows, smaller than the original openings, at the second-floor level, and a single door flanked by a small window and a bricked opening. Sanborn maps indicate the building was constructed between 1930 and 1938.

120-124 South Steele Street

Commercial Building - c.1923, c.2010

Contributing Building

This two-story, three-bay, brick commercial building was constructed concurrent with and to match the adjacent building at 128-134 South Steele Street. The building has two inset storefronts, flanked by brick pilasters, and separated by a single two-panel door with one-light transom that leads to the second floor. The right (north) storefront was altered around 2010 with the front wall recessed substantially. The aluminum-framed glass door has a one-light transom and is flanked by fixed windows. Within the inset storefront, original bulkheads remain and serve as raised platforms flanking the entrance and, encircled with metal railings, provide exterior dining space. The left (south) storefront has deeply inset, paired aluminum-framed glass doors with a shared transom and narrow sidelights. The entrance is flanked by metal-framed display windows on a Roman-brick knee wall. Segmental-arched transoms over both storefronts have been boarded and are sheltered by fabric awnings. Four pairs of windows at the second-floor level have been replaced with fixed windows, but retain cast-concrete sills and lintels. Sign panels above each half of the façade have cast concrete cornerblocks and the battlemented parapet has concrete coping. The rear elevation has the same fixed windows at the second-floor level with boarded or replacement windows flanking first-floor entrances. Tax records date the building to 1923 and it appears on the 1925 Sanborn map.

121 South Steele Street

J. C. Penney Company Building - c.1955

Contributing Building

Constructed in the 1950s, this two-story, brick department store is typical of mid-twentieth century commercial development with an emphasis on the horizontal features and orientation of the building. The building features an unadorned running-bond brick veneer with a single soldier course topped by concrete coping at the parapet. The wide storefront, sheltered by a single fabric awning, is divided into three bays that align with the three groups of stacked awning windows at the second-floor level. The center bay is deeply inset with two pairs of aluminum-framed glass

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doors at its center flanked by full-height aluminum-framed windows. The aluminum-framed display windows in the outer two bays rest on tiled kneewalls with brick piers at the corners. Second-floor windows have rowlock sills and headers made up of two rowlock courses. The rear of the building is divided into ten bays, separated by brick pilasters, and has several small, steel-sash windows and a pair of steel doors. According to city directories, the building was constructed between 1952 and 1957 as the J. C. Penney Company department store.

128-134 South Steele Street (formerly 132-134 South Steele Street)

Macks Building – 1923, c.1955

Contributing Building

This two-story, three-bay, brick commercial building was constructed concurrent with and to match the adjacent building at 120-124 South Steele Street. The building has two storefronts, flanked by brick pilasters, and separated by a single one-light wood-framed door with one-light transom that leads to the second floor. The right (north) storefront features an inset, aluminum-framed door with wide sidelights. The door is flanked by replacement display windows on brick kneewalls. The transom above is boarded and sheltered by a fabric awning. The left (south) two-thirds of the building has a single first-floor storefront and interior occupant. The storefront features an inset entrance with two pairs of aluminum-framed glass doors separated by a fixed display window. The entrances are flanked by aluminum-framed windows on a terrazzo-covered bulkhead. The mid-twentieth-century storefront is also framed by terrazzo panels and sheltered by a wide, flat, aluminum awning. Seven pairs of windows at the second-floor level have been replaced with fixed windows, but retain cast-concrete sills and lintels. Three sign panels have cast concrete cornerblocks, the center one with a cast-concrete diamond within it, and the battlemented parapet has concrete coping. A deep, one-story, brick addition is located at the rear (southwest) corner. It has a running-bond brick veneer, very small metal-framed windows and an entrance flanked by wide sidelights and sheltered by a pent roof. Tax records date the building to 1923 and it appears on the 1925 Sanborn map. The south end was long occupied by Mack's 5, 10, and 25-cent stores. The rear wing, and likely the storefront, was constructed between 1955 and 1966 with the 1957 city directory listing the entire building as the Macks Building with a variety of offices at the second-floor level and within the rear addition (which currently has a 133 South Horner Boulevard address).

129 South Steele Street (formerly 127 South Steele Street)

National Bank of Sanford - c.1959

Contributing Building

This two-story, steel-framed bank building is one of the most overtly Modernist-style buildings in downtown Sanford. The exposed steel structure is five bays wide and seven bays deep with glass curtain walls across the façade and in the first bay of the left (north) elevation. Centered on the façade are paired aluminum-framed doors with narrow sidelights and a shared, full-width transom. A full-width, flat-roofed awning spans the façade. The rear six bays of the left elevation feature full-height blonde-brick panels between the steel structure with three window openings, each with fixed windows below steel headers. At the rear (east) end of the elevation is a one-light window and an aluminum-framed glass door with sidelights and transom. The rear (east)

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elevation is blind. Tax records date the building to 1959 and the National Bank of Sanford is listed at this address beginning in 1960.

133-141 South Steele Street

Commercial Building - c.1925

Contributing Building

This three-bay, painted-brick commercial building features paired storefronts on each side of a central door that leads to the upper floors. All four storefronts have been substantially altered, though the left (north) storefront does retain an original four-part, transom with four-light Craftsman-style panes. That storefront features an aluminum-framed door and aluminum-framed windows with spandrel panels below that extend to the sidewalk. The second storefront (135 South Steele) has paired one-light wood doors, flanking leaded-glass windows, and vertical plywood in the remainder of the bay with structural glass at the transom level. A one-light wood-sash door with transom leads to the second floor. At the right (south) end of the building are two storefronts, each set within larger bays that have been infilled with diagonal and vertical wood sheathing. The left features an inset entrance and fixed windows. The right has an aluminum-framed glass door with wide sidelights. At the second-floor level, faux half-timbering noted in the original nomination has been removed revealing six pairs of original one-over-one wood-sash windows. Each bay has a projecting brick lintel with concrete keystones, concrete sill, and concrete quoins. Three sign panels at the parapet are framed by projecting courses of brick. The rear of the building has altered door openings and replacement upper-level windows. A one-story, concrete-block wing is located near the north end of the elevation. Tax records date the building to 1925 and the building appears on the 1925 Sanborn map. The south end was occupied by Efirds Department Store from the 1930s through the 1950s.³⁶

138-140 South Steele Street

Belk Building – c.1920, c.1960

Contributing Building

This two-story, blonde-brick commercial building has a single, wide storefront and is ten bays wide at the second floor. The storefront is almost entirely inset and features two pairs of aluminum-framed glass doors with shared transoms flanking a wide, aluminum-framed display window. The doors are flanked by aluminum-framed display windows on brick bulkheads. Only the outermost display windows are flush with the façade. The storefront is sheltered by a full-width pent roof covered by a fabric awning supported by a single square post at the center of the façade. The storefront is flanked by brick pilasters with cast concrete capitals at the first-floor level. Replacement second-floor windows are double-hung with cast concrete sills and splayed lintels with keystones. A wide sign panel in the parapet has basketweave brick and cast concrete cornerblocks. Four smaller brick panels with the same basketweave pattern are located in the parapet, above the sign panel, and flanked by T-shaped cast concrete motifs. A wing on the rear (west) elevation, constructed between 1955 and 1966, has an inset entrance, paired aluminum-framed glass doors, with an adjacent aluminum-framed window, both sheltered by a tall, copper-covered pent roof. According to Sanborn maps, the building was constructed between 1915 and

³⁶ Haire and Seymour, *Sanford and Lee County*, 69.

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1925. The Belk Department store occupied the building in the 1950s and the original nomination indicates that it was in this location as early as the mid-1920s.

**142-144 South Steele Street and 218 Wicker Street (formerly 142 South Steele Street)
Rose's Five & Ten Cent Store - c.1925, c.1955 Contributing Building**

This two-story, brick commercial building is L-shaped in plan with storefronts facing both South Steele and Wicker streets. The South Steele façade features a single, wide storefront and a broad expanse of Roman brick covering the windowless second floor. The center part of the storefront is inset, supported by a square column in the center of the façade. It features two pairs of aluminum-framed glass doors separated by a wide, two-part, aluminum-framed display window on a terrazzo-tiled bulkhead. Flanking the inset entrance, display windows are angled and rest on a terrazzo-tiled bulkhead. The word "Rose's" is inlaid in the terrazzo floor at the entrance. A flat awning spans the storefront.

The two-story, brick building that faces Wicker Street to the south has a three-bay storefront and four replacement one-light fixed windows at the second floor. The left (west) bay of the storefront is inset with paired aluminum-framed doors flanked by fixed windows. The right (east) two bays have fixed aluminum-framed windows and the entire first floor, surrounding the storefront is covered with tile and sheltered by a fabric awning. The stepped parapet has concrete coping. The right elevation is blind. The two buildings are connected by a brick wing at the second-floor level covering a loading area below.

The building footprint that faces South Steele Street appears on the 1925 Sanborn map and the Wicker Street building was constructed between 1925 and 1930. According to aerial photos, the building was enlarged to the rear and connected to the building at 218 Wicker Street between 1950 and 1955. The façade likely dates to that era as well with Rose's listed at this address in the 1957 city directory.

**143-147 South Steele Street
Commercial Building - c.1925, c.1955 Contributing Building**

This two-story, brick commercial building features a mid-twentieth-century façade with two storefronts below a faux-stone veneer. The left (north) storefront is wider, fully inset, and features an aluminum-framed glass door with wide, full-height sidelights. Small, wood-sash display windows, each topped by a flared pent roof, flank the entrance and the entire bay is covered with vertical plywood. The right (south) storefront is also inset and features an aluminum-framed glass door with one-light transom. It is flanked by aluminum-framed display windows on a faux-stone-covered knee wall. Both storefronts are sheltered by a flat-roofed fabric-covered awning. The right elevation is red brick with terra cotta coping at the parapet and a Coca-Cola mural. The rear elevation has been altered with the enclosure of several original openings and has a one-story, shed-roofed wing. Tax records date the building to 1925 and it appears on the 1925 Sanborn map. Between 1952 and 1957, the building was divided to serve two separate businesses, both clothing stores, and the Permastone façade likely dates to that change.

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148 South Steele Street

Commercial Building - c.1930

Contributing Building

This one-story, painted brick commercial building features a single storefront with brick above and concrete coping at the parapet. The storefront has an inset entrance with paired one-light, aluminum-framed doors with a shared transom. The doors are flanked by display windows on a brick bulkhead. The transom has been covered with wood panels and is sheltered by a fabric awning. Tax records date the building to 1923 and the building appears on the 1925 Sanborn map.

152 South Steele Street (formerly 204 Wicker Street)

Wilrik Hotel – 1925, c.1970, c.1997

Contributing Building

The tallest and one of the most architecturally distinctive early-twentieth century commercial buildings in Sanford, the Wilrik Hotel is an example of Commercial Style architecture, with the multi-story building divided into three parts, referencing the three parts of a classical column. The two-story base is constructed of limestone with a projecting limestone cornice at its top. The base is six bays wide and seven bays deep with tripartite, one-over-one wood-sash windows. Windows at the second-floor level have arched openings. The entrance, located near the south end of the façade has paired aluminum-framed glass doors with narrow sidelights and a three-part transom. The entrance is sheltered by a flat-roofed awning with decorative metalwork and accessed by concrete stairs and a concrete ramp. The site slopes down to the rear (west) revealing a basement level on the south elevation that has replacement, paired vinyl windows. The third, fourth, and fifth floors are twelve bays wide and fourteen bays deep with a running-bond brick exterior and one-over-one wood-sash windows with limestone sills and soldier-course headers. The third and sixth bays on the left elevation have inset brick panels in lieu of windows. The sixth floor matches the lower floors but is separated from them by a limestone beltcourse that forms the sill of the sixth-floor windows. A soldier-course band forms a continuous lintel just below a pent roof at the parapet. The pent roof has terra cotta tile and is supported by sawn brackets with inlaid diamond shaped stones between each. The right (north) elevation is three bays deep with single one-over-one wood-sash windows and a faint “Hotel Wilrik” sign painted at the parapet. A modern, brick elevator tower is located on the rear elevation. Constructed in 1925, the building was designed by C. Gadsden Sayre of Greensboro and constructed by Joe W. Stout & Company of Sanford. Initial commercial tenants included the Sanford Chamber of Commerce on the first floor and four barbers at the basement level.³⁷ The building was converted to county offices in the 1960s and was renovated again in the late 1990s, to serve as housing.

155 South Steele Street

First Federal Savings and Loan Association of Sanford - c.1959 Contributing Building

Located at the northeast corner of South Steele and Wicker streets, this two-story, flat-roofed, Modernist-style bank replaced a group of early-twentieth century commercial buildings at this

³⁷ Pezzoni, *The History and Architecture of Lee County, North Carolina*, 304.

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corner. The façade is a ten-bay-wide, aluminum-framed, glass curtain wall with opaque spandrel panels between the floors. Paired aluminum-framed glass doors with a shared transom are centered on the facade. The flat roof projects beyond the façade as a full-width covered entrance supported by full-height brick piers. The side elevations are Flemish-bond brick. The center section of the left (north) elevation has a glass curtain wall matching that on the façade. The right (south) elevation, facing Wicker Street, is identical, though with an entrance centered in the curtain wall and sheltered by a flat-roofed canopy. The rear (east) elevation has a drive-up teller window. In 1981, the building was connected to the neighboring building to the east (130 Wicker Street), also constructed in 1981, by a second-floor covered walkway. The building is set back from the sidewalk with low brick planters extending along the sidewalk on both street-facing elevations and concrete stairs leading to both entrances. According to city directories, the bank was constructed between 1957 and 1960 and aerial photos confirm its construction between 1955 and 1966.

200-204 South Steele Street (formerly 200 South Steele)

Commercial Building - c.1946

Contributing Building

Located at the southwest corner of South Steele and Wicker streets, the two-story, brick commercial building has a corner entrance that faces the intersection. The building has a six-to-one common-bond brick exterior, painted at the first-floor level, with projecting brick beltcourses, one that serves as a continuous sill for the second-floor windows, and two in the parapet. Paired aluminum-framed glass doors with a shared transom are located at the inset corner entrance, which is supported by a full-height brick pier. A large, aluminum-framed display window is centered on the façade, sheltered by a fabric awning, with a single door with one-light transom at the left (south) end. One-over-one wood-sash windows at the second floor are paired in the center two bays. On the right (north) elevation, facing Wicker Street, is a display window to the west of the entrance, a large painted mural, and a lower-level storefront at the west end of the elevation. This storefront features an aluminum-framed glass door with a two-part display window to its left. An original six-over-six wood-sash window is located above the storefront. Five pairs of one-over-one wood-sash windows, each with fabric awnings, are located at the second floor level. Tax records date the building to 1946. Aerial photos confirm its construction between 1938 and 1950.

206-208 South Steele Street (formerly 210 South Steele Street)

Commercial Building- c.1943

Noncontributing Building

This one-story, brick commercial building has been substantially altered with the enclosure of the two original storefronts with brick. Each now contains a modern paneled door and a single fixed window. A fabric awning shelters the two doors. Tax records date the building to 1943. Aerial photos confirm its construction between 1938 and 1950.

211 South Steele Street

Commercial Building - c.1956, c.1978

Noncontributing Building

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This one-story, brick commercial building was substantially altered with the construction of a second floor. The first floor features a Roman-brick veneer and a band of concrete at the top of the original parapet. Located off-center within the Roman brick, the replacement storefront has an inset aluminum-framed glass door with sidelights. The door is flanked by full-height, aluminum-framed display windows and the entire storefront is sheltered by a fabric awning. The later second floor has a running-bond brick veneer and four narrow, fixed windows with brick sills. Tax records date the building to 1956 and aerial photos confirm its construction between 1955 and 1966. The second floor appears to have been added between 1972 and 1983.

212 South Steele Street

Commercial Building - c.1944

Contributing Building

This one-story, brick commercial building has an inset, aluminum-framed storefront and concrete coping at the parapet. The storefront features an aluminum-framed glass door with a one-light transom and full-height windows to its left (south). It is sheltered by a fabric awning. The parapet steps down toward the rear of the building with terra cotta coping. Aerial photos indicate the building was constructed between 1938 and 1950.

South and West of 212 South Steele Street – VACANT LOT

213-219 South Steele Street

Commercial Building – c.1955

Contributing Building

This wide, one-story, brick commercial building is three bays wide with a distinctive, orange-brick façade with projecting dark-brown, header bricks creating a grid pattern at the upper part of the façade. The left (north) storefront is fully inset and features an aluminum-framed glass door with one-light transom and flanked by aluminum-framed display windows. In front of each window is an integrated brick planter. The center bay, separated from the outer two bays by full-height brown brick walls, is also inset and features paired aluminum-framed doors with a shared transom. The right (south) bay has a centered aluminum-framed door with narrow sidelights and a one-light transom. It is flanked by aluminum-framed clerestory windows on a stacked-bond brick wall with integrated brick planters below the windows. According to aerial photos, the building was constructed between 1955 and 1966. The auto repair shop that appears on this site on the 1938 Sanborn map and is listed in the 1950 city directory, was replaced by Bankingport Insurance by 1957.

214 South Steele Street

Commercial Building - c.1977

Noncontributing Building

This two-story, brick office building has an inset storefront, a single wide window opening at the second-floor level with a band of four fixed, aluminum-framed windows, and concrete coping at the parapet. The storefront features an aluminum-framed glass door at each end of the façade, each with a one-light transom. Full-height aluminum-framed display windows are located adjacent to the right (north) door. The storefront and the second-floor windows are both sheltered by fabric awnings. The right elevation has a single window at the second floor and terra cotta

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coping at the parapet. Aerial photos indicate the building was constructed between 1972 and 1983.

Northwest corner of South Steele and Cole streets – VACANT (parking lot)

225 South Steele Street

Lee County Courthouse Annex - c.1936

Contributing Building

Located at the northeast corner of South Steele and Cole streets, this two-story, side-gabled, Colonial Revival-style building was constructed as a courthouse annex, but is currently used as the Lee County Board of Elections. The building is seven bays wide and three bays deep with a Flemish-bond brick exterior and parapeted gable ends with false chimneys. An inset entrance is centered on the façade and features an aluminum-framed door with narrow sidelights and an original six-light wood transom. A classical surround frames the entrance bay with fluted pilasters supporting an arched pediment. The entrance is accessed by a brick stair with metal railings. Replacement, twelve-over-twelve windows on the first floor have segmental-arch brick lintels with cast concrete keystones. A projecting rowlock beltcourse forms a continuous sill for the replacement six-over-six windows at the second-floor level. A wood cornice spans the façade above the second-floor windows. The left (north) elevation is obscured by the adjacent building. The right (south) elevation, facing Cole Street, features a centered entrance bay with round-brick arch with cast concrete springers and keystone. The bay has been infilled with wood and an exterior stair removed. Windows on this elevation match those on the façade and there is an arched brick opening in the gabled that has been infilled with wood. An original one-story, flat-roofed wing is centered on the rear (east) elevation. It is four bays deep with the windows matching the first-floor windows of the main block of the building. Entrances at the rearmost bays of each side elevation have matching segmental arches. The north entrance has been boarded and the south entrance has a replacement wood door accessed by a wood ramp that covers the original concrete stairs. Sanborn maps indicate that the building was constructed between 1930 and 1938 as the Lee County Courthouse Annex and, according to local historian Jimmy Haire, the building was constructed by the Works Progress Administration in 1936 or 1937. It originally held a courtroom, agricultural extension agent, home economics agent, and a number of other county offices.³⁸ The building later served as the Lee County Library and is currently the Lee County Board of Elections.

WICKER STREET

100-102 Wicker Street and 152-160 South Moore Street (formerly 100 Wicker Street)

National Bank of Sanford – c.1947

Noncontributing Building

Located at the northwest corner of Wicker and South Moore streets, this two-story, brick commercial building has been substantially altered with the installation of second-floor windows that are smaller than the original openings, and the alteration of all of the storefronts. The

³⁸ Personal Communication with Jimmy Haire, October 20, 2020.

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building is five bays wide with a corner storefront at the right (northeast) end of the façade that has been enclosed with brick. The replacement storefront to the left (southwest) features paired aluminum-framed doors with a shared transom with a four-part picture window on a brick knee wall to its right. A one-light-over-two-panel wood door at the left (southwest) end of the façade has a multi-light fanlight. To its right is an inset storefront with paired aluminum-framed doors and full-height aluminum-framed windows. Near the center of the façade is a group of aluminum-framed windows on a brick knee wall. The transoms above all of the storefronts have been enclosed. The second floor features single and paired vinyl windows that are smaller than the original openings, which have brick sills and soldier-course lintels. Near the center of the right (northeast) elevation are paired aluminum-framed doors with a shared transom sheltered by a fabric awning. To its left is an aluminum-framed window on a brick knee wall. To the north are a series of bricked-in openings. At the north end of the elevation is a one-light-over-two-panel wood door with paneled sidelights and a multi-light fanlight. According to Sanborn maps, a building was constructed on the site prior to 1908 as a three-story building and initially housed a bank at the corner as well as a drugstore, dry goods store, and an opera house. The building, which housed the 1933 National Bank of Sanford, burned in 1947 and the current building was constructed soon after and housed the National Bank of Sanford through at least 1963. A concrete façade treatment noted in the original nomination has been removed.

101-109 Wicker Street (formerly 101-107 Wicker Street)

Commercial Building – 1887-1888, c.1920

Contributing Building

Located at the southwest corner of Wicker and South Moore streets, this two-story, brick commercial building is five bays wide with a lower, one-story bay with enclosed second-floor addition on the left (northeast) elevation. The two-story part of the façade is divided into thirds with the left two thirds each containing a single storefront with paired windows above. The storefronts are separated by brick pilasters and retains prism-glass transoms, though the storefronts themselves have been infilled with replacement doors, fixed windows, and flush paneled sheathing. The right (southwest) one-third of the building has two entrances flanking a fixed window with seven-light transom on a brick kneewall. An original prism-glass transom is located above the window, which is sheltered by an aluminum awning. The left entrance is a one-light wood door with an enclosed transom below a brick panel. The right entrance is a replacement one-light-over-two-panel door sheltered by a gabled roof on knee brackets, all below a brick panel. The second floor features replacement, fixed windows, paired on the left end of the façade, with rowlock sills and soldier-course lintels. The parapet features a wide, basketweave panel with soldier-course bands above and below. The leftmost bay, originally one-story in height with an open second floor, has basketweave brick panels above the single storefront on the façade and three bays on the left elevation. The first-floor bays are separated by projecting brick pilasters and all have been infilled with brick or wood with double-hung windows. An original parapet has a soldier-course band at the top with projecting corbelling, mirroring the capital at the top of the pilasters. A second floor was enclosed after the original construction and features plywood sheathing with single double-hung windows, each bay separated by a stuccoed pilaster. The shallow hipped roof is supported by sawn brackets in the

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eaves. The east elevation of the two-story section of the building retains decorative brick corbelling at the parapet and segmental-arch window openings at the first- and second-floor levels. First-floor windows have been bricked in, though one two-over-two wood-sash window remains at the second floor. The rear elevation has a parapet that steps down to the west and a painted mural that reads “Snowdrift for Cakes, Bread, Pastry, Frying.” A one-story, brick wing extends from the southwest corner of the building.

The building, the first brick commercial building to be constructed in Sanford, dates to 1887-1888 and originally faced Moore Street and the railroad tracks.³⁹ The building was remodeled to its current configuration between 1915 and 1925. However, detailing on the second-floor level of the east elevation remains from the façade of the earlier, three-bay commercial building that faced South Moore Street and is present on the 1908 Sanborn map.

111-113 Wicker Street

Commercial Building - c.1920

Contributing Building

This one-story, two-bay, brick commercial building features detailing matching the adjacent building at 101-109 Wicker Street and was very likely constructed concurrent with the renovation of that building. The two bays are separated by a brick pilaster and each features an inset entrance near the center of the façade. The left (east) entrance is a fifteen-light French door with a one-light transom. The right (west) entrance is a one-light wood door with boarded transom. Flanking the entrances are original, fixed display windows on brick kneewalls. A single fabric awning spans the façade, sheltering both storefronts. Two basketweave panels at the parapet are topped bay a soldier-course band below the brick coping. Windows at the rear of the building have been boarded. Tax records date the building to 1920 and Sanborn maps confirm its construction between 1915 and 1925. City Dry Cleaners and Tailors operated out of the building in the 1940s and 1950s.⁴⁰

115-119 Wicker Street

Commercial Building - c.1927

Contributing Building

This one-story, two-bay brick commercial building has a decorative curved parapet with concrete coping. Each storefront features an inset, aluminum-framed glass door with one-light transom that is flanked by aluminum-framed display windows on brick knee walls. Each has a boarded transom and is sheltered by a fabric awning. A soldier course below a projecting header course spans the storefronts. An inset sign panel is centered on the parapet and flanked by diamond-shaped, basketweave panels. Pilasters at each end of the façade are capped by concrete capitals. The rear (south) elevation features twenty-light steel-sash windows, a replacement door with boarded transom, a boarded loading bay, and a stepped parapet with terra cotta coping. According to Sanborn maps, the building was constructed between 1925 and 1930.

121-127 Wicker Street (formerly 127 Wicker Street)

³⁹ Haire and Seymour, *Sanford and Lee County*, 22.

⁴⁰ Haire and Seymour, *Sanford and Lee County*, 51.

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Commercial Building - c.1928

Contributing Building

This two-story, four-bay brick commercial building features three equal-sized storefronts and a single entrance to the second floor. The latter, located in the second bay from the right (northeast), is an inset one-light-over-three-panel wood door with a six-light transom in an arched bay. The right storefront is fully inset and features an aluminum-framed glass door with one-light transom. To the right of the door are full-height, fixed aluminum-framed windows. The center storefront has an inset one-light wood-framed door with a one-light transom on its left end. To the right of the door are fixed display windows on an angled brick bulkhead. The leftmost storefront has a centered inset entrance with a one-light-over-one-panel wood door with one-light transom. It is flanked by metal-framed display windows on a brick kneewall. Each storefront has a boarded transom and each is sheltered by a fabric awning. Vinyl windows at the second floor are both single and paired. A projecting rowlock course forms a continuous sill and a soldier-course band forms a continuous header. There is a projecting corbelled cornice in the parapet, which is topped by a soldier course and terra cotta coping. Window and door openings on the rear elevation have been largely bricked in. According to Sanborn maps, the building was constructed between 1925 and 1930.

130 Wicker Street

Office Building - c.1981

Noncontributing Building

This three-story, brick and glass office building has a stepped façade that steps back to the left (northwest). The building has a brown-brick veneer with a blind right (northeast) elevation and right bay on the façade. A full-height inset bay at the right end of the façade has a metal door. The center portion of the façade is a metal-framed, glass curtain wall that extends up to a wide vinyl-covered fascia at the flat, metal roof. There is an aluminum-framed glass door on the left elevation, below a second-floor glass-covered walkway that connects to the rear of the bank at 155 South Steele Street. Behind the covered walkway is a tall, rectangular wing with no windows and only a single, metal door on its façade. Tax records date the building to 1981 and aerial photos confirm its construction between 1972 and 1983. It was listed with (as an addition to) 155 South Steele Street in the original inventory, though stands on a separate parcel.

131-133 Wicker Street

Commercial Building - c.1920

Contributing Building

This two-story, two-bay brick commercial building has a six-to-one common-bond exterior and full-height brick pilasters separating the bays. The right (southwest) bay has an original storefront with inset, paired, one-light, wood-framed doors with a shared one-light transom. It is flanked by copper-framed display windows on a brick bulkhead. The left (northeast) bay has paired replacement twenty-five light French doors with a boarded transom. They are flanked by display windows on a brick bulkhead. Both storefronts have transoms covered with vinyl sheathing and sheltered by fabric awnings. Lintels above each storefront consist of two soldier courses topped by a rowlock course. Paired vinyl windows at the second-floor level have rowlock sills and lintels with a soldier course topped by a rowlock course. There is brick corbelling at the parapet, which has been heightened by the addition of three courses of brick and

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terra cotta coping. According to Sanborn maps, the building was constructed between 1915 and 1925.

**137-139 Wicker Street and 209 South Steele Street
(formerly 209 South Steele Street - 137 Wicker Street)**

Bowers Building - 1927

Contributing Building

Located at the southeast corner of Wicker and South Steele streets, this two-story, blonde-brick commercial building has classical terra cotta detailing. The building is five bays wide with the outer two bays projecting slightly and the center three bays separated by projecting brick pilasters with terra cotta capitals. An aluminum-framed glass door at the left (east) end of the façade has a one-light transom and is sheltered by a fabric awning. A door opening on the right (west) end of the façade has been boarded. The center bay is inset and sheltered by a fabric awning. It features vertical wood sheathing in the center section, flanked by one-light, aluminum-framed glass doors with one-light transoms and full-height display windows. The second and fourth bays have fixed display windows on brick knee walls, boarded transoms, and the fourth bay has a fabric awning. Second-floor windows are vinyl replacements. Brick panels below each window indicate that the window openings may have been shortened early in the history of the building. The windows have cast concrete sills and soldier-course lintels. A terra cotta cornice with egg-and-dart molding spans the middle three bays with terra cotta coping above the projecting outer bays. A terra cotta shield is centered above the cornice and the parapet is topped by cast concrete coping. The second floor of the fifteen-bay right elevation, facing South Steele Street, matches the façade in its detailing. The first floor features glass-block in the upper part of the front seven bays (the next two having been covered, and all with brick infill in the lower part of the window openings. The rearmost bay features a replacement storefront with an inset aluminum-framed door flanked by display windows on a brick kneewall. An original prism-glass transom is sheltered by a fabric awning. To the left of the storefront is a single pedestrian entrance and an inset door with an adjacent display window on a stuccoed halfwall. A fabric awning shelters this storefront beneath a one-light transom. The Bowers Building was constructed in 1927 and housed the Post Office from 1927 to 1937, when the WPA constructed a new building on Carthage Street.⁴¹

211 Wicker Street (formerly part of 211-221 Wicker Street)

Commercial Building - c.1947

Contributing Building

This two-story, mid-twentieth-century, brick commercial building features a single, wide storefront with four bays at the second-floor level. The storefront has paired aluminum-framed glass doors with a shared one-light transom. It is flanked by near-full-height aluminum-framed windows on a low brick bulkhead. A transom has been covered with metal sheathing and is sheltered by a fabric awning. Eight-light steel-sash windows at the second floor have operable four-light sashes and cast concrete sills. The stepped parapet has concrete coping. Window and door openings on the rear elevation have all been bricked in. Tax records date the building to

⁴¹ Haire and Seymour, *Sanford and Lee County*, 44.

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1947 and aerial photos confirm the buildings construction between 1938 and 1950. The 1950 city directory lists the occupant as Dossenbach's Finer Furniture.

214 Wicker Street - VACANT

215 Wicker Street (formerly part of 211-221 Wicker Street)

Seymore Building - 1924

Contributing Building

The earliest and most detailed building on this side of the block, the two-story, brick commercial building was historically three bays wide at the first floor, though the centered entrance, which accessed the second floor, has been bricked in. Both storefronts have aluminum-framed glass doors with adjacent aluminum-framed windows on brick bulkheads. Transoms have been covered with opaque panels and are sheltered by fabric awnings. The first-floor level of the façade, up to the second-floor windowsills, has been painted. One-over-one wood-sash windows at the second floor have cast concrete sills and soldier-course lintels with concrete cornerblocks. Brick pilasters flanking the center bay have concrete capitals. Sign panels above each storefront have concrete cornerblocks and inlaid concrete diamonds in their centers. At the center of the stepped parapet is a cast concrete panel that reads "1924-Seymore." Segmental-arch door and window openings on the rear elevation have been infilled with brick. Constructed in 1924, by the 1950s, the building was occupied by Bowen Office Equipment Company.

218 Wicker Street – See entry for 142-144 South Steele Street

221 Wicker Street (formerly part of 211-221 Wicker Street)

Commercial Building - c.1944

Contributing Building

This two-story, yellow-brick commercial building has a single storefront and four windows at the second-floor level. The storefront features paired, aluminum-framed glass doors, inset at the center of the façade with a shared one-light transom. The doors are flanked by aluminum-framed windows on a brick bulkhead. Opaque panels have replaced the original transom and are sheltered by a fabric awning. Fixed four-light, horizontal-paned, metal windows at the second-floor level have concrete sills and fabric awnings. Concrete coping tops the plain parapet. Window openings on the rear (southeast) elevation have been altered or bricked in. Aerial photos indicate the building was constructed between 1938 and 1950.

223 Wicker Street

Commercial Building - c.1944

Contributing Building

Constructed concurrent with the adjacent building at 221 Wicker Street, this two-story, yellow-brick commercial building has a replacement storefront and three four-light metal-framed awning windows at the second-floor level. The storefront features an inset aluminum-framed glass door with wide sidelight and transom. To its left (northeast) is a boarded bay, likely originally a door to the upper floor. To the right of the entrance is an aluminum-framed window on a red-brick knee wall. A flat-roofed, metal awning shelters the right part of the storefront. Second-floor windows have concrete sills and soldier-course lintels. Matching windows are

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located at the second-floor level of the right (southwest) elevation, sheltered by aluminum awnings. The rear elevation has three-light metal-framed windows and a single replacement door sheltered by an awning. Aerial photos indicate the building was constructed between 1938 and 1950.

224 Wicker Street

Commercial Building - c.1944

Contributing Building

Typical of mid-twentieth-century commercial buildings, this one-story, running-bond brick commercial building has an aluminum-framed storefront and an unadorned brick parapet with terra cotta coping. The storefront is fully inset with an aluminum-framed door with transom flanked by full-height windows. A later metal awning spans the storefront. The rear elevation has a wide fixed window and paired, paneled doors in a former loading bay. Aerial photos indicate the building was constructed between 1938 and 1950.

225 Wicker Street

Commercial Building - c.1940

Contributing Building

This one-story, painted brick commercial building has a single storefront and a plain brick parapet with terra cotta coping. The storefront has an aluminum-framed glass door at the left end with a one-light-over-opaque-panel sidelight. To its right (west) is a two-part, aluminum-framed window on a brick kneewall. The transom has been boarded and is sheltered by an aluminum awning. Aerial photos indicate the building was constructed between 1938 and 1950 and it predates the building to its immediate left (east).

226-232 Wicker Street (formerly 232 Wicker Street)

Commercial Building - c.1925

Contributing Building

This one-story, three-bay commercial building has a painted brick exterior with a curved parapet with concrete coping. The left (west) bay is a glass-block window. The center bay features a storefront with an inset entrance with paired aluminum-framed doors with a shared transom. The doors are flanked by aluminum-framed windows on a brick kneewall. The transom above has been infilled with opaque panels and is sheltered by a metal awning. The right (east) storefront features an inset entrance on its right end, an aluminum-framed door with a sidelight and transom. To its left are display windows that overhang a tiled bulkhead. This storefront is also sheltered by a metal awning. The rear (north) elevation has paired aluminum-framed doors with a shared transom and flanking aluminum-framed windows on a brick kneewall. To its east is a single window and an overhead garage doors, all sheltered by metal awnings. Tax records date the building to 1925 and the building appears on the 1925 Sanborn map.

229 Wicker Street

Commercial Building - c.1945

Contributing Building

This one-story, yellow-brick commercial building has an inset entrance at the left (east) end that has paired nine-light-over-two-panel wood doors with a shared transom. The doors are flanked by aluminum-framed windows on a yellow-brick kneewall. The transom has been covered with

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paneled wood. An original stepped parapet was been squared off with red brick to accommodate a late-twentieth-century façade covering that has since been removed. The parapet steps down to the rear of the building with terra cotta coping. Altered door and window openings on the east elevation open to an alley with outdoor seating. A tall, brick wing at the rear has two garage doors and a metal pedestrian door on the south elevation with three small double-hung vinyl windows at the second-floor level. Tax records date the building to 1948 and aerial photos indicate the building was constructed between 1938 and 1950.

233 Wicker Street

Commercial Building - c.1950

Contributing Building

Constructed concurrent with the adjoining building at 235 Wicker Street, this one-story, Roman-brick commercial building has a single storefront and concrete coping at the parapet. The storefront features an inset, aluminum-framed glass door with transom at its left (east) end. To its right (west) is an angled, four-part, aluminum-framed window on a brick kneewall. The storefront sheltered by a fabric awning. Aerial photos indicate the building was constructed between 1938 and 1950.

234 Wicker Street (formerly 234-238 Wicker Street)

Commercial Building- c.1944

Contributing Building

This two-story, brick commercial building features two storefront bays and six eight-light, metal-framed windows at the second-floor level, each with soldier-course lintels. The right (east) storefront has a single aluminum-framed glass door with transom and an aluminum-framed display window on a brick bulkhead to its right. The left (west) storefront is wider with an inset center entrance with paired aluminum-framed doors with sidelights and a shared transom. It is flanked by aluminum-framed windows on stuccoed bulkheads. Both storefronts have boarded transoms, metal awnings, and are flanked by fluted concrete frames. The rear (north) elevation has eight-light, metal-framed windows matching those on the façade. Tax records date the building to 1946 and aerial photos confirm the building's construction between 1938 and 1950.

235 Wicker Street

Commercial Building - c.1950

Contributing Building

Constructed concurrent with the adjoining building at 233 Wicker Street, this two-story, Roman-brick commercial building has a single storefront and two windows at the second floor. The storefront is fully inset and has a single aluminum-framed glass door with transom flanked by aluminum-framed windows on a stuccoed bulkhead. Above the storefront is a metal cornice with the words "Sanford Radio & Appliance Inc." painted on it and sheltered by a fabric awning. Eight-light, steel-sash windows are located at the second-floor level and sheltered with fabric awnings. There is concrete coping at the parapet. The rear elevation has stacked awning windows at the second-floor level. Tax records date the building to 1950.

237-239 Wicker Street (formerly 237 Wicker Street)

Commercial Building - c.1957

Contributing Building

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This one-story, Roman-brick commercial building has two storefronts sheltered by a continuous metal awning. Each storefront has an inset entrance with an aluminum-framed glass door with transom next to a two-part aluminum-framed window. The entrances are flanked by aluminum-framed windows on Roman-brick bulkheads. Concrete coping tops the parapet. Aerial photos indicate the building was constructed between 1955 and 1966 and the address first appears in the 1957 city directory.

241-243 Wicker Street

Commercial Building - c.1930

Contributing Building

Located at the northeast corner of Wicker Street and Horner Boulevard, this two-story, brick commercial building is four bays wide and two bays deep. The building has a painted exterior with a mural on the right (west) elevation. The left (east) storefront has a replacement one-light wood door with a covered transom. The adjacent window has been partially infilled with plywood and a triple casement window. The center bay has a two-light-over-one-panel wood door with one-light transom. To its right is a three-part display window. Six-light, steel-sash windows at the second-floor level are sheltered by fabric awnings. Terra cotta coping tops the parapet. Two second-floor windows on the right elevation match those on the facade. Sanborn maps indicate the building was constructed between 1930 and 1938. A rear wing was removed and a pent roof added to the rear elevation.

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DOWNTOWN SANFORD HISTORIC DISTRICT BOUNDARY DECREASE

A – North Horner Boulevard, Gordon Street, and St. Clair Court

A large paved parking area roughly bounded by North Horner Boulevard, Gordon Street, and St. Clair Court serves as a parking lot for the Sanford Herald Building at 208-210 St. Clair Court. However, two houses stood in this area when the district was listed in 1985. The house at 209 Gordon Street was demolished between 1999 and 2006. The house at 214 St. Clair Court was demolished between 1985 and 1991. The removal of the resulting vacant land, as well as a vacant lot at the rear of the properties fronting on North Steele Street will not result in the removal of any contributing buildings or otherwise affect the overall character or significance of the historic district.

B – South Horner Boulevard and Wicker Street

A two-story commercial building at the northeast corner of South Horner Boulevard and Wicker Street (149 South Horner Boulevard) was constructed after 1985 on a previously vacant parcel. The building is not consistent with the setback, materials, and architectural character of the commercial buildings within the Downtown Sanford Historic District. The removal of the building, along with six additional vacant lots to the north of the building, a seventh lot to the southwest of the building, and a vacant portion of nearby lot for 226-232 Wicker Street, will not result in the removal of any contributing buildings or otherwise affect the overall character or significance of the historic district.

C – Chatham Street and Maple Avenue

A brick commercial building at 231 Chatham Street was demolished between 1985 and 1991, resulting in two vacant lots at the northeast corner of Chatham Street and Maple Avenue. Further, the north end of the J. T. Davenport & Sons Building (309 Chatham Street) was demolished since 2010 and while the south part of the building remains, it does not have sufficient integrity to be contributing to the district. The removal of the building and vacant lots will not result in the removal of any contributing buildings or otherwise affect the overall character or significance of the historic district.

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DOWNTOWN SANFORD HISTORIC DISTRICT BOUNDARY INCREASE

The Downtown Sanford Historic District Boundary Increase expands the boundary of the Downtown Sanford Historic District in three adjacent areas and by eleven primary resources, labeled on the boundary map as Boundary Increase Areas A-C. The boundary increase areas include: the 1938 Art Deco-style National Guard Armory (area B), vernacular commercial buildings constructed in the 1930s and 1940s (areas B and C), vernacular and Modernist-style office buildings constructed between 1950 and 1960 and associated with the local electric and furniture companies (areas A, B, and C); and industrial buildings associated with Sanford Furniture Company, began in 1902, but largely constructed from c.1945-c.1977.

The Downtown Sanford Historic District focused on the earliest commercial development in Sanford associated with the growth of the town and its early railroad industry. Many of the buildings in the boundary increase were constructed after the end of the original period of significance in 1935, but concurrent with the mid-twentieth-century development that occurred within the district boundary, and the significance of which is addressed in the Additional Documentation. The existing district together with the boundary increase areas more accurately reflects the full scope of twentieth-century commercial and industrial development as well as the continuation of commercial building trends with modestly scaled and detailed mid-twentieth century commercial buildings. The Downtown Sanford Historic District Boundary Increase represents the continued commercial and industrial development of Sanford through the mid-twentieth century.

The boundary increase areas were identified through a field survey of the Downtown Sanford Historic District and all adjacent commercial and industrial areas. The boundary of the Downtown Sanford Historic District Boundary Increase was determined based on the density of contributing structures dating through c.1965, the end of the period of significance, and after which there was a sharp decline in new construction within the boundary increase. Properties immediately adjacent to the boundary on the north, west, south, and east were constructed predominantly after 1965 or have been altered and no longer retain sufficient integrity to convey significance. Additionally, three predominantly residential National Register districts are located to the north and east of the Downtown Sanford Historic District Boundary Increase, just beyond the incompatible buildings excluded from the boundary increase. The period of significance for the Boundary Increase extends from 1902, the date of the earliest part of the Sanford Furniture Company, to c.1965 to include façade updates to the Johnson Cotton Company Building.

The Boundary Increase areas are located on the periphery of the Downtown Sanford Historic District and were largely developed in the mid-twentieth century with stand-alone buildings that result in a lower density than most of the existing district, but are in keeping with the mid-twentieth-century development within the district boundary. The Boundary Increase areas generally extend the level topography and the street grid of downtown Sanford. Street widths, sidewalk materials, street trees, and building sizes and setbacks are also consistent with those within the Downtown Sanford Historic District. The exception to this is the Sanford Furniture

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Company complex on North First Street, which is oriented toward the railroad tracks and does not have the paving, streetscaping, or landscaping found in the rest of the Downtown Sanford Historic District and Boundary Increase.

A – 201 North Steele Street

This single building, the c.1956 Carolina Power & Light Building, is located just north of Gordon Street, adjacent to the buildings on the north end of North Steele Street. North Steele Street is two lanes wide with parallel parking on both sides of the street, paved sidewalks, and grassy planting strips that begin in this block. The one-story, flat-roofed, brick commercial building has siting and setbacks that are consistent with the commercial buildings in the 100 block of North Steele Street.

B – 149 Charlotte Avenue, 119-251 North First Street, and 132-205 McIver Street

Boundary Increase Area B includes vernacular industrial buildings north of downtown Sanford that were associated with the Sanford Furniture Company as well as 1940s vernacular commercial buildings and the 1938 National Guard Armory along McIver Street east of the Downtown Sanford Historic District. The industrial buildings north of downtown are oriented toward the railroad tracks and are currently surrounded by gravel parking and driveways. Conversely, the associated Sanford Furniture Company Office faces Charlotte Avenue, just northeast of the Sanford Town Hall, though is set back from the street with paved parking in front of the building. The 1938 National Guard Armory and the other commercial buildings on McIver Street have their siting and setback consistent with the commercial buildings on Chatham Street within the district. They are set close to the street, though the Armory has a paved plaza in front of the building. McIver is a paved two-lane street with on-street parking on both sides of the street and concrete sidewalks.

C – 215-303 South Horner Boulevard and 304 South Steele Street

Located at the south end of the district, Boundary Increase Area C includes the c.1935 Lawrence Livery Stable, the c.1944 Johnson Cotton Company Building, and the 1950 Central Electric Membership Corporation Building. Streets are paved and concrete sidewalks are located along each street. The one- and two-story buildings are consistent in their siting and setbacks to those in the 200 blocks of Wicker Street and South Steele Street and illustrate early- to mid-twentieth century vernacular forms and mid-twentieth century Modernist architecture.

The Downtown Sanford Historic District Boundary Increase includes eleven (11) primary contributing resources and one noncontributing secondary resource, all buildings. Three vacant lots are located within the Downtown Sanford Historic District Boundary Increase, all used for parking.

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CHARLOTTE AVENUE

149 Charlotte Avenue – Sanford Furniture Company Office – c.1960 Contributing Building

Located on the north side of Charlotte Avenue, but set back from the street behind a paved parking lot, this one-story, parapet-roofed office building was historically associated with the industrial buildings to its northwest. The building has a running-bond brick exterior, vinyl windows, and terra cotta coping at the parapet. The façade is five bays wide with the center entrance bay inset slightly. The aluminum-framed glass door is further sheltered by a canvas awning. There are five single vinyl windows on the right (east) elevation and the left (west) elevation is nine bays wide with four single windows, two paired windows, two doors, and a loading bay at the rear of the elevation. Constructed between 1955 and 1966, the building appears in the 1960 city directory as an office for the Sanford Furniture Company to the northwest.⁴²

South Side of Charlotte Avenue – VACANT (parking lot)

NORTH FIRST STREET

119-121 N. First Street – Sanford Furniture Company – 1902, c.1945, c.1955, c.1977 Contributing Building

This multi-part industrial building extends along the east side of the railroad tracks as they extend north from downtown Sanford. The two-story building has a six-to-one common bond exterior and twenty-light, steel-sash windows with operable four-light awning windows in the center of each assembly. The earliest part of the building, completed in 1902, extends along the railroad tracks. The building was enlarged with a “steel and masonry” building completed “immediately after the war.”⁴³ The west elevation, facing the tracks, is largely obscured by foliage. The south elevation has a number of pedestrian doors and loading bays at various levels, the doors originally openings to a southern wing of the building that is no longer extant. The building was extended to the east around 1945, more than doubling its size and the resulting building features a six-bay-wide section at the south end of the east elevation and a ten-bay-wide section at the north end, separated by a brick parapet. Brick parapets are also located at the north and south ends of the building. A flat-roofed metal canopy on metal posts shelters a loading bay at the northeast corner of the building. The canopy also extends around the southeast corner of a two-story wing at the north end of the building. This addition, constructed about 1955, has been obscured by vertical aluminum sheathing added to the east and west elevations, the former of which actually projects sever feet beyond the historic east elevation. A single, wide overhead garage door remains at the north end of the east elevation. North of this wing, a one-story

⁴² Personal Communication with Jimmy Haire, October 20, 2020.

⁴³ "Sanford Furniture is Success Story," *The Sanford Herald*, undated, "Furniture Manufacturing" Vertical File, Lee County Library, Sanford, North Carolina.

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addition was constructed between 1972 and 1983. This addition is fully sheathed in vertical metal. A long loading dock is located west of the building, along the railroad tracks. The southwest side of this building appears on the 1915 Sanborn map as part of the Fitts-Crabtree Manufacturing Co., which was operating in Sanford as early as 1908. The company was acquired by J. Fred Von Canon in 1938 and became Sanford Furniture Company.⁴⁴ It was greatly expanded to the east and north about 1955, more than doubling its size. The complex was enlarged again between 1972 and 1983 with the construction of the north end of 121 N. First Street. Both Fitts-Crabtree and Sanford Furniture Company were major employers in Sanford for decades. Sanford Furniture Company was purchased by Roanoke, Virginia-based Singer Furniture Company in the 1980s, but went out of business in 1997.⁴⁵

Garage (133 N. First Street), c.1977

Noncontributing Building

Located between the large industrial buildings at 119-121 North First Street and 251 North First Street is this one-story, side-gabled, metal-framed garage building. The building has vertical metal sheathing and a metal roof. It is three bays wide with metal pedestrian doors at each end of the east elevation and a single, wide overhead aluminum garage door near the south end of that elevation. According to aerial photos, the building was constructed between 1972 and 1983.

251 N. First Street – Sanford Furniture Company – c.1955

Contributing Building

Constructed about 1955, concurrent with expansions to the building to its south, this two-story, two-part building features a series of small, one-story wings at the south end, adjacent to 133 N. First Street. The building has a brick five-to-one common bond exterior at the first-floor level, a stretcher-bond veneer on the second-floor level, and a flat roof behind a brick parapet with metal coping. Multi-light steel-sash windows with operable awning sashes are located in a continuous band at the top of the east, north, and west elevations. Single and grouped six-light steel-sash windows are located at the first-floor level of the east, north, and west elevations, which also have a number of overhead garage doors. Windows on the first-floor level of the west elevation have been boarded. Doors on the south end of the east elevation and centered on the north elevation are sheltered by flat-roofed metal awnings and accessed by a concrete loading docks. Paired doors on the west elevation are sheltered by a shed-roofed awning and open to a loading dock that faces the railroad tracks. A one-story, flat-roofed wing just north of the loading dock on the west elevation has three six-light windows and an entrance that opens to the loading dock. A series of one-story wings at the south end of the building house mechanical equipment. They have twenty-light, steel-sash windows with operable awning windows. There are paired metal doors on the east elevation and a myriad of metal mechanical equipment on the top of the

⁴⁴ Haire and Seymour, *Sanford and Lee County*, 50; "Sanford Furniture is Success Story," *The Sanford Herald*, undated, "Furniture Manufacturing" Vertical File, Lee County Library, Sanford, North Carolina.

⁴⁵ George Kegley, "After 20 Years, Singer Furniture Leaves Parent to Go Solo," *Washington Post*, August 6, 1990, <https://www.washingtonpost.com/archive/business/1990/08/06/after-20-years-singer-furniture-leaves-parents-to-go-solo/5fea73cb-bb3f-436d-b2a2-0e70a6824e47> (accessed October 2020); "Singer Bows Out of Furniture Business," *Roanoke [VA] Times*, January 29, 1997, <https://scholar.lib.vt.edu/VA-news/ROA-Times/issues/1997/rt9701/970129/01290089.htm> (accessed October 2020).

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building. Two partial-story brick projections are also located on the east elevation, likely housing mechanical equipment.

SOUTH HORNER BOULEVARD

215 S. Horner Boulevard – Lawrence Livery Stable – c.1935, c.1960 Contributing Building

Located on the southwest side of downtown Sanford, near the historic tobacco storage and processing area, this one-and-a-half-story, front-gabled, brick building was constructed in the mid-1930s by Lewis Lawrence first appears on the 1938 Sanborn map as “sales.” The building has an eight-to-one common-bond brick exterior and a metal roof with exposed rafter tails. A parapet on the façade has concrete coping. The building has a wide central opening on the façade that originally served as a loading bay but has been infilled with paired nine-light-over-two-panel wood doors with sidelights and a tall, four-part transom, likely between 1960 and 1962 when, according to city directories, the building was adapted for use as a furniture store. To the left (northwest) of the bay is a modern entrance flanked by fixed, one-light, wood-sash windows. The southeast elevation has two small, six-light wood-sash windows near the top of the wall. The northwest elevation is seven bays deep with three six-light windows near the center of the elevation that match those on the southeast elevation. Two double-hung wood-sash windows are located near the southwest end of the elevation and the northeast end of the elevation has a single window and a loading bay. The 1950 city directory lists Lewis Lawrence Livestock in the building.

Northeast corner of S. Horner Boulevard and Cole Street – VACANT

303 S. Horner Boulevard – Johnson Cotton Company Building – c.1944, c.1965 Contributing Building

Located at the east corner of the intersection of South Horner and Cole streets, this two-story, parapet-roofed building has a decorative brick façade, installed in the mid-1960s, that features yellow brick laid in a running bond. However, pairs of brick in every fifth row are projecting to create a textured pattern on the upper part of the façade. The lower part of the façade features two bands of colored structural glass above a full-width, inset storefront supported by three square steel columns. The storefront features full height, aluminum-framed glass windows with a pair of aluminum-framed glass doors near the center. The front (southwest) one-third of the building is slightly higher than the rear two-thirds. The front part of the building has concrete coping at the parapet and windows at the second-floor level of the side elevations have been bricked in with the exception of three metal-framed, three-light awning windows at the rear of the right (southeast) elevation. The southeast elevation also has two entrances and a four-light, metal-framed awning window at the first-floor level. The northwest elevation has a single storefront opening that has been infilled with two fixed windows surrounded by vinyl siding. To its rear (northeast) is a single aluminum-framed glass door.

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The rear (northeast) two thirds of the building has a concrete block exterior on the northeast and southeast elevations, though the northwest elevation, facing Cole Street, has a brick veneer. The northwest elevation has a projecting bay near its center within which a replacement door is surrounded by vinyl siding that infills the wider opening. It is flanked by two display windows to the right and one display window to the left, all of which have been covered with vinyl siding, though their two-light transoms remain visible. Overhead garage bays are located at each end of this part of the elevation. The rear elevation is blind and the right elevation of the rear wing is five bays deep with windows at both the first- and second-floor levels.

The building was constructed between 1938 and 1950, after Cole Street was extended west from S. Steele Street to intersect with S. Horner Blvd. The 1950-1963 city directories list the occupant as Johnson Cotton Company of Sanford Inc. Despite the name, the company did not deal directly with cotton, but instead sold tractors and farming supplies and used the name to appeal to local cotton farmers.⁴⁶ The unusual brick façade is not original, though was likely installed in the 1960s. A photo that predates 1972 shows a three-bay façade with upper-level awning windows in place.

MCIVER STREET

West of 132 McIver Street – VACANT

132 McIver Street – Fairview Dairy – 1935, c.1945 Contributing Building

This three-part, brick commercial building features two two-story sections on the right (west) end and a one-story section on the left (east), each separated by brick pilasters that extend above the stepped parapet roof. The building has a painted brick exterior, fabric awnings sheltering the three storefronts, vinyl windows at the second-floor level, and concrete coping at the parapet. The right section is the widest, featuring a one-light-over-one-panel wood door with three-light transom on the left end, a fifteen-light wood-sash fixed window in the center, and a thirty-light wood-sash fixed window on the right end of the first-floor façade. Above a brick sign panel are four window openings at the second floor level. The center section of the building has paired aluminum-framed doors flanked by aluminum-framed windows on a brick half-wall. Two pairs of windows are located above a brick sign panel. The left, one-story section, constructed by 1950, has a one-light-over-one-panel wood door with six-light wood transom. It is flanked by paired twelve-light metal-sash windows. The right elevation, which is angled, features a decorative mural with projecting features. First-floor window openings have been bricked, but four single window openings remain at the second-floor level. The left elevation retains a twelve-light metal-sash window near the front. Two openings near the rear of the elevation have been boarded. On the rear of the building is a single sixteen-light window at the one-story section. Openings at the first-floor level have been boarded and second-floor windows have been replaced with vinyl. Paired nine-light-over-three-panel wood doors are located at the west end of the second floor rear elevation. Operated by Phil Yarborough, the dairy initially raised dairy

⁴⁶ Personal Communication with Jimmy Haire, October 20, 2020 and October 21, 2020.

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cows and delivered milk to Sanford. However, after a farm fire in the 1930s, the family constructed the Fairview Dairy Barn at this location. The 1950 city directory lists the occupant as Fairview Dairies Inc. It is still occupied by a dairy.

147 McIver Street – National Guard Armory – 1938 **Contributing Building**

The most impressive building in the expansion area, the unelaborated Art Deco-style National Guard Armory features a two-story, front-gabled core that is flanked by one-story, flat-roofed wings, a form common to early- to mid-twentieth century armories. The building has concrete detailing including a raised concrete basement, concrete door surrounds with rounded edges and corners on the façade, a concrete belt-course below second-floor windows on the façade, and concrete in the parapets on the facades of both the one- and two-story sections of the building. The center section features three aluminum-framed glass doors, each with molded concrete surround and with a concrete seal above. On each side of this group of doors are three small, narrow, three-light metal casement windows. Five second-floor windows on the façade are three-light, steel-sash awning windows separated by concrete mullions with rounded edges. Distinctive Art Deco-style features are limited to the word “armory,” written in raised concrete in an Art Deco font above the second-floor windows, and a projecting Art Deco-style lozenge centered in the front gable. The side elevations of the two-story core have grouped six-light, steel-sash casement windows at the second-floor level with a continuous brick sill that aligns with and connects to the concrete beltcourse on the façade.

One-story wings flanking the core are inset slightly from the façade. Each is two bays wide with full-width bands of concrete above and below the windows. The left (west) wing features six-over-six wood-sash windows on the façade and left elevation. The right (east) wing features two-over-two, horizontal-pane wood-sash windows. The rear portion of the right wing is wider than the front and has eight garage bays that face South First Street. Both side wings extend beyond the rear elevation of the center core of the building. The rear elevation of all parts of the building are blind. The building was funded by the Works Progress Administration, designed by architect Joseph J. Sawyer, and constructed by contractor J. L. Russell.⁴⁷

201 McIver Street – Commercial Building – c.1946 **Contributing Building**

Located at the northeast corner of McIver and South First streets, this one-and-a-half-story commercial building has a front-gabled, standing-seam metal roof concealed behind a tall parapet with concrete coping. The building is four bays wide and features a modern, aluminum roll-up door on the right (east) end of the façade and a wide window opening near the center of the façade. The window opening has been modified with narrow, aluminum-framed windows alternating with wide, opaque panels. On the left (west) end of the façade are a nine-light-over-two-panel wood door and an eight-light steel-sash window. The upper part of the façade has four, six-light, steel-sash windows with operable two-light awning sashes. While the façade is laid in a running bond, the left elevation is laid in a five-to-one common bond. It is thirteen bays deep. The front (south) bay has an eight-light, steel-sash window. Near the rear of the building is

⁴⁷ Lee Mortimer, “Sanford Hit with Stunning Blow,” *The Sanford Herald Centennial Souvenir Edition*.

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an overhead, aluminum door and a single pedestrian door with two-light sidelight. The remaining ten bays, along with four bays on the rear (north) elevation had large windows. However, the window openings have been mostly infilled with brick, leaving only eight lights of the steel-sash windows exposed. County tax records date the building to 1946. The 1950 city directory lists the occupant as Dark & Harrington (sheet metal workers).

205 McIver Street – Commercial Building – c.1944 Contributing Building

This two-story commercial building is five bays wide with a brick exterior, segmental-arched door and window openings, and a parapet that steps down toward the rear of the building. The left (west) three bays and the right (east) two bays historically housed separate businesses. The leftmost bay is a fixed one-light window and to its right is an aluminum-framed glass door. A wide garage bay near the center of the façade has paired plywood doors. On the right end of the façade are a small fixed window and an aluminum-framed glass door with two-light sidelight. Three arched openings at the second-floor level each have paired, fixed windows. A band of vertical mousetooth brick extends along the parapet. Most of the first-floor window openings on the right elevation have been bricked in, but two arched, second-floor window openings remain, each with a fixed one-light window. The 1950 city directory lists the occupants as Rex L. Kelly (fertilizer) and Roy N. Knight (service station).

NORTH STEELE STREET

201 N. Steele – Carolina Power & Light Building – c.1956 Contributing Building

Located at the northwest corner of North Steele and Gordon Street, this one-story, flat-roofed, Modernist-style commercial building has a five-to-one common bond exterior. The left (southeast) side of the façade is inset slightly and has a wall of fixed, one-light, wood-sash windows with fixed transoms and a one-light, wood-framed door. This wall of windows wraps around the east corner of the building with four fixed windows with transoms on the south elevation. A flat-roofed awning also wraps the southeast corner of the building, sheltering the windows on the façade and southeast elevation. The rear (southwest) end of the building has a slightly higher roofline and a single, wide bay on the southeast elevation, facing Gordon Street. The bay has been altered with an overhead garage door and single pedestrian door installed in the opening and the remainder of the opening infilled with vinyl siding. A single entrance on the right (northeast) elevation has a metal door with fabric awning. The rear (northwest) elevation is blind. The building does not appear on the 1955 aerial photo, but the 1957 city directory lists the occupant as Carolina Power & Light Company and the company occupied the building through at least 1963.

SOUTH STEELE STREET

**304 S. Steele (and 209 Cole) – Central Electric Membership Corporation Building – 1950
Contributing Building**

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Located at the southwest corner of South Steele and Cole streets, the building was constructed in May of 1950, after Cole Street was extended west from S. Steele Street to intersect with S. Horner Blvd.⁴⁸ The one-story, flat-roofed, Modernist building is three bays wide and seven bays deep. The building has a five-to-one common bond exterior and stacked aluminum-framed awning windows, typically grouped. A projecting brick beltcourse extends around the building forming the sills for the windows. The façade is inset from the roof and sidewalls with full-height brick walls separating the three bays. It features a six-unit wide window in the left bay, in front of which is a full-width, integrated brick planter with concrete cap. The center bay has an aluminum-framed glass door with transom. The right (north) bay has a four-part, full-height fixed window that is not inset, but aligns with the roof. The right elevation, facing Cole Street, has single and grouped windows. The rear (west) two bays appear to have been modified from three wide bays separated by concrete pilasters. It currently feature an aluminum-framed entrance with sidelights and transom (the right sidelight separated by a concrete pilaster) and a pair of fixed windows separated by a pilaster. The building was constructed by Central Electric Membership Corporation, chartered in 1941. The company occupied the building until 1994.⁴⁹

Integrity Statement

The Downtown Sanford Historic District Additional Documentation and Boundary Increase areas retain their original street patterns, scale, and building setbacks. Individual buildings retain integrity of design, materials, and workmanship. Although most buildings are vernacular commercial buildings, also present are sophisticated buildings that reflect national stylistic trends, demonstrating the town's desire for modernization in the early- to mid-twentieth century. Together the elements of the district and boundary increase areas retain sufficient integrity of setting, location, design, workmanship, materials, feeling, and association to convey the importance of downtown Sanford as a center of trade and manufacturing for the surrounding area with a strong central business district of professional services, wholesale and retail businesses, banking institutions, and governmental organizations.

Archaeological Statement

The Downtown Sanford Historic District is closely related to the surrounding environment and landscape. Archaeological deposits and remnant landscape features such as building foundations, root cellars and ice pits, privies and wells, roadbeds and paths, planting beds and gardens, fence lines, infrastructural remains related to the management of water, waste, and energy, accumulated debris from commercial and domestic activities, and other remains which may be present, can provide information valuable to the understanding and interpretation of the district.

Structural remains likely present in the Downtown Sanford Historic District include those of late-nineteenth- and early-twentieth-century enterprises such as the Sanford Buggy Manufacturing Company and the Fitts-Crabtree Manufacturing Furniture Company. The district

⁴⁸ <https://cemcpower.com/history/9/> (Accessed October 2020).

⁴⁹ <https://cemcpower.com/history/9/>

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may also contain archaeological resources associated with a variety of businesses including a bottling works, a marble yard, hotels and boarding houses, an opera house, a motion picture and vaudeville theatre, restaurants, grocers, banks, jewelers, liveries, barbers, tailors, undertakers, and array of specialty shops. Also present may be remains of community institutions such as the Steele Street Methodist Church, the Baptist and Episcopal Churches on Carthage Street, the Graded School at Steele and Carthage Streets, and the iteration of Sanford City Hall that contained Graded School #2 and the city fire station. Archaeological remains of a broad socioeconomic spectrum of housing types in portions of the district later converted to commercial use may also be present, which are classified on Sanborn maps as dwellings and shanties.

Information can be obtained from archaeological investigations to address topics significant in Sanford's history, such as commerce and industry. Information concerning the character of daily life in the district, changes in the relationship between commercial and domestic space over time, as well as structural details and landscape use, can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the Downtown Sanford Historic District. At this time no investigation has been done to discover these remains, but it is likely that they exist, and these potential remains should be considered in any future development within the district.

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8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
- Property is associated with the lives of persons significant in our past.
- 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.
- Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

- ARCHITECTURE (additional documentation and boundary increase)
- COMMERCE (additional documentation and boundary increase)
- ETHNIC HERITAGE – BLACK (additional documentation)
- INDUSTRY (additional documentation and boundary increase)
- ENTERTAINMENT/RECREATION (Temple Theater)
- OTHER – CIVIL RIGHTS (additional documentation)

Period of Significance

- 1872 – c.1972 (original district)
- 1902 – c.1965 (boundary increase)
- _____

Significant Dates

- 1963-1964 – Civil Rights
- _____
- _____

Significant Person

(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation

N/A

Architect/Builder

- Arnold Lincoln Boykin (builder)
- J. W. Brown (builder)
- Eric G. Flanagan (architect)
- J. L. Russell (contractor)
- Joseph J. Sawyer (architect)
- C. Gadsden Sayre (architect)
- Louis A. Simon (architect)
- Joe W. Stout (builder)
- L. M. Thompson (architect)
- Robert T. Walker (builder)

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

Downtown Sanford Historic District Additional Documentation and Boundary Decrease

The Downtown Sanford Historic District was listed to the National Register in 1985. It is significant at the local level under Criterion A for Commerce and Transportation, as well as Criterion C for Architecture. The town was formed after the junction of the Western Railroad with the Raleigh and Augusta Air Line Railroad was completed in 1872, with a commercial core developing adjacent to the railroad tracks. The town was incorporated in 1874, and when Lee County was established in 1907, Sanford became the county seat. In 1908, the county courthouse was built just outside of downtown Sanford, and the following year, a new city hall building was constructed within the historic district. The historic district includes examples of dominant architectural styles of the nineteenth and early twentieth centuries, including Queen Anne, Gothic Revival, Art Deco, Craftsman, Tudor Revival, Colonial Revival, and Commercial Style, although most buildings in the historic district are vernacular commercial and industrial buildings. The nomination includes substantial discussion of the district's early history and commercial context.

The period of significance for the 1985 Downtown Sanford Historic District begins in 1872 with the construction of the Railroad House, the oldest extant building in Sanford, and ends in 1935, presumably based on a fifty-year age evaluation. However, the City of Sanford, and the Downtown Sanford Historic District, continued to grow and develop through the mid-twentieth century as commercial buildings were newly constructed or renovated in response to changing businesses and industries. Therefore, the revised period of significance for the Downtown Sanford Historic District Additional Documentation begins in 1872, the date of the construction of the Railroad House, and ends c.1972 with the construction of the First Citizens Bank and Trust Building, after which there was no new construction in the district until c.1977. The Additional Documentation for the Downtown Sanford Historic District includes additional architectural context for styles included based this expanded period of significance.

The Downtown Sanford Historic District is associated with the 1993 Multiple Property Documentation Form "Historic and Architectural Resources of Lee County, North Carolina, ca.1800-1942." The original period of significance for the historic district is 1872-1935, spanning three of the historic contexts identified in the Multiple Property Documentation Form, including "Transportation-Related Development in Lee County, 1850-1879," "Urbanization and Agricultural/Industrial Expansion in Lee County, 1880-1919," and "Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942." The Multiple Property Documentation Form does not provide registration requirements for historic districts, however

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the historic district is also associated with five of the seven property types listed the document: residential: houses, domestic outbuildings, and residential landscapes; transportation-related buildings and structures; industrial buildings and structures; commercial buildings; and institutional buildings.⁵⁰ While the Multiple Property Documentation Form includes a brief synopsis of continued growth in Lee County after 1942, additional historic background is provided here, as well as additional context for commerce and architecture.

With the expanded period of significance, the Downtown Sanford Historic District is also significant at the local level for African American Ethnic Heritage and Civil Rights as the location of Civil Rights demonstrations during the 1960s. A series of planned anti-segregation marches, sit-ins, and demonstrations took place in 1963 when African American students from the W.B. Wicker School, under the leadership and guidance of Reverend James R. Hampton, marched from Blandonia Presbyterian Church, just south of the historic district, to businesses located within the historic district that were known to refuse service to African Americans. They staged several peaceful demonstrations, boycotts, and sit-ins, which continued until the Sanford Board of Alderman passed an official non-discrimination policy and formed a Human Relations Committee in December 1963. The committee worked at least over the next several months to investigate the challenges facing the African American community and to work toward equal access to the restaurants, stores, and parks in downtown Sanford. As a result, the Downtown Sanford Historic District Additional Documentation has a significant date of 1963-1964 to reflect the Civil Rights activity in the city during that time and the impact of those events on how city residents interacted with the built environment.

The Downtown Sanford Historic District is also significant at the local level under Criterion A for Industry. North Carolina's economy began to shift from rural to industrial in the late nineteenth and early twentieth centuries, and this transformation is reflected in Sanford, which served as an important regional manufacturing center for those who worked in the lumber, brick, brownstone, and furniture industries. The city is located at the junction of four early-twentieth-century railroads: the Atlantic Coast Line Railway, Seaboard Air Line Railroad, Southern Railway, and Atlantic & Western Railroad. Large- and small-scale industrial operations were established adjacent to the railroad tracks. Industrial activities contributed substantially to the growth of downtown Sanford and the establishment of the city as a commercial and industrial center for the region. The original nomination provides context for the district's industrial significance, and therefore this document serves to add industry as an area of significance.

⁵⁰ J. Daniel Pezzoni, "Historic and Architectural Resources of Lee County, North Carolina, ca.1800-1942," National Register of Historic Places Multiple Property Documentation Form, 1993, North Carolina State Historic Preservation Office, Raleigh. "Transportation-Related Development in Lee County, 1850-1879" may be found in Section E on pages 11-21, "Urbanization and Agricultural/Industrial Expansion in Lee County, 1880-1919" may be found in Section E on pages 21-33, "Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942" may be found in Section E on page 33-37, and "Associated Property Types" may be found in Section F on pages 39-58 of this document.

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The Downtown Sanford Historic District includes two properties individually listed to the National Register. The 1872 Railroad House at 110 Charlotte Avenue, listed in 1973, is significant at the local level under Criterion A for Transportation as the home of railroad agent W.T. Tucker, the first railroad agent for the Raleigh and Augusta Air Line Railroad, which brought growth to Sanford and formed the foundation of its economy until the mid-twentieth century. It is also significant under Criterion C for Architecture as a fine example of residential Gothic Revival architecture and as the oldest surviving building in Sanford. The 1925 Temple Theater at 120 Carthage Street, listed in 1983, is significant at the local level under Criterion A for Entertainment/Recreation (listed in the nomination as “Theater”) as an example of a small-town theater built to host traveling vaudeville and road shows, and later used a movie theater. It is also significant under Criterion C for architecture as an eclectic building with Colonial Revival and Art Deco details, including decorative, colorful elements common to larger urban theaters of that era. Due to the inclusion of these resources, the Downtown Sanford Historic District is therefore also significant under Criterion A for Entertainment/Recreation, which was not claimed in the 1985 nomination. This serves to correct that omission.

The 1985 Downtown Sanford Historic District included Exploration/Settlement and Politics/Government as areas of significance. However, the nomination did not provide context to support those claims. Further, the nomination selected Criterion D as an additional area of significance. While there is potential for archaeological significance (as noted at the end of Section 7), there is no evidence to support that area of significance at this time. Thus, the Additional Documentation serves to remove Exploration/Settlement and Politics/Government as areas of significance for the Downtown Sanford Historic District and to remove the Criterion D assessment for the district.

The nomination also includes three small boundary decrease areas, removing the commercial building at 149 South Horner Boulevard, constructed in 1987 after the original district was listed; the commercial building at 309 Chatham Street, a portion of which has been demolished since 1985; and vacant lots in these and one additional areas in order to increase the density of contributing resources within the boundary. The buildings and vacant lots are located on the periphery of the district and their removal does not result in the removal of any contributing properties from the district, nor does it affect the overall character or significance of the historic district.

Downtown Sanford Historic District Boundary Increase

While the Downtown Sanford Historic District focused on the earliest commercial and industrial development in Sanford associated with the growth of the town and its early railroads, the Downtown Sanford Historic District Boundary Increase, like the Additional Documentation, represents the continued commercial and industrial development of Sanford through the mid-twentieth century, more accurately reflecting the full scope of twentieth-century commercial and industrial development.

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The Downtown Sanford Historic District Boundary Increase is significant at the local level under Criterion A for Commerce. The Downtown Sanford Historic District includes stores, banks, a post office, and professional offices constructed from the late nineteenth through the mid-twentieth centuries. This commercial center expanded outward into Boundary Increase Area B and Boundary Increase Area C and reflects the city's recovery from the Great Depression and later changes to the regional economy through the inclusion of the National Guard Armory, a dairy bar, a livery stable (later freezer locker), and a furniture and farm implement store.

Like the Downtown Sanford Historic District, the Boundary Increase is also significant at the local level under Criterion A for Industry. The Boundary Increase extends north of the historic district along the railroad tracks and includes the Sanford Furniture Company facility in Boundary Increase Area B. The arrival of electric power and its expansion through the mid-twentieth century was also an important factor in the industrial growth of Sanford, which is reflected in the former Carolina Power & Light offices in Boundary Increase Area A and the former Central Electric Membership Corporation facility in Boundary Increase Area C.

The Downtown Sanford Historic District Boundary Increase is significant at the local level under Criterion C for Architecture. The Downtown Sanford Historic District retains representative examples of commercial and industrial architecture constructed from the late nineteenth to the mid-twentieth centuries, and the Boundary Increase is a continuation of this development. Although most buildings in the Boundary Increase are vernacular commercial or industrial buildings, the National Guard Armory is a notable exception, having been constructed in the Art Deco style, and several distinctive Modernist-style buildings are also present.

The earliest building in the Boundary Increase is the 1902 section of the Sanford Furniture Company. Other early resources date to the 1930s, with the Lawrence Livery Stable (later Lawrence Freezer Locker) at 215 South Horner Boulevard completed c.1935 and the National Guard Armory at 147 McIver Street following in 1938. Through the mid-twentieth century, the downtown commercial core expanded north, south, and east into the Boundary Increase areas. However, by the mid-1960s, commercial development in downtown Sanford had slowed dramatically. Highways had replaced the railroads as the primary channels of transportation, and the pine stands outside the city, instrumental in the furniture and other industries, were depleted. The period of significance for the Boundary Increase therefore extends from 1902, the date of the oldest above-ground resource, to c.1965 to include façade updates to the Johnson Cotton Company Building.

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

Commerce and Industry Context and History of Sanford

Sanford's Early Development and Growth – 1860 to 1930

The region that became Lee County was first inhabited by Europeans in the mid-1700s by settlers relocating from coastal North Carolina and Virginia.⁵¹ The area developed as the railroads arrived in the mid-nineteenth century. The Western Railroad was the first to be constructed through this region, connecting the city of Fayetteville to the Deep River Coal Fields in Egypt (now Cumnock) by 1861. The town of Jonesboro was laid out on the railroad in 1865 and named for Colonel Leonidas Campbell Jones, who oversaw the railroad's construction. The name was simplified to Jonesboro in 1865, and the town was incorporated in 1872.⁵²

The Chatham Railroad was chartered in 1855 to connect Raleigh to Gulf, just over eight miles northwest of present-day Sanford, but it was reorganized as the Raleigh and Augusta Air Line Railroad in 1871 and rerouted southward.⁵³ Although Jonesboro was the natural point for the new line to intersect with the Western Railroad, it was not routed through the town. Some historical accounts indicate the residents of Jonesboro refused to sell land to the railroad to prevent the additional noise, smoke, and fire risk associated with a second railroad, while others suggest the higher cost of land in town caused the railroad to purchase cheaper land outside of town. Whatever the reason, the junction was not constructed in Jonesboro. Instead, it was routed just over two miles northwest of the small town and completed in 1872.⁵⁴

Within a few years, about two hundred people lived near the new railroad junction, and the budding town was named for Colonel Charles O. Sanford, the civil engineer who oversaw construction of the Raleigh and Augusta Air Line Railroad. Although the town, then located in Moore County, had been laid out in 1871, many of the planned streets were never built. When Sanford was incorporated in 1874, the town was laid out again, this time by Major Whitford, a

⁵¹ Railroad House Historical Association, "Sanford History: Sanford Centennial, 100 Years, 1874-1974," 6, 54, North Carolina Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill; Robert Blair Vocchi, "Lee County," *NCpedia*, www.ncpedia.org/geography/lee (accessed October 2020).

⁵² Railroad House Historical Association, "Sanford History," 6, 13.

⁵³ J.D. Lewis, "North Carolina Railroads – Chatham Railroad," *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_chatham.html (accessed October 2020).

⁵⁴ "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald Centennial Souvenir Edition*, *Sanford Herald* Vertical File, Lee County Library, Sanford, North Carolina; "Sanford was on the Drawing Board Before it Ever Existed as a City," *The Sanford Herald Centennial Souvenir Edition*; "The Railroad House," *Railroad House Association* Vertical File, Lee County Library, Sanford, North Carolina. Note: all vertical files cited in this document were obtained from the Lee County Library and hereafter will simply be referred to by the subject.

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civil engineer educated at West Point.⁵⁵ Streets were oriented parallel to each of the railroads, generally forming a grid on each side of the railroad junction. Two of the early streets that are now located within the historic district were named for Chatham and Moore counties, from which Lee County would eventually be carved. Others were named for North Carolina towns, including Carthage, located about twenty miles southwest of Sanford, and Charlotte, located about one hundred miles west of Sanford. Some were named to honor the former land owners on whose property the city was built, including Auguston W. Steele and Jordan Wicker. And some were renamed to honor prominent citizens of the city over time, including Winston Avenue, which was renamed for Alexander McIver, a Sanford native who served as the state superintendent of public instruction from 1871 until 1875; Endor Street, which was renamed for William E. Horner, who established *The Sanford Herald* in 1930; and Carthage Terrace, which was built in the late 1920s and later renamed for P.H. St. Clair, the first commander of the local National Guard unit from 1904 until 1906.⁵⁶

In 1872, the Sanford Union Passenger Depot (replaced in 1910) was constructed southeast of the intersection of South Moore Street and Charlotte Avenue to serve the two railroads, which passed on either side of the station. At the same time, the Raleigh and Augusta built a house at the northwest corner of Hawkins and Charlotte Avenue for W.T. Tucker, the first depot agent, and his wife, Inder Virginia Squire. Inder Squire Tucker operated a school out of the house known as the Sanford Institute.⁵⁷ The house, now known as the Railroad House, was moved to its current location in 1966 and is the oldest building in the historic district.

In 1879, the Western Railroad was incorporated into the Cape Fear & Yadkin Valley Railway. The railroad was then divided in 1899 such that the Atlantic Coast Line Railway traveled south out of Sanford, connecting Sanford and Lee County with the coastal port city of Wilmington, and the Southern Railway, now Norfolk Southern Railway, traveled north out of Sanford toward Mount Airy.⁵⁸ Meanwhile, the Raleigh and Augusta Air Line Railroad was extended further south to Hamlet in 1876, then became a part of the Seaboard Air Line Railway in 1900, after which it was completed to its originally planned terminus in Atlanta. In 1967, the Seaboard Air

⁵⁵ Railroad House Historical Association, "Sanford History," 4, 6, 16; Vocchi, "Lee County."

⁵⁶ "Sanford was on the Drawing Board Before it Ever Existed as a City," *The Sanford Herald* Centennial Souvenir Edition; Lee Boughman, "McIver, Alexander," *NCpedia*, www.ncpedia.org/biography/mciver-alexander (accessed October 2020).

⁵⁷ Railroad House Historical Association, "Sanford History," 16-18; Mary Ellen Bowen, "Downtown Sanford Historic District," Nomination to the National Register of Historic Places, 1985, Section 7, 18, Section 8, 5, North Carolina State Historic Preservation Office, Raleigh; Jimmy Haire and W.W. Seymour, Jr., *Sanford and Lee County* (Charleston, SC: Arcadia Publishing, 2006), 9-10.

⁵⁸ J.D. Lewis, "North Carolina Railroads – Western Railroad," *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_western.html (accessed October 2020); J.D. Lewis, "North Carolina Railroads – Cape Fear & Yadkin Valley Railway," *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_cape_fear_yadkin_valley_railway_2.html (accessed October 2020); J.D. Lewis, "North Carolina Railroads – Southern Railway," *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_southern_railway.html (accessed October 2020).

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Line Railway and the Atlantic Coast Line Railway merged to become the Seaboard Coast Line Railroad, now CSX Railroad.⁵⁹

In 1899, a new railroad was added to the Sanford landscape when local businessman H.P. Edwards established the Atlantic & Western Railroad Company. By 1903, the original section of track connecting Sanford to Jonesboro was operational. The track was extended east to Broadway in 1905, then to Lillington in 1912, which also provided connection to the Norfolk Southern Railway.⁶⁰

The junction of these four railroads – the Seaboard Air Line Railroad, Atlantic Coast Line Railway, Southern Railway, and Atlantic & Western Railroad – expanded manufacturing opportunities in Sanford through connections to larger markets and shipping ports throughout the South. Logging the extensive long leaf pine forests of the region was an important industry, and supported the local furniture, sash and blind, broom, and buggy factories.⁶¹ Logging also opened new land for agriculture, and farmers surrounding the city grew cotton, tobacco, fruit, and other crops that were processed in Sanford then shipped out on the railroads.⁶² Farmers also benefitted from new access to farm supplies, feeds, fertilizers, seeds, and machinery.⁶³ Construction industries were also flourishing in Sanford at that time. Brownstone quarries in and around Sanford utilized the railroads to ship brownstone to major cities along the east coast and throughout the Midwest.⁶⁴ Brick-making was another important industry in Sanford, taking advantage of substantial clay deposits throughout Lee County.⁶⁵

Sanford grew from just over 200 people at its incorporation to over 1,500 people by 1907, by which time the city had become an important center of transportation, commerce, and industry for the region. As a result, Lee county was created from Moore and Chatham counties. Comprised of about 250 acres, the county was named in honor of Confederate General Robert E. Lee. Sanford was designated the county seat, and the county courthouse was constructed

⁵⁹ Railroad House Historical Association, “Sanford History,” 6, 13, 24; Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 23; J.D. Lewis, “North Carolina Railroads – Raleigh & Augusta Air Line Railroad,” *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_raleigh_augusta_air_line.html (accessed October 2020); J.D. Lewis, “North Carolina Railroads – Seaboard Air Line Railway/Railroad,” *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_seaboard_air_line.html (accessed October 2020); J.D. Lewis, “North Carolina Railroads – Atlantic Coast Line Railroad,” *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_western.html (accessed October 2020).

⁶⁰ Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 23; J.D. Lewis, “North Carolina Railroads – Atlantic and Western Railroad/Railway,” *Carolana*, https://www.carolana.com/NC/Transportation/railroads/nc_rrs_atlantic_western.html (accessed October 2020).

⁶¹ Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 24; Railroad House Historical Association, “Sanford History,” 56.

⁶² Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 22.

⁶³ “Fertile Farming County of Lee County is Served by Atlantic and Western,” *Railroads* Vertical File.

⁶⁴ Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 24-25.

⁶⁵ Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 22.

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between Sanford and Jonesboro.⁶⁶ A new city hall building, designed and built in 1909-1910 by Sanford locals Robert T. Walker and Joe W. Stout, remains extant at 143 Charlotte Avenue in the historic district. The building originally housed the fire department as well, and the horses that pulled the fire wagons were stabled in the building.⁶⁷

Commercial and industrial growth took place simultaneously in Sanford during this time, and the presence of both in the historic district and Boundary Increase illustrate the city's importance as regional center of commerce and industry. Commercial enterprises were located adjacent to the junction of the railroads on Moore, Wicker, and Chatham streets in the historic district, and by 1908 included grocery stores, dry goods stores, furniture stores, millineries, a tailor, a cobbler, pharmacies, restaurants, a bank, hotels, hardware stores, a harness shop, a barber, and the post office.⁶⁸ Industry too was flourishing, also located in close proximity to the railroad tracks and often served by railroad sidings. Industrial complexes remaining extant from this time period include the Fitts-Crabtree Manufacturing Company, which opened a furniture factory on First Street in Boundary Increase Area B in 1902 (the buildings later occupied by the Sanford Furniture Company); the Sanford Buggy Manufacturing Company, which opened a factory at 115 Chatham Street in the historic district in 1907; and Sanford Sash and Blind, which opened by 1908 and was located just south of the junction of the railroads within the historic district.⁶⁹

By 1910, the population had increased to 2,262 people.⁷⁰ To serve the growing population of Sanford, as well as the surrounding region, new businesses moved to downtown Sanford and the business district began to expand westward onto Steele Street. New retail outlets and services included jewelers, clothing stores, launderers, and an undertaker, as well as two motion picture theaters and an opera house. Other new businesses were related to the increasing popularity of the automobile, including sales and service stations. The 1872 frame Sanford Union Station passenger depot was replaced with a brick depot in 1910, and by 1915, freight depots had been built for the Seaboard Air Line Railway and the Atlantic Coast Line Railway. The connectivity and ease of transporting goods helped fuel industrial growth in Sanford in the early twentieth century as furniture, lumber, brownstone, brick, and other businesses benefitted from direct access to the railroad tracks and contributed to Sanford's position as a significant manufacturing center for Lee County and the surrounding region.⁷¹

⁶⁶ Railroad House Historical Association, "Sanford History," 6, 54; Vocchi, "Lee County."

⁶⁷ Railroad House Historical Association, "Sanford History," 47. Bowen, "Downtown Sanford Historic District," Section 7, 18-19, Section 8, 3; Haire and Seymour, *Sanford and Lee County*, 19.

⁶⁸ Haire and Seymour, *Sanford and Lee County*, 20; Sanborn Map Company, "Sanford, Lee County, North Carolina," March 1908, www.nclive.org (accessed October 2020).

⁶⁹ Railroad House Historical Association, "Sanford History," 61; Sanborn Map Company, "Sanford," 1908; "Fitts-Crabtree Manufacturing Co. Believes in Lee County," *The Sanford Herald*, undated, provided to author by Jimmy Haire (local resident).

⁷⁰ Railroad House Historical Association, "Sanford History," 6.

⁷¹ Sanborn Map Company, "Sanford, Lee County, North Carolina," March 1915, www.nclive.org (accessed September 2020); Haire and Seymour, *Sanford and Lee County*, 24.

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Additional improvements to Sanford's infrastructure continued to drive commercial and industrial growth in the downtown throughout the 1920s. The city began paving streets in the 1920s as automobile travel became increasingly common.⁷² U.S. Highway 1 opened in 1924, passing through downtown Sanford and serving as the primary east coast highway connecting Maine to Florida. A popular tourist route, U.S. Highway 1 brought new traffic and visitors into the city, and new tourism- and automobile-related businesses followed. U.S. Highway 421 was completed through the region in 1932, extending southeast to northwest across the state and passing just north of downtown Sanford. U.S. Highway 501, a spur of U.S. Highway 1, was built in 1935 and extends north-south, sharing the route of U.S. Highway 1 through Sanford.⁷³

The population of Sanford grew from 2,977 people in 1920 to 4,253 people in 1930.⁷⁴ As new residents poured into the city, the downtown commercial district continued to expand to provide businesses and services to meet their needs. By 1925, Sanford's commercial core had fully shifted west of the railroad tracks to center instead on Steele Street. The 1920s was a boom period for downtown Sanford, as new businesses filled vacant lots on Wicker, North Steele, South Steele, Carthage, and North Moore streets.⁷⁵ The Temple Theater was completed in 1925 at 120 Carthage Street, a post office was built in 1926 at 137-139 Wicker Street, and Williams-Belk Company opened at 148 South Moore Street, then moved to South Steele Street by 1950.⁷⁶ In 1923, Arthur H. McIver established a five-and-dime store known as Mack's Store at 132-134 South Steele Street, which eventually grew into the Maxway national chain of discount stores.⁷⁷ The Carolina Hotel was completed at 100 Carthage Street in 1927 and opened in 1929, with most of its business coming from travelers on U.S. Route 1, which ran east of the hotel along North Moore Street.⁷⁸ These buildings remain extant in the historic district.

The first automobile was purchased in Sanford in 1905 by H.M. Weller, a Pennsylvania businessman who was later President of Sanford Furniture Company, and many more soon followed.⁷⁹ As buggies gave way to the rising popularity of personal automobiles, Sanford

⁷² Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 23; "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald* Centennial Souvenir Edition.

⁷³ "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald* Centennial Souvenir Edition.

⁷⁴ Railroad House Historical Association, "Sanford History," 6; "Sanford, Lee County, North Carolina," *City History* Vertical File.

⁷⁵ Sanborn Map Company, "Sanford, Lee County, North Carolina," May 1925, www.nclive.org (accessed October 2020); Sanborn Map Company, "Sanford, Lee County, North Carolina," September 1930, www.nclive.org (accessed October 2020).

⁷⁶ Sanborn Map Company, "Sanford," 1930; Haire and Seymour, *Sanford and Lee County*, 44; "Sanford Post Office History: 20th Century," *Post Office* Vertical File; Haire and Seymour, *Sanford and Lee County*, 27.

⁷⁷ Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 37.

⁷⁸ Haire and Seymour, *Sanford and Lee County*, 37, 105; Bill Horner, III, "Old Hotel's Renovation Plans are Complete; Scheduled to Re-open in December as 'Sanford Makepeace,'" *The Sanford Herald*, January 23, 1989, *Hotel* Vertical File.

⁷⁹ "The Auto in Sanford: The First One Came in '05," *The Sanford Herald* Centennial Souvenir Edition.

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Buggy Manufacturing Company went out of business and by 1924 the building at 115 Chatham Street was in use by Brown Buick for auto sales, repairs, and storage.⁸⁰ The Wilkins Lashley Company, located at 152 South Steele Street, also sold buggies, wagons, and harnesses. In 1924, Wilkins Lashley closed the store, demolished the building, and constructed the Wilrik Hotel, which remains extant in the historic district.⁸¹

The Great Depression and Economic Recovery – 1930 to 1940

The Great Depression ushered in a time of great financial difficulty in Sanford. By the time of the 1929 stock market crash, all existing banks in the city had already failed. Although affected banks across the state had begun to reopen in the early 1930s, Sanford remained without any banks until 1933 when the National Bank of Sanford was established.⁸² Also that year, the Lee County Commissioners authorized the printing of \$20,000 in Tax Anticipation Notes, known locally as scrip, which could be used to pay county taxes. County employees and teachers were paid partially with scrip, and the notes were bartered for nearly all goods and services offered in downtown Sanford until the last unclaimed notes were cancelled in 1935.⁸³ Other forms of bartering were also common practice during this time, with cordwood offered in exchange for schoolbooks and chickens, eggs, molasses, sweet potatoes, or even automobile batteries used to pay for newspaper subscriptions.⁸⁴ Unemployment became so rampant in the county that some of Sanford's residents visited downtown merchants to ask for grocery money, and others resorted to sending their children on trains into nearby cities to seek jobs even though there were none to be had. In response to these conditions, the Lee County Relief Association provided shoes, clothes, and food to families with children and helped ensure children continued to attend school. The association also worked with local doctors and dentists to see that children were treated regardless of their parents' ability to pay for these services.⁸⁵

In spite of the challenges of the Great Depression, some businesses in Sanford found success during those years. *The Sanford Herald* was founded by William E. Horner, a newspaperman from Durham, and Wade B. Jones, a local printer, who merged Jones Printing Company with the failing *Sanford Journal* in 1930. They operated briefly from a building on Wicker Street, which

⁸⁰ Sanborn Map Company, "Sanford," 1925; Sanborn Map Company, "Sanford, Lee County, North Carolina," September 1938, www.nclive.org (accessed October 2020); Haire and Seymour, *Sanford and Lee County*, 16, 28; Michael Johnson, "The Buggy Flourished Here until the Advent of Ford," *Buggy Co* Vertical File.

⁸¹ Haire and Seymour, *Sanford and Lee County*, front matter, 30, 104.

⁸² Haire and Seymour, *Sanford and Lee County*, front matter; "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald* Centennial Souvenir Edition; "Banks Have Been Around in This City Since 1893," *The Sanford Herald* Centennial Souvenir Edition.

⁸³ W.E. Horner, Sr., "Anticipation Notes Carried Local Economy," *The Sanford Herald* Centennial Souvenir Edition; Lee Mortimer, "Sanford Hit with Stunning Blow," *The Sanford Herald* Centennial Souvenir Edition.

⁸⁴ Mortimer, "Sanford Hit with Stunning Blow"; "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald* Centennial Souvenir Edition; W.E. Horner, Sr., "The Herald was Born Nearly 44 Years Ago," *The Sanford Herald* Centennial Souvenir Edition.

⁸⁵ Mortimer, "Sanford Hit with Stunning Blow."

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is no longer extant, then moved to Jones' printing facility in the basement of the Masonic Temple at 130 Carthage Street in the historic district. Initially the business handled both publishing the newspaper and job printing, but in 1934, Horner and Jones dissolved their partnership. Horner took over the newspaper, while Jones returned to job printing. In 1937, Horner moved *The Sanford Herald* newspaper offices to a building on North Steele Street near the intersection of present-day St. Clair Street, which is no longer extant. Meanwhile, Jones Printing Company acquired Cole Printing Company and moved to Steele Street.⁸⁶

Similar success came to several other Sanford businesses during this time as well. In 1938, J. Fred von Canon purchased the Fitts-Crabtree Manufacturing Company facility, located at 133a Charlotte Avenue (now 119-121 First Street) in Boundary Increase Area B. There he established the Sanford Furniture Company, which produced primarily bedroom furniture.⁸⁷ Sanford Bottling Works at 131 Charlotte Avenue was taken over by Coca-Cola Bottling Company, which expanded the building to its current size in the 1930s.⁸⁸ Efir's Department Store operated at 141 South Steele Street by the 1930s and shoppers recall that when purchasing items from the second floor, the sales slip and payment were lowered in a basket to the cashier at the first floor to complete the transaction.⁸⁹ These buildings remain extant in the historic district.

The Works Progress Administration also played a role in Sanford's recovery from the Great Depression. The WPA funded the construction of a National Guard Armory at 147 McIver Street in Boundary Increase Area B in 1938, which provided jobs for about thirty men.⁹⁰ Sanford's National Guard unit was formed in 1904 with P.H. St. Clair serving as its first commanding officer. The unit was disbanded in 1908, but reformed in 1917 when the United States entered World War I. After serving in the war, the unit was again disbanded. In 1928, a new unit was formed, Battery E of the 113th Field Artillery of the North Carolina National Guard. The unit included 108 men by 1940 when it was ordered to Fort Jackson, South Carolina, to prepare for service in World War II. The unit later served in the Korean War.⁹¹ In 1937, the WPA also funded a new post office at 226 Carthage Street in the historic district and the Lee County Courthouse Annex at 225 South Steele Street. The annex included one courtroom and associated

⁸⁶ "We'll Have Our 60th Birthday This Month," *The Sanford Herald*, December 1, 1990, *Sanford Herald* Vertical File; Haire and Seymour, *Sanford and Lee County*, 64; Horner, "The Herald was Born Nearly 44 Years Ago."

⁸⁷ "Sanford Furniture is Success Story," *The Sanford Herald*, undated, *Furniture Manufacturing* Vertical File; Haire and Seymour, *Sanford and Lee County*, 50.

⁸⁸ Sanborn Map Company, "Sanford," 1938; Haire and Seymour, *Sanford and Lee County*, 26.

⁸⁹ Haire and Seymour, *Sanford and Lee County*, 69.

⁹⁰ Mortimer, "Sanford Hit with Stunning Blow."

⁹¹ Sanborn Map Company, "Sanford," 1938; "Sanford's National Guard Unit Organized in 1904," *The Sanford Herald*, Centennial Souvenir Edition.

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trial spaces, the agricultural extension agent, the home economics agent, and an office for outreach to local farmers in need of electricity and indoor plumbing.⁹²

Dairy farming in the region expanded during the early 1900s, reaching a peak of production in the 1930s. Road improvements in the 1920s helped facilitate the success of dairy farming by connecting rural farmers to the markets and railroads offered in downtown Sanford. Phil Yarborough operated the Fairview Dairy, which initially raised dairy cows and delivered milk twice a day in Sanford. After a devastating fire at the farm in 1930, the Yarboroughs moved into downtown Sanford and opened the Fairview Dairy Bar at 132 McIver Street in Boundary Increase Area B, which still operates today as Yarborough's Homemade Ice Cream and Grill. In 1940, the Yarboroughs opened a second location, The Dairy Store, at 126 Carthage Street in the historic district, later known as Fairview Restaurant. It is now known as the Fairview Dairy Bar, but was relocated to 109 Carbonton Road, southwest of the historic district.⁹³

Health care improved for Lee County residents during the 1930s. Around 1925, Scotts Hospital opened as a private hospital at 105 Gordon Street in the historic district. This facility was closed and replaced by the Lee County Hospital, which opened on Carthage Street south of the historic district in 1931. The former Scotts Hospital was converted to apartments and remains extant in the historic district.⁹⁴

Dropping cotton prices and the boll weevil insect infestation in the 1920s caused a decline in cotton farming in many areas of North Carolina. However, the crop continued to be grown in Lee County, sold in the Sanford market, and then shipped out on the railroads. Johnson Cotton Company opened in the 1940s at 303 South Horner Boulevard in Boundary Increase Area C and capitalized on this important aspect of the regional economy. The company sold primarily furniture, but also offered oil-, coal-, and wood-fueled heaters; oil, coal, wood, and gas cooking ranges; other appliances and radios; and building supplies, hardware, tools, and paint. The company never dealt in any aspect of the cotton industry, but included "cotton" in the company name to attract farmers who came to town to sell cotton, hoping they would spend their newly-earned money on furniture and other goods. Johnson Cotton Company also stocked farm

⁹² Haire and Seymour, *Sanford and Lee County*, 45; "Sanford Post Office History: 20th Century," *Post Office Vertical File*; Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 20, 2020.

⁹³ Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 34; "Fairview Dairy's Heritage is Honored with Mural," *The Daily Record*, October 27, 2017, www.mydailyrecord.com/stories/fairview-dairys-heritage-is-honored-with-mural.6935? (accessed October 2020); Haire and Seymour, *Sanford and Lee County*, 108.

⁹⁴ "Sanford, Lee County, North Carolina," 1975, *City History Vertical File*; Sanborn Map Company, "Sanford," 1925; Sanborn Map Company, "Sanford," 1930; Sanborn Map Company, "Sanford," 1938; *Hill's Sanford (Lee County, N.C.) City Directory, 1952* (Richmond, VA: Hill Directory Co., Inc., Publishers, 1952), www.digitalnc.org (accessed October 2020); *Hill's Sanford (Lee County, N.C.) City Directory, 1960* (Richmond, VA: Hill Directory Company, Inc., Publishers, 1960), www.digitalnc.org (accessed October 2020); *Hill's Sanford (Lee County, N.C.) City Directory, 1963* (Richmond, VA: Hill Directory Co., Inc., Publishers, 1963), www.digitalnc.org (accessed October 2020).

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implements to attract the business of local farmers, including a small John Deere tractor dealership in the rear of the building.⁹⁵

The availability of electric power to operate machinery helped fuel the growth of industry in Sanford and contributed to its early twentieth century growth. Limited electricity had come to Sanford in 1903, provided by Campbell Electric Light and Power Company, which was rechartered under new owners and named Consumers Light and Power Company in 1907. The following year, the company merged with Raleigh Electric Company and Central Carolina Power Company in Buckhorn to form Carolina Power & Light Company.⁹⁶ Around 1955, Carolina Power & Light Company opened a new office at 201 North Steele Street in Boundary Increase Area A. Outside of the city, most rural residents were still without electricity by 1940. To remedy this absence of services, members of the community joined together to form the Central Electric Membership Corporation the following year. An office was built for the company in 1950 at 304 South Steele Street in Boundary Increase Area C, which also included a large parking lot for the repair vehicles.⁹⁷

World War II Production and Post-War Growth in Sanford – 1940 to 1960

During World War II, several businesses in the historic district participated in war-related manufacturing or provided services and supplies to Fort Bragg, thirty miles south of the city. Sanford Furniture Company expanded to the former Sanford Buggy Company/Brown Buick building on Chatham Street and added the third floor in 1944. During World War II, the company made supplies for the U.S. Navy in both facilities, serving as the largest producer of Navy ship fenders, the second largest producer of cargo nets, and even producing a confidential order of rocket launchers. The company also produced furniture for both the Navy and the Army. After the war, the Secretary of the Navy presented the company with the United States Navy

⁹⁵ Johnson Cotton Company Advertisement in *The Pilot* [Southern Pines, NC], September 26, 1947, <http://newspapers.digitalnc.org/lccn/sn92073968/1947-09-26/ed-1/seq-10.pdf> (accessed October 2020); *Hill's Sanford (Lee County, N.C.) City Directory, 1950*; *Hill's Sanford (Lee County, N.C.) City Directory, 1960*; Johnson Cotton Company Advertisement in *The News-Journal* [Raeford, NC], April 7, 1955, <http://newspapers.digitalnc.org/lccn/sn93064776/1955-04-07/ed-1/seq-4.pdf> (accessed October 2020); Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 20, 2020, and October 21, 2020.

⁹⁶ Jack Riley, *Carolina Power & Light Company, 1908-1958: A Corporate Biography* (Raleigh, NC: Edwards & Broughton Company, 1958), 49-51, <https://archive.org/details/carolinapowerlig00rile/page/n9/mode/2up?q=sanford> (accessed October 2020); William J. McCrea, "Carolina Power & Light Company," *NCpedia*, <https://www.ncpedia.org/carolina-power-light-company> (accessed October 2020); "Sanford Has its Power Plant in the Early Days," *City History Vertical File*.

⁹⁷ Central Electric Membership Corporation, "History: Central's Beginnings," <https://cemcpower.com/history/9> (accessed October 2020); Personal Communication with Jimmy Haire, October 20, 2020.

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Certificate of Outstanding Achievement.”⁹⁸ Although the Yarboroughs no longer produced their own milk, Fairview Dairy instead purchased milk from local farmers and distributed it to schools, hospitals, restaurants, and grocery stores, as well as to Fort Bragg during the war.⁹⁹ In the 1940s, City Dry Cleaners and Tailors opened at 111-113 Wicker Street in the historic district and served as the laundry contractor for Fort Bragg.¹⁰⁰ Sanford’s railroads were also utilized for the war effort, and local residents recalled that most train passengers during the war years were servicemen.¹⁰¹

Following the war, Sanford experienced a new period of growth, especially among automobile-related businesses like filling and service stations. In the 1940s, the 200 block of Carthage Street in the historic district was known as “Service Station Row” because of the presence of three filling stations and two automobile repair shops, although they are no longer extant. Post-war car sales increased significantly, and Brown’s Auto Supply Company opened an automobile parts store at 146 South Moore Street in the historic district.¹⁰² Knight’s Service Station opened in the 1940s at 205 McIver Street in Boundary Increase Area B.¹⁰³ Meanwhile, other businesses suffered. In the late 1930s, Lewis C. Lawrence opened Lawrence Livery Stable at 215 South Horner Boulevard in Boundary Increase Area C. As personal automobiles became standard after the war, the stable was no longer needed. The company shifted its business model to become Lawrence Freezer Locker in the 1950s and 1960s, offering rented cold storage for grocery stores and local residents.¹⁰⁴

Several businesses updated their business models, moved to new locations, or built new buildings on vacant lots within the historic district in the 1940s and 1950s. The Temple Theater, which was constructed in 1925 at 120 Carthage Street in the historic district to host traveling vaudeville shows, was converted for use as a movie theater.¹⁰⁵ In 1952, the *Sanford Herald* constructed their present building at 208-210 St. Clair Court in the historic district. Jones Printing Company moved from its Steele Street location and is now located at 104 Hawkins

⁹⁸ Sanborn Map Company, “Sanford,” 1925; Sanborn Map Company, “Sanford,” 1938; Haire and Seymour, *Sanford and Lee County*, 16, 28, 50; “Sanford Furniture is Success Story,” *The Sanford Herald*, undated, *Furniture Manufacturing* Vertical File; “Furniture Pioneer is Retiring,” *The Sanford Herald*, undated, provided to author by Jimmy Haire (local resident).

⁹⁹ Pezzoni, “Historic and Architectural Resources of Lee County,” Section E, 34; “Fairview Dairy’s Heritage is Honored with Mural.”

¹⁰⁰ Haire and Seymour, *Sanford and Lee County*, 51.

¹⁰¹ Lee Mortimer, “Railroads Grew,” *The Sanford Herald* Centennial Souvenir Edition.

¹⁰² Haire and Seymour, *Sanford and Lee County*, 55, 56, 62.

¹⁰³ *Hill’s Sanford (Lee County, N.C.) City Directory, 1950* (Richmond, VA: Hill Directory Co, Inc., Publishers, 1950), www.digitalnc.org (accessed October 2020).

¹⁰⁴ *Hill’s Sanford (Lee County, N.C.) City Directory, 1950; Hill’s Sanford (Lee County, N.C.) City Directory, 1960*; Personal Communication with Jimmy Haire, October 20, 2020.

¹⁰⁵ Haire and Seymour, *Sanford and Lee County*, 49; Faye M. Dasen, “Sanford: One Theater Success Story,” February 3, 1998, *Theaters* Vertical File.

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Avenue, north of the historic district, its third location.¹⁰⁶ In the 1950s, the library moved to the Lee County Courthouse Annex at 225 South Steele Street in the 1950s, its fifth location.¹⁰⁷ Sprott Brothers Furniture Company opened at 118 South Moore Street in the historic district.¹⁰⁸ By 1956, the Coca-Cola Bottling Company constructed a new storage facility at 121 Chatham Street in the historic district.¹⁰⁹

Sanford Furniture Company expanded significantly after World War II as well. The plant produced patented trademark “Sanford Permacraft,” which was crafted from Honduras mahogany, Idaho knotty pine, and Pennsylvania cherry, and by the 1950s also included maple. Its products were sold nationwide by a sales team of forty-four people, and showrooms were located in Chicago, New York, High Point, Los Angeles, and San Francisco.¹¹⁰ The manufacturing facility underwent a major expansion around 1955 that included a large addition to the existing facility at 119-121 North First Street and construction of a new building at 251 North First Street.¹¹¹ Around 1960, the company expanded to 149 Charlotte Avenue in Boundary Increase Area B, which housed offices for the business.¹¹²

Through the mid-twentieth century, Sanford remained a center of manufacturing and trade for the region, with its economy still based in lumber, brick, tile, tobacco, furniture, groceries, and fruits.¹¹³ The production of textile manufacturing machinery also became a part of the economy by the 1950s. Saco-Lowell, which was established in Maine in 1912, purchased a facility on Rose Street, southeast of the historic district, in 1948 and had begun operations by the late 1950s.¹¹⁴ The Roberts Company, which also specialized in textile manufacturing machinery, was

¹⁰⁶ “We’ll Have Our 60th Birthday This Month,” *The Sanford Herald*; Haire and Seymour, *Sanford and Lee County*, 64; Horner, “The Herald was Born Nearly 44 Years Ago.”

¹⁰⁷ Freda D. Kriminger, “Literary Club has Served 75 Years!” *The Sanford Herald*, May 26, 1980, *Library Vertical File*.

¹⁰⁸ Haire and Seymour, *Sanford and Lee County*, 63.

¹⁰⁹ *Hill’s Sanford (Lee County, N.C.) City Directory, 1956* (Richmond, VA: Hill Directory Co., Inc., Publishers, 1956), www.digitalnc.org (accessed October 2020).

¹¹⁰ “Sanford Furniture Co.,” *The Sanford Herald*, undated, provided to author by Jimmy Haire (local resident); “Furniture Pioneer is Retiring”; Personal Communication with Jimmy Haire, October 20, 2020.

¹¹¹ Sanborn Map Company, “Sanford,” 1925; Sanborn Map Company, “Sanford,” 1938; Haire and Seymour, *Sanford and Lee County*, 16, 28, 50; “Sanford Furniture is Success Story,” *The Sanford Herald*, undated, *Furniture Manufacturing Vertical File*; Vintage Furniture, “Permacraft Furniture,” *A Guide About Vintage Furniture*, <https://www.vintagefurnitureguide.com/permacraft-furniture> (accessed October 2020).

¹¹² *Hill’s Sanford (Lee County, N.C.) City Directory, 1959* (Richmond, VA: Hill Directory Co, Inc., Publishers, 1959), www.digitalnc.org (accessed October 2020); *Hill’s Sanford (Lee County, N.C.) City Directory, 1960*; Personal Communication with Jimmy Haire, October 20, 2020.

¹¹³ *Hill’s Sanford (Lee County, N.C.) City Directory, 1950*.

¹¹⁴ “County Courthouse was Planned as Focal Point for Town of Sanford,” *The Sanford Herald Centennial Souvenir Edition*; University of Virginia Library, “Saco-Lowell Shops,” *Social Networks and Archival Context*, <https://snaccooperative.org/ark:/99166/w6hb40r9> (accessed October 2020).

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founded by Robert Pomeranz in 1948 and located northeast of the historic district.¹¹⁵ Most goods were still moved on the railroads at that time, and in 1952, double tracks were constructed through downtown to accommodate increased freight and passenger traffic.¹¹⁶

As Sanford experienced a boom in growth in the 1920s and again following World War II, benefitting from the transportation network formed by highways and railroads in its downtown core, Jonesboro suffered from this lack of connectivity. In 1947, Jonesboro was merged with Sanford and renamed Jonesboro Heights. With this annexation, the City of Sanford grew to over four square miles, and the population doubled to over 10,000 people.¹¹⁷

The Decline of the Railroad in Sanford: 1960 to 1970

Sanford's population continued to grow and by 1960 had reached 12,253 people. Industry remained centered on lumber, brick, tile, tobacco, furniture, and textiles. The downtown retail stores attracted customers from a twenty-five-mile radius, drawing on a regional population of over 100,000 people. Four railroads and five highways formed a transportation network connecting the city to markets across the state and beyond. The city encompassed approximately six square miles and was served by two newspapers and two radio stations. There were eleven hotels and motels, a hospital, a library, three theaters, two swimming pools, and a golf course.¹¹⁸

The late 1950s and 1960s brought major changes came to Sanford's transportation network. The new U.S. Highway 1 Bypass opened in 1957 and routed traffic around downtown.¹¹⁹ As a result, the Carolina Hotel went out of business and was converted for use as an apartment building, but it fell into disrepair and closed in 1982.¹²⁰ At the height of railroad transportation, as many as eighteen trains stopped daily in Sanford.¹²¹ However, by the 1960s, the railroads were no longer the primary method of moving goods and people. By 1962, the Railroad House had been sold by the railroad and was threatened by the expansion of the adjacent automobile service station. Local citizens formed the Railroad House Historical Association to save the house, which was moved across the street to its present location at 110 Charlotte Avenue. The house is the oldest building within the historic district and now serves as a local history museum in Depot Park. In 1966, a decommissioned steam locomotive was donated to the association by the Atlantic &

¹¹⁵ "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald Centennial Souvenir Edition*; University of Virginia Library, "Pomeranz, Robert E., 1917-1997," *Social Networks and Archival Context*, <https://snaccooperative.org/view/36194890> (accessed October 2020).

¹¹⁶ Mortimer, "Railroads Grew."

¹¹⁷ Railroad House Historical Association, "Sanford History," 6, 13, 24; "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald*, Centennial Souvenir Edition; "Sanford, Lee County, North Carolina," *City History Vertical File*.

¹¹⁸ *Hill's Sanford (Lee County, N.C.) City Directory, 1963*.

¹¹⁹ Personal Communication with Jimmy Haire, October 20, 2020.

¹²⁰ Horner, "Old Hotel's Renovation Plans are Complete."

¹²¹ Personal Communication with Jimmy Haire, October 20, 2020.

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Western Railroad and is also located in Depot Park.¹²² The c.1910 Sanford Union Passenger Depot remains extant in Depot Park within the historic district. By 1967, trucking had almost entirely replaced the railroad for moving goods in and out of Sanford, and most businesses, including the post office, utilized trucks rather than trains by that time. Passenger service suffered as well, and although decreasing business had caused consideration of ending passenger service in Sanford as early as 1958, passenger service continued until 1971.¹²³

Although Sanford remained the commercial center of Lee County, these changes to the transportation network resulted in a number of other changes in the downtown during the mid-twentieth century. The Temple Theater became a performing arts center in the early 1960s, utilized by the Sanford Little Theater company, but it closed in 1965.¹²⁴ Sanford Sash and Blind, a major employer in downtown Sanford since at least 1908, went out of business by 1962, and by 1966 the facility had been leveled with the exception of one building, which remains extant but vacant at 300 South Moore Street in the historic district.¹²⁵ In 1966, Endor Street was widened from two lanes to four lanes and renamed Horner Boulevard, in honor of the publisher of *The Sanford Herald*.¹²⁶ The post office moved to a new location on Carthage Street in 1967.¹²⁷ The library also moved again in the late 1950s, occupying the former Rogers Funeral Home at 114 North Steele Street, its sixth location.¹²⁸

Further Change Comes to Downtown Sanford – 1970 to present

Following the closure of key downtown businesses in the late 1960s and the passenger depot in 1971, Sanford experienced a period of stagnation in the 1970s. Very few new businesses were established during this time. The First Citizens Bank and Trust was established in 1968 and constructed its current building at 206 Carthage Street in the historic district c.1972, after which there was no new construction in downtown until the late 1970s and early 1980s.

¹²² Railroad House Historical Association, "Sanford History," 16-18, Bowen, "Downtown Sanford Historic District," Section 7, 18, Section 8, 5; Haire and Seymour, *Sanford and Lee County*, 9, 61.

¹²³ "Welcome to Sanford," <http://welcometosanford.com/index.php/2017/12/07/depot-depot-park> (accessed September 2020); Mortimer, "Railroads Grew."

¹²⁴ Haire and Seymour, *Sanford and Lee County*, 49; Faye M. Dasen, "Sanford: One Theater Success Story," February 3, 1998, *Theaters Vertical File*.

¹²⁵ *Hill's Sanford (Lee County, N.C.) City Directory, 1960; Hill's Sanford (Lee County, N.C.) City Directory, 1962*; Lee County, North Carolina, GIS Strategic Services, Interactive Mapping, Aerial Photography, 1966 Orthophotos, <https://lee2.connectgis.com/Map.aspx> (accessed October 2020).

¹²⁶ Haire and Seymour, *Sanford and Lee County*, 66; "Sanford was on the Drawing Board Before it Ever Existed as a City," *The Sanford Herald Centennial Souvenir Edition*.

¹²⁷ "Sanford Post Office History: 20th Century," *Post Office Vertical File*.

¹²⁸ Kriminger, "Literary Club has Served 75 Years!"

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By that time, suburban shopping malls began to impact the vitality of Sanford's downtown commercial core.¹²⁹ The Kendale Plaza in Jonesboro Heights had enough parking for 2,500 cars and claimed to be the "longest straight-line shopping center in the world" when it was completed in 1967.¹³⁰ In 1985, Williams-Belk Company moved from 138-140 South Steele Street in the historic district to the newly completed Riverbirch Corner Shopping Center, west of the historic district, where it reopened as Belk.¹³¹ Wal-Mart, K-Mart, and similar national chains also became increasingly popular in the 1980s, and smaller discount chains in downtown Sanford began to suffer. For example, the Maxway Company employed 866 people at 44 stores in four southern states by 1966, but despite its apparent success, the company was acquired by Pope's Variety Wholesalers that year, combined with the Super 10 and Roses discount stores, and the Sanford location now operates as a Super 10.¹³²

In the 1980s, Sanford was named a North Carolina Main Street Community and a downtown merchants association formed and hired a redevelopment director to help maintain a competitive downtown business district.¹³³ The Carolina Hotel, which had been converted to apartments and closed in 1982, was purchased in 1986 and renovated for senior housing. It reopened in 1989 as the Sanford Makepeace, honoring original Carolina Hotel owner O.P. Makepeace.¹³⁴ The post office moved to its present location at 1200 South Horner Boulevard, southeast of the historic district, in 1989.¹³⁵ The library moved in 1979 when a new building was constructed specifically to house the library at 107 Hawkins Avenue, just north of the historic district, where it remains today.¹³⁶ In 1981, community-led restoration efforts began at Temple Theater, which had been closed since 1965. The theater reopened in 1984 and remains in use as a performing arts center today.¹³⁷ Brick-making remains an important industry in the region, with three plants near Sanford producing about forty percent of all brick in the South.¹³⁸

The Heins Telephone Company was established by E.C. Heins, Sr., and E.C. Heins, Jr., in 1923 when they purchased the McIver family's telephone company on North Moore Street, which is no longer extant. The company grew into one of the region's largest employers. In 1969, the company supported the establishment of a telephony school at the Central Carolina Technical Institute in Sanford, now Central Carolina Community College, located southeast of the historic district. The school trained potential employees in the newest telephone technologies of the day.

¹²⁹ Bowen, "Downtown Sanford Historic District," Section 8, 6.

¹³⁰ Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 38.

¹³¹ Haire and Seymour, *Sanford and Lee County*, 27.

¹³² Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 37; Wiley J. Williams, "Rose's Stores," *NCpedia*, www.ncpedia.org/roses-stores (accessed October 2020).

¹³³ Bowen, "Downtown Sanford Historic District," Section 8, 6.

¹³⁴ Horner, "Old Hotel's Renovation Plans are Complete."

¹³⁵ "Sanford Post Office History: 20th Century," *Post Office* Vertical File.

¹³⁶ Kriminger, "Literary Club has Served 75 Years!"

¹³⁷ Haire and Seymour, *Sanford and Lee County*, 49; Dasen, "Sanford: One Theater Success Story."

¹³⁸ "County Courthouse was Planned as Focal Point for Town of Sanford," *The Sanford Herald Centennial Souvenir Edition*.

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In the 1970s, Heins Telephone Company employed 165 people, including over fifty switchboard operators at its facility at 119 North Moore Street, which remains extant in the historic district. However, Sanford received direct distance dialing by 1980, and the company downsized significantly. In 1986, the ALLTEL Corporation of Ohio acquired Heins Telephone Company, and the following year it was sold again to Business Communications, Inc., based in Winston-Salem.¹³⁹

Several Sanford businesses were acquired by larger companies in the late twentieth or early twenty-first centuries and continue to thrive. In 1962, J.T. Davenport & Sons wholesale grocery moved from their 309 Chatham Street location to a new warehouse on Third Street, east of the historic district. By 1984, the company had expanded to a new, larger facility east of town on Broadway Road, employed about 340 people, and supplied approximately 2,000 convenience stores in eight states. In 2012, Davenport was acquired by Core-Mark Holding Company, Inc.¹⁴⁰ The Pantry convenience store chain was founded in Sanford in 1967, operating primarily as Kangaroo Express. The company grew to become one of the largest convenience store chains in the country, and by 2014 there were over 1,500 stores in thirteen southeastern states. In 2015, the company was acquired by the Quebec-based Couche-Tard, Inc., and most stores were changed to the Circle K banner.¹⁴¹

Other Sanford businesses were acquired by outside companies and later closed. In 1960, Saco-Lowell was acquired by Maremont Company, and by 1978 the facility had been sold to Liberty Furniture, which in turn closed in the 1980s.¹⁴² In 1968, Sanford Furniture Company was acquired by Johnson-Carper Furniture Company, which was headquartered in Roanoke, Virginia. The following year, Johnson-Carper was acquired by Singer Furniture Company, also based in Roanoke, Virginia, and best known for sewing machines. In 1984, Singer announced it would be closing the Sanford plant, laying off 235 people. The company's North First Street facility in Boundary Increase Area B has been vacant since that time.¹⁴³

¹³⁹ Nancy Duckett, "Telephone School Rings Bell," *The [Raleigh] News and Observer*, November 2, 1969, www.newspapers.com (accessed October 2020); Owen Davis, "Sanford's Tiny Telephone Firm Keeps Ties Close to Community," *The [Raleigh] News and Observer*, January 8, 1978, www.newspapers.com (accessed October 2020); Todd Cohen, "Sanford Communications Firm Bought Out by Rival," *The [Raleigh] News and Observer*, June 18, 1987, www.newspapers.com (accessed October 2020); Personal Communication with Jimmy Haire (local resident) by Cheri LaFlamme Szkodronski, via telephone, November 1, 2020.

¹⁴⁰ "J.T. Davenport & Sons Inc.," <https://mrcheckout.net/j-t-davenport-sons> (accessed October 2020).

¹⁴¹ Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 37; Bowen, "Downtown Sanford Historic District," Section 7, 12, Section 8, 2.

¹⁴² University of Virginia Libraries, "Saco-Lowell Shops."

¹⁴³ "Sanford Furniture Co. Will Be Sold," *The Sanford Herald*, March 26, 1968, provided to author by Jimmy Haire (local resident); "Furniture Pioneer is Retiring"; "835 Singer Furniture Workers Losing Jobs in NC Plant Closing," *The Charlotte Observer*, May 18, 1984, www.newspapers.com (accessed October 2020); Railroad House Historical Association, "Sanford History," 61.

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Banking in Sanford also experienced many changes in the second half of the nineteenth century. The National Bank of Sanford, established in 1933 at 100 Wicker Street in the historic district, was destroyed by fire in the mid 1940s, and the current building replaced it by 1950. In 1965, the National Bank of Sanford was acquired by Southern National Bank, which had begun as the Bank of Lumberton in 1897 and expanded across the state in the 1960s. Southern National Bank merged with BB&T in 1995 and is currently located on North Horner Boulevard, west of the historic district.¹⁴⁴

In 1968, “Service Station Row,” on the north side of the 200 block of Carthage Street, was demolished and the First Citizens Bank and Trust opened at 206 Carthage Street around 1972. The bank was established as the Bank of Smithfield in 1898, changed its name in 1935 when it first began expanding to other eastern North Carolina towns, then expanded across the state in the 1970s. The bank remains extant in the historic district and its construction marks the end of a concentrated period of new construction within the district.¹⁴⁵ Sanford Real Estate and Loan operated on North Steele Street in the 1950s and 1960s, followed by Summit Savings Bank, which in turn was acquired by First Citizens Bank and Trust in 1996. The North Steele Street location was ultimately closed.¹⁴⁶

Changes came to many other businesses in downtown Sanford as well. The Central Electric Membership Corporation outgrew its office at 304 South Steele Street in Boundary Increase Area C and relocated its operation division to a new facility at 128 Wilson Road, southeast of the historic district, in 1983. The main office followed in 1994.¹⁴⁷ Cascade Fibers began operating in the former Sanford Buggy Company building at 115 Chatham Street in 1970, where it remained until 2000.¹⁴⁸ The building was rehabilitated in 2016 and now serves as a city office building. In 1970, the Roberts Company declared bankruptcy and the building was demolished by 1973.¹⁴⁹

Today Sanford remains the center of commerce and industry in the region. The downtown remains a vibrant commercial district with retail businesses, restaurants, professional services, and few vacancies. Most industry is now located outside of the downtown core on larger tracts of land with closer access to the highways. Lee Brick and Tile, Pfizer Pharmaceutical, and

¹⁴⁴ “County Courthouse was Planned as Focal Point for Town of Sanford,” *The Sanford Herald* Centennial Souvenir Edition; J. Moore Bannister, Sharon Berry, and Jennifer Reardon, *Our Account: A History of BB&T*, http://bbt.mediaroom.com/history_flipbook/BBT2012HistoryBook.pdf (accessed October 2020), 42-43, 106, 215-218); “Banks Have Been Around in This City Since 1893,” *The Sanford Herald* Centennial Souvenir Edition.

¹⁴⁵ First Citizens Bank, “About Us: Forever Evolving,” <https://www.firstcitizens.com/about-us> (accessed October 2020).

¹⁴⁶ *Hill’s Sanford (Lee County, N.C.) City Directory, 1950; Hill’s Sanford (Lee County, N.C.) City Directory, 1960; Hill’s Sanford (Lee County, N.C.) City Directory, 1963*; Haire and Seymour, *Sanford and Lee County*, 56; U.S. Bank Locations, “Summit Savings Bank, Inc., SSB,” <https://www.usbanklocations.com/summit-savings-bank-inc-ssb-32358.shtml> (accessed October 2020).

¹⁴⁷ Central Electric Membership Corporation, “History: Central’s Beginnings.”

¹⁴⁸ “As Old as the County,” *The Sanford Herald*, April 1, 1978, *Buggy Co* Vertical File.

¹⁴⁹ University of Virginia Library, “Pomeranz, Robert E., 1917-1997.”

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Caterpillar are major employers now located north of the city near the junction of highways 1 and 501, while General Shale Brick, Inc., is located south of the city on Highway 501. Tyson Foods, 3M, and Desco Industries operate facilities southeast of downtown Sanford in Jonesboro. Another major employer is the Central Carolina Hospital on Carthage Street southwest of downtown.

African American Ethnic Heritage and Civil Rights Context

Racial tension existed in Sanford since its beginnings in the nineteenth century. In 1888, rioting occurred as a result of a fight between a white man and an African American man on Christmas day. Although there were no injuries or property damage reported, several African Americans were arrested and white leaders in the city formed the Sanford Light Infantry, a special police force to enforce whites' position over African Americans in the city.¹⁵⁰

By the early twentieth century, segregation was in strict practice in Sanford. As a result, African Americans formed a self-sustaining community immediately south of the downtown commercial core, just outside the historic district. The community was centered on the churches, including Blandonia Presbyterian Church, founded in 1867 and now located at 605 Wall Street; Fair Promise AME Zion Church, founded in 1868 and now located at 712 Wall Street; and Wall Street Baptist Church, founded in 1880 and now known as First Calvary Baptist Church, located south of downtown on Fields Drive.¹⁵¹ Schools were also important foundations of the African American community, and Black students attended the South Sanford Graded School. The school was expanded to include a high school curriculum in the 1920s and renamed the Lee County Training School. In the 1950s, it was renamed W.B. Wicker School to honor the principal during this period of growth, and the school remains extant and in use at 806 South Vance Street.¹⁵² A Black business district formed on Pearl Street, south of the historic district, and included barber shops, restaurants, stores, service stations, a funeral home, dance halls, a theater, an ice house, and a newspaper. African American professionals also maintained offices in this area, including doctors, dentists, pharmacists, and lawyers. Contractor A. Lincoln "Link" Boylin was active in Sanford from the 1890s through the 1930s, employing as many as fifty carpenters and brick masons and constructing numerous residences as well as the W. B. Wicker School, Fair Promise AME Zion Church, and the 1936 Post Office on Carthage Street.¹⁵³ A

¹⁵⁰ Pezzoni, "Historic and Architectural Resources of Lee County," Section E, 22.

¹⁵¹ Margaret B. Murchison, "Yesteryears: A Historical Sketch of Sanford's Black Community, 1776-1976," 2-5, North Carolina Collection, Louis Round Wilson Special Collections Library, University of North Carolina at Chapel Hill.

¹⁵² Murchison, "Yesteryears," 5-6; Daniel Pezzoni, "Lee County Training School," Nomination to the National Register of Historic Places, 2000, Section 8, 4-8, North Carolina State Historic Preservation Office, Raleigh.

¹⁵³ J. Daniel Pezzoni and Catherine W. Bishir, "A. L. Boykin (1873-1943), *NC Architects and Builders: A Biographical Dictionary* (North Carolina State University Libraries), <https://ncarchitects.lib.ncsu.edu/people/P000662>, Accessed May 2021.

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library for African American patrons was started in the Blandonia Presbyterian Church, and later moved to its own building on Wall Street before being incorporated into the Lee County Library.¹⁵⁴

Some progress toward racial equality was achieved in the 1930s when Moses Alston became the first African American elected to the Sanford Board of Alderman.¹⁵⁵ Some Black residents owned their own businesses serving the African American community, including Cicero Heck's print shop, Dennis Phillips' barber shop, James and Willie Williams' restaurant, Ella Womack's Café, Roscoe Woolard's meat market, Fannie Blue's hotel, and August Jones' pressing club. However, overall there were few economic opportunities for African Americans in Sanford. The denial of these opportunities was part of the racial oppression in Sanford, and as a result, most African Americans remained too poor to own their own homes or automobiles. Most African American men during this time were laborers working in saw and lumber mills, brickyards, stone quarries, street construction, or furniture factories. A small number were skilled laborers, including carpenters Frank McLean, Charles Jones and Daniel White. African American women primarily took jobs as cooks in private homes, restaurants, boarding houses, and hotels.¹⁵⁶

These limited employment options continued into the 1960s, and African Americans in Sanford suffered poor treatment generally. Local resident Margaret Murchison, a high schooler in the 1960s, recalled that it was hard for both Black and white teenagers to find jobs in downtown Sanford, therefore many, including her, took jobs on the tobacco farms outside the city. The farmer came to town to pick up the teenagers, who rode to the fields together in the back of a pickup truck, talking and laughing together. At lunchtime, the farmer drove teens who wanted to buy their lunch to a nearby diner. Murchison recalls that the staff dropped food ordered by African American teens on the ground to avoid touching them when handing it through the window, telling them "it's just a bit of dirt."¹⁵⁷ Dr. Joyce Williams Green also worked summers in the tobacco fields. "We grew up with white people... playing with white kids, working in tobacco with white kids, and just being friends," she recalls. "But when you saw each other downtown, you didn't speak. You looked the other way."¹⁵⁸

The downtown businesses were notoriously discriminatory toward African Americans. Murchison recalls visiting the theaters for movies, and that African Americans had to enter through the back door and sit in the balcony, which was dirty and rarely cleaned. She recalls that African American teenagers got their small revenge by throwing spitballs and trash onto the

¹⁵⁴ Murchison, "Yesteryears," 10-15; Bowen, "Downtown Sanford Historic District," Section E, 22.

¹⁵⁵ "City Problems Same, 1898, 1932," *The Sanford Herald*, October 10, 1932, *City History* Vertical File.

¹⁵⁶ U.S. Census Bureau, *1930 United States Federal Census*, www.ancestry.com (accessed October 2020).

¹⁵⁷ Personal Communication with Margaret Murchison (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 3, 2020.

¹⁵⁸ Personal Communication with Dr. Joyce Williams Green (former Sanford resident) by Cheri LaFlamme Szcodronski, via telephone, October 22, 2020.

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white teens below.¹⁵⁹ Ruby Maxwell, another Sanford resident, recalls furniture shopping at Jones Furniture Company at 216 Wicker Street (no longer extant) with her husband and three-year-old daughter. Her daughter needed to use the restroom, but when Maxwell asked if a restroom was available, the clerk said there was no restroom in the store, meaning there was none for African Americans to use. Maxwell and her family left the store without completing their purchase, and she recalls that many African American families responded to discrimination by telling others about their experiences and collectively refusing to patronize those businesses.¹⁶⁰ Bob Finch, also a Sanford resident, recalls visiting a store where the white clerk ignored him until he made his purchase. “Her whole demeanor changed,” he recalls. “She felt like I couldn’t buy something, but I did.”¹⁶¹

After the famous Greensboro Woolworth’s sit-in by four students from North Carolina A&T University in 1960, cities and towns across North Carolina experienced an increase in anti-segregation activities as African Americans increasingly demanded an end to the practice. In the early 1960s, Governor Terry Sanford had established the Good Neighbor Panel, a statewide biracial committee tasked with ending discrimination in state hiring practices, and the Mayors Coordinating Committee, a collaborative effort among mayors statewide to identify and propose solutions for civil rights concerns. Many towns across the state took similar action and established their own local committees and task forces to address discriminatory practices. However, by early 1963, frustrated African Americans were participating in anti-segregation demonstrations and marches in Raleigh, Greensboro, Winston-Salem, Fayetteville, Wilmington, Chapel Hill, and many more towns across the state.

In July 1963, the Civil Rights Movement came to Sanford. R.N. Anders, the vice-president of the Lee County chapter of the NAACP, visited a downtown restaurant with two African American friends, and they were refused service. Anders contacted Sanford Mayor Tommy Mann about the incident, and after Anders threatened to gather one hundred African Americans downtown to protest segregationist practices, he was immediately appointed to the local biracial committee. Anders’ first goal was to integrate the downtown restaurants, and within weeks nearly all restaurant owners in Sanford had agreed to a trial period of full integration.¹⁶²

¹⁵⁹ Personal Communication with Margaret Murchison.

¹⁶⁰ Personal Communication with Ruby Maxwell (local resident) by Cheri LaFlamme Szcodronski, via telephone, September 29, 2020.

¹⁶¹ Zachary Horner, “Black Leaders Discuss MLK, Experiences in Lee County,” *TCA Regional News [Chicago]*, January 15, 2017.

¹⁶² “Lee’s NAACP Delays Action,” *The [Raleigh] News and Observer*, July 10, 1963, www.newspapers.com (accessed October 2020); “Cafes Accept All Customers in Sanford,” *The [Raleigh] News and Observer*, July 12, 1963; “Restaurants Desegregate,” *The [Raleigh] News and Observer*, August 10, 1963. Note: All *The [Raleigh] News and Observer* sources cited in this document were obtained from www.newspapers.com and accessed in October 2020.

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By December, however, the restaurants had returned to refusing service to African Americans, and Sanford's African American population was still reeling from news of the 16th Street Baptist Church Bombing in Birmingham a few months before. Inspired by Martin Luther King, Jr., the local NAACP chapter and the NAACP youth chapter at Wicker School began planning anti-segregation demonstrations.¹⁶³ They learned about non-violent protest, including freedom songs, how to march and boycott, and how to be prepared for arrest. The Elks Club hosted meetings and organized speakers, including students from NC A&T University. Reverend James R. Hampton of the Blandonia Presbyterian Church also helped the students prepare for the protests, and they often met at the church, usually at night. Murchison was a high school student who participated in these meetings, and she recalls that some students' parents told them not to participate because they were afraid they would lose their jobs if their white employers found out. "But kids did it anyway," she notes. "We felt it needed to be done."¹⁶⁴

On December 20, 1963, approximately 130 students led by Reverend Hampton and Reverend James A. Arnold of the Fair Promise AME Zion Church participated in a silent march from the Blandonia Presbyterian Church at 605 Wall Street, just south of the historic district, through the downtown commercial core. The *News & Observer* (Raleigh) reported, "After circling the main business section the Negroes [sic] returned to the Wall Street [Presbyterian] Church..."¹⁶⁵ Dr. Green and her younger brother participated in the march, no more than fifteen and thirteen years old at the time. She recounts her memories of the event:

I remember white people standing along the side of the road... yelling at us and spitting at us. And we just held our heads high and went on. It was scary. We didn't know what was going to happen or how it was going to happen. But we had been prepared by those people who trained us, and we were together, friends and family, together doing this... I think we were three abreast, maybe two. And the people yelling and screaming and spitting at us, that's the most vivid thing."¹⁶⁶

The following week, sit-ins were planned for many of the downtown restaurants. The sit-ins began on December 26, 1963, at three restaurants that served only white patrons. The first demonstrations took place around noon, and thirty-eight teenagers were arrested during the sit-ins. A group of teens who were not arrested at that time, presumably because of their young age, staged another demonstration later in the day, during which fifteen of them were also arrested.¹⁶⁷

The following day, the demonstrations continued. A group of fourteen African American teenagers, including Murchison, marched from the Blandonia Presbyterian Church to Turner's Restaurant at 109 South Endor Street (now Horner Boulevard), which is no longer extant. When

¹⁶³ "NAACP Plans March in Lee," *The [Raleigh] News and Observer*, December 18, 1963.

¹⁶⁴ Personal Communication with Margaret Murchison; Personal Communication with Ruby Maxwell.

¹⁶⁵ "Lee County Negroes Stage Protest March," *The [Raleigh] News and Observer*, December 21, 1963.

¹⁶⁶ Personal Communication with Dr. Joyce Williams Green.

¹⁶⁷ "Negroes Arrested in Sit-Ins," *The [Raleigh] News and Observer*, December 27, 1963.

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the students entered, the cook, who was the mother of one of the demonstrators, begged them to leave, fearing she would lose her job. When she told them she could not serve them, they took seats and began to sing “We Shall Not Be Moved,” one of the freedom songs they had learned. When H.A. Matthews, the restaurant owner, threatened the teenagers with a shotgun, they left the restaurant. As they were leaving, he fired into the group, grazing fifteen-year-old Rhonda Martin’s leg. In spite of her injuries, and the corroboration of the other thirteen demonstrators and a white woman walking by the restaurant at the time, newspaper accounts noted that city manager B.B. Britt and police chief Joe Watson, “were continuing their investigation to determine if the Martin girl’s story was true.” No charges were brought against Matthews.¹⁶⁸

By the end of the day, another 126 demonstrators had been arrested and taken to the jail at the county courthouse, including Dr. Green.¹⁶⁹ She was part of a group of about twenty teenagers who marched to one of the downtown restaurants, but they were denied entry. Instead they marched and sang on the sidewalk outside. The owner of the restaurant came out to tell them to the leave, and when they refused, he called the police. The police sprayed the teenage demonstrators with fire hoses, then arrested them. Dr. Green recalls, “the policeman who picked me up had a pin in his hand, so when he picked me up, that pin was sticking in my arm. And he threw me in the paddy wagon. And we went down to the police station and they booked us. It was scary.”¹⁷⁰

Most African Americans in Sanford had so few opportunities for employment and were struggling so much financially that they were unable to pay the bail for jailed protestors. Reverend Hampton sought help from the NAACP in Raleigh, which provided funds for parents to pay their children’s bail fees, \$200 each.¹⁷¹ The police told the students the arrests would go on their permanent records, possibly to scare them into accepting the status quo and ending the demonstrations. Many students later feared they would not be accepted to college or be able to get jobs because of the arrests. However, Dr. Green recalls applying for a job as a teacher in New York City. She told the principal during her interview about the demonstrations and that she may have a police record. “And the principal looked at me and said, ‘Good,’” she recalls. “And he hired me.”¹⁷²

Dr. Green also recalls there were no white allies stepping forward during these events. “Nobody saying ‘I’m here to help and support you,’” she recalls.¹⁷³ But the result of their activism was nevertheless change, however reluctant. At a December 28, 1963, special meeting of the Sanford

¹⁶⁸ Personal Communication with Margaret Murchison; Tom Bolch, “Sanford Girl Says Shot Hit Her During Demonstration,” *The [Raleigh] News and Observer*, December 28, 1963.

¹⁶⁹ “Race Group is Named at Sanford,” *The [Raleigh] News and Observer*, December 29, 1963.

¹⁷⁰ Personal Communication with Dr. Joyce Williams Green.

¹⁷¹ Personal Communication with Margaret Murchison; Bolch, “Sanford Girl Says Shot Hit Her During Demonstration.”

¹⁷² Personal Communication with Dr. Joyce Williams Green.

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Board of Alderman, the board adopted Resolution #14-63: “Be it resolved that the City of Sanford, N.C. has adopted an official policy of Non-Discrimination and one of equal justice for all of its citizens.” During the meeting, the Mayor Tommy Mann recommended thirty-six people to be appointed to new a Human Relations Committee, which would replace the previous biracial committee and be tasked with “working towards Racial Equality and to do everything in it’s [sic] power to bring about peace and contentment for all citizens of Sanford.” As a result, the NAACP youth chapter that took part in the demonstrations over the previous two days agreed to stop demonstrations to allow the committee an opportunity to take action.¹⁷⁴ At the committee’s first meeting, several sub-committees were formed, including schools, public accommodations, and fair employment, all with coordination from the mayor’s sub-committee, and no more demonstrations were held.¹⁷⁵

Change came slowly to Sanford. A small number of African American students attended Sanford Middle School or Central High School, both white schools, through the freedom-of-choice system, although the reverse did not take place at Wicker School. The school system was forced to integrate in 1969, but with intense resistance. Donald Siler, a sophomore at Central High School in 1969, recalls that about 150 African American students staged a walk-out on the first day of school when the superintendent failed to hear their requests for the school to end the practice of playing “Dixie” at pep rallies and sporting events and to reinstate an intramural basketball league. He also recalls that there were fights between white and African American students almost every day for at least the first month of school before the racial tension subsided.¹⁷⁶ John Howard, a social studies teacher at Wicker School and later assistant principal of Central High School, recalls that several leaders in the African American community, including himself, drove around in the evenings to help prevent confrontations among white and Black students outside of school.¹⁷⁷ Central High School remains in use as Lee County High School, southeast of the historic district.

Even after desegregation, some downtown businesses continued to resist serving African Americans. Some made it clear that they were not interested in the business of Black patrons by raising prices beyond the economic means of most African Americans in Sanford. Others continued outright segregationist practices, including a doctor’s office that maintained a segregated waiting room complete with “white” and “colored” seating signage well into the 1980s.¹⁷⁸ Murchison recalls that when she was hired by local news radio station WWGP Broadcasting in 1978, she “was warned by many that there were a lot of racist people in our

¹⁷⁴ “Race Group Named at Sanford,” *The [Raleigh] News and Observer*, December 29, 1963; Minutes of the Sanford Board of Alderman Special Meeting, December 28, 1963, City of Sanford, North Carolina.

¹⁷⁵ “Committee Holds Meet at Sanford,” *The [Raleigh] News and Observer*, December 31, 1963.

¹⁷⁶ Personal Communication with Donald Siler (former Sanford resident) by Cheri LaFlamme Szcodronski, via telephone, October 18, 2020.

¹⁷⁷ Personal Communication with John Howard (local resident) by Cheri LaFlamme Szcodronski, via telephone, October 20, 2020.

¹⁷⁸ Personal Communication with Margaret Murchison.

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town, and they were not going to take too kindly of a minority in my position.” Contrary to the expectations of Murchison’s supervisors at the station, the police and fire departments did willingly share the daily news reports with her, and she recalls that over time they developed strong relationships. However, a local white resident wrote a letter to the station informing Murchison’s supervisor that she would “never listen to WWGP again because the news lady [Murchison] was colored [sic] and she thought all the time that she [Murchison] was white.”¹⁷⁹ The c.1957 WWGP Radio Station remains extant in the historic district at 204 St. Clair Court.

Although adults supported the activism of Sanford’s African American youth, Howard notes they were concerned about the inherent danger of the demonstrations. “It was a tense, very tense time, and things very serious could have happened,” he recalls. “But thank goodness it didn’t. It was very tense, very scary.”¹⁸⁰ Dr. Green remembers that the activists “felt the importance of what we were doing. It empowered us. Those people screaming and yelling at us, and the things that happened to us, it empowered us. It made us want to go back and do it again. And let them know we weren’t afraid.” Although she felt traumatized by these events for many years, she now feels it was a positive experience, “I’m very proud that I was involved in it.”¹⁸¹

Architectural Context

The Downtown Sanford Historic District (1985) primarily includes examples of late-nineteenth commercial and industrial architecture, as well as a small number of residential buildings. Styles within the district include the Gothic Revival, Queen Anne, Craftsman, Tudor Revival, Spanish Mission, Colonial Revival, Art Deco, Commercial Style, and Modernist styles, although most buildings in the district are vernacular commercial or industrial examples. The Downtown Sanford Historic District Boundary Increase includes early- to mid-twentieth century commercial and industrial architecture, representing both stylized—including examples of the Art Deco and Modernist styles—and vernacular examples that reflect the continued growth of downtown Sanford’s economic core during that time. Context for architectural styles located within both the Downtown Sanford Historic District and the Boundary Increase is included here.

The oldest building in the Downtown Sanford Historic District is the 1872 Gothic Revival-style Railroad House. Common for religious buildings in the nineteenth and early twentieth centuries, the style was popularized for residences by a series of pattern books published in the early nineteenth century, though it was less common in the Southern states where construction was slow during the Civil War and Reconstruction eras.¹⁸² The Railroad House epitomizes the style as applied to residential architecture (generally from 1840-1880), with a board-and-batten exterior, corbelled chimneys, and narrow four-over-four wood-sash windows. The roof includes

¹⁷⁹ Horner, “Black Leaders Discuss MLK, Experiences in Lee County.”

¹⁸⁰ Personal Communication with John Howard.

¹⁸¹ Personal Communication with Dr. Joyce Williams Green.

¹⁸² Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2014), 350.

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two front-gabled dormers, exposed purlins, rafter tails emphasized by decorative eave and rakeboards, and cross-bracing and finials ornamenting the gables of the main roof.

The only example of Queen Anne style architecture in the district is the 1910 Sanford Passenger Depot (106 Charlotte Avenue). Popularized by a group of nineteenth century English architects, the Queen Anne style borrowed heavily from the Medieval models of the Elizabethan and Jacobean eras, having little to do with the 1702-1714 reign of Queen Anne as the name implies. The style was popular in the United States from about 1880-1910, spread primarily through pattern books and mail-order house plans, as well as via the expanding railroad network along which precut architectural details were distributed.¹⁸³ In residential architecture, it is characterized by asymmetrical forms, large porches, a variety of material textures, steeply pitched gables, and abundant ornamentation. Its use for commercial and institutional buildings is less common, largely because of its limited scalability. The one-story, brick Sanford Passenger Depot, a late example of the style, has a hipped roof with deep, flared eaves supported by large knee brackets with onion-shaped pendants. Gabled dormers on the front and rear elevations each have a Palladian window with a Queen Anne-style, arched, double-hung window with multi-light upper sash flanked by rectangular multi-light windows.

An extension of the Arts and Crafts movement of the early twentieth century, the Craftsman style was among the prominent residential styles constructed during that time. The style originated in California around 1905 and spread quickly through magazines and pattern books, becoming popular in North Carolina by the 1910s. Three examples of the style were constructed in the district, each as residential buildings that were later converted to office use. Characteristic detailing includes widely overhanging eaves with knee braces, porches with heavy, tapered posts, usually on brick piers, exposed rafter tails and purlins, and the use of natural construction materials.¹⁸⁴ The c.1924 house at 229 Carthage Street features three-over-four Craftsman-style windows, knee brackets in the front gable, and a full-width porch with brick piers supporting brick arches. The pair of duplexes at 133-135 and 137-139 North Moore Street, both constructed c.1934, feature a combination of Craftsman and Colonial Revival-style detailing. They are similarly detailed with bungalow forms, Craftsman-style windows, and porches with pedimented gables supported by square columns.

Popular nationally beginning in 1890, the Spanish Mission style originated in California but spread through early-twentieth century suburbs concurrent with the Craftsman and Colonial Revival styles. The style included Spanish-influenced details, most commonly an arched parapet, added to traditional building forms.¹⁸⁵ The only example of the style in the district is the 1925 Bowen Motor Company (236 Carthage Street), which features brick veneer and a stepped, Spanish-style parapet with cast-concrete coping. Terra cotta detailing includes a seal in the top

¹⁸³ McAlester, *A Field Guide to American Houses*, 350.

¹⁸⁴ McAlester, *A Field Guide to American Houses*, 567-568.

¹⁸⁵ McAlester, *A Field Guide to American Houses*, 512.

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part of the parapet bears the letters “BMCo” Below the seal is a wide, terra cotta sign panel that reads “Bowen Motor Co., Lincoln Ford Ford Son.” Flanking the sign panel, on each end of the façade, are blank terra cotta seals set in the Spanish Mission-style parapet. Arched windows and brick panels on the west and north elevations reinforce the arch of the parapet.

Loosely adapted from a variety of late Medieval and early Renaissance precedents, the Tudor style was popular in Europe from about 1850 to 1930. In the United States, the Tudor Revival style was used for a large proportion of early twentieth century suburban residential housing, but it was less common in commercial architecture. It is characterized by half-timbered walls, tall narrow windows or diamond-pane casement windows, steep gables, arched entryways, and irregular forms.¹⁸⁶ The only example in the district is the 1928 Stroud-Hubbard Building (112-114 South Steele Street), which features a red-brick façade with terra cotta detailing. Original copper-framed storefront windows rest on terra cotta bulkheads and flank a deeply inset entrance under a barrel-vaulted ceiling. Terra cotta pilasters on the ends of the façade extend up to the crenelated parapet. The pilasters flanking a group of six windows at the second-floor level, each with a six-light, leaded-glass transom. The group of windows is framed by a terra cotta surround with quoins and a projecting drip-cap.

The 1925 Wilrik Hotel (152-158 South Steele) is the only example of the Commercial Style in downtown Sanford. The style, which was employed by the Chicago School and applied primarily to multi-story office and mixed-use buildings from 1875-1930, is characterized by a tripartite form consisting of a base, shaft, and cap, replicating the components of a classical column.¹⁸⁷ The two-story base is constructed of limestone with a projecting limestone cornice at its top and tripartite, one-over-one wood-sash windows. The third through fifth floors make up the shaft and feature a running-bond brick exterior and one-over-one wood-sash windows with limestone sills and soldier-course headers. The sixth floor, the cap, is separated from the fifth floor by a limestone belt course that forms the sill of the sixth-floor windows. A soldier-course band forms a continuous lintel just below a pent roof supported by sawn brackets and covered with terra cotta tile.

By the turn of the twentieth century, colonial and classical architecture were experiencing a nationwide resurgence as part of an eclectic phase of architecture that took inspiration from the American 1876 and 1893 expositions. The Colonial Revival style is characterized by classical details including columns or pilasters, pediments, bands of trim, and modillion or dentil cornices.¹⁸⁸ There are six examples of the Colonial Revival style in the Downtown Sanford Historic District. The United States Post Office (226 Carthage Street), built by the Works

¹⁸⁶ Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, (Chapel Hill, NC: University of North Carolina Press, 2003), 543; McAlester, *A Field Guide to American Houses*, 449-466.

¹⁸⁷ Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York, NY: W. W. Norton and Company, 1998), 70.

¹⁸⁸ McAlester, *A Field Guide to American Houses*, 409-432.

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Progress Administration in 1937, is a one-story, brick, temple-front example of the Colonial Revival style, constructed within the original district boundary. The building has a red-brick veneer, concrete watertable, and wood cornice below a brick parapet. The centered entrance has an arched multi-light transom within a brick arch and is flanked by fluted columns. The entrance and the twelve-over-twelve wood-sash windows on each side of it are topped by a dentiled pediment supported by projecting pilasters. The c.1936 Lee County Courthouse Annex (225 South Steele Street) features a centered inset entrance with an original six-light wood transom. A classical surround frames the entrance bay with fluted pilasters supporting an arched pediment. Twelve-over-twelve replacement windows on the first floor have segmental-arch brick lintels with cast concrete keystones, and a projecting rowlock beltcourse forms a continuous sill for the replacement six-over-six windows at the second-floor level. The style remained popular for residential, office, and governmental buildings throughout the twentieth century. The c.1969 office building (107 Gordon Street) is a one-story, parapet-roofed, brick office building that features a six-panel door with classical surround centered on the façade and flanked by twenty-four-light wood-sash windows. A flared, copper pent roof spans the façade, sheltering the door and windows.

While the early-twentieth century commercial buildings described above have distinctive stylistic detailing, the majority of twentieth century commercial buildings in the historic district are vernacular and have minimal detailing. As architectural historian Catherine Bishir notes, twentieth century commercial buildings “continued the workaday simplicity of the plain brick box or the direct expression of functional engineering.”¹⁸⁹ Usually of brick construction, most are one- or two-story buildings with parapet roofs and storefronts with large, rectangular display windows flanking a centered, inset entrance.¹⁹⁰ Other decorative features sometimes include patterned brickwork, stone or terra cotta detailing, stone lintels or windowsills, prism-glass transoms, applied cornices, and brick corbelling at the parapet. One example is the c.1920 commercial building at 122-126 Carthage Street. The two-story, brick building features two storefronts at the first-floor level, each with an inset entrance flanked by display windows on bulkheads. An entrance to the second floor is centered on the façade, between the storefronts. Second-floor windows have soldier-course lintels and concrete sills. Other brick detailing includes vertical courses of brick at the base of the pilasters that define the first-floor bays; herringbone-brick panels with inset concrete diamonds above each set of second-floor windows; and a projecting soldier course at the parapet, which is topped by a concrete cap.

Like the historic district, the majority of buildings within the Boundary Increase are vernacular commercial buildings. Around 1940, Fairview Dairy (132 McIver Street) was constructed in Boundary Increase Area B. This is a three-part, brick commercial building featuring two two-

¹⁸⁹ Catherine W. Bishir, *North Carolina Architecture*, Portable Edition, (Chapel Hill, NC: University of North Carolina Press, 2005), 471.

¹⁹⁰ “Historic Commercial Architectural Styles,” *Good for Business, A Guide to Rehabilitating the Exteriors of Older Commercial Buildings* (Milwaukee, WI: City of Milwaukee, 1995), 18.

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story sections on the right (west) end and a one-story section on the left (east) end, each separated by brick pilasters that extend above the stepped parapet roof. Each of the three sections contains an entrance flanked by either wood- or aluminum-framed windows, and each storefront is sheltered by a fabric awning. A sign panel separates the first and second floors of the right two sections of the building, and second-floor windows are positioned above it.

The Art Deco style gained popularity in North Carolina by the 1920s in large urban areas, and three examples are included within the Downtown Sanford Historic District. A highly geometric style, Art Deco aimed to emphasize the future with a modern aesthetic and is characterized by parallel or zigzag lines, floral motifs, chevrons, and other highly decorative ornamentation applied to simplified building forms, usually with some combination of concrete, stone, glass, or terra cotta.¹⁹¹ The 1925 Temple Theater (120 Carthage Street) includes elements of both the Colonial Revival and Art Deco styles including a symmetrical façade and classical modillion cornice, illustrating the Colonial Revival style, and herringbone and basketweave brick panels and terra cotta detailing, including an arch with inset terra cotta panels, that are more representative of the Art Deco style. The 1931 Coca-Cola Bottling Company Building (131 Charlotte Avenue) is a more pure example of the Art Deco style with terra cotta detailing in beige, brown, green, and yellow including a molded terra cotta cornice with sawtooth openings framing tiny Coca-Cola bottle motifs. The grouped aluminum-framed display windows rest on structural-glass bulkheads with glass-block transoms above. Stepped terra cotta panels, located between the first-floor bays and the paired second-floor windows, have sconces centered in stepped panels with one panel adorned with the words “Established 1905” in the terra cotta. Above the second-floor windows are similar stepped terra cotta panels, three containing Coca-Cola bottles in relief, and the wider third bay containing the Coca-Cola logo. The 1938 National Guard Armory (147 McIver Street) in Boundary Increase Area B is the only additional Art Deco-style resource in the expansion area. It is an unelaborated example of the Art Deco style and the most impressively detailed building in the expansion area. The armory has concrete detailing including a raised concrete basement, concrete door surrounds on the façade, a concrete belt-course below second-floor windows on the façade, concrete in the parapets, and molded concrete door surrounds with a concrete seal above. The word “armory” is written in raised concrete, in an Art Deco font, above the second-floor windows and below a projecting Art Deco-style lozenge.

Art Moderne is a similarly futuristic style, with smooth, streamlined wall surfaces, emphasis of horizontal elements like grooves in the walls, rounded corners, and sometimes glass blocks or asymmetrical façades.¹⁹² Examples of both the Art Deco and Art Moderne styles were constructed in Sanford and other small towns in the state into the mid-1940s. However, the c.1946 Kenerly Cleaners Building (152 North Steele Street) is the only Art Moderne-style

¹⁹¹ Bishir, *North Carolina Architecture*, 481-482; Bishir and Southern, *A Guide to the Historic Architecture of Piedmont North Carolina*, 531; John C. Poppeliers and S. Allen Chambers, *What Style Is It? A Guide to American Architecture*, Revised Edition, (Hoboken, NJ: John Wiley & Sons, Inc, 2003), 120-126.

¹⁹² McAlester, *A Field Guide to American Houses*, 580-585.

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resource in the historic district or expansion area. The one-story, brick building features a fluted concrete band above the sixteen-light steel-sash windows and glass-block sidelights and transom at the entrance.

Modernism was introduced to North Carolinians in the late 1940s, but like most architectural styles was slow to reach small towns and rural areas. Most examples in Sanford date to the 1950s and 1960s, with seven examples present in the Downtown Sanford Historic District. Modernist details include large banks of windows, recessed entries, and use of natural materials.¹⁹³ The modernist detailing and diagonal walls of the c.1965 Sanford Savings and Loan Building (130-134 North Steele Street) make it distinctive within the historic district. The building has a three-story, corrugated brick wall at the left (north) end of the façade. The right (south) two-thirds of the façade are inset and have a two-story, corrugated curtain wall with aluminum-framed glass doors at the first-floor level and fixed aluminum-framed windows above. The third floor is faced with concrete panels and has metal coping at the parapet. The first and second floors of the right (south), nine-bay elevation are also corrugated with full-height brick panels on the southeast angled walls and fixed aluminum-framed windows on the southwest walls. The third floor is faced with concrete panels and has a continuous band of fixed aluminum-framed windows with operable awning windows below. The Sanford Herald Building (208-210 St. Clair Court) was built in 1952 and added onto in 1969. The façade of this two-story, Modernist-style office building is divided into two sections with a two-story, projecting section—likely a stair tower—separating the two. The left (west) section has Roman brick at the first floor and a band of windows with a continuous cast-concrete sill is centered on the bay. The windows are flanked by entrances, each with a one-light transom. It features a flat-roofed awning, projecting walls of stacked brick, and an integrated concrete planter. The right (east) bay has a stacked brick veneer at the first-floor level with a projecting, cast-concrete entrance bay at the left side inscribed with the word “Herald.” To the right of the entrance is a stacked, aluminum-framed awning window. This bay also features a flat-roofed awning and projecting walls of stacked brick but has brick planters that flank the entrance.

There are also two buildings with Modernist detailing present in the Boundary Increase through the inclusion of the offices for two of the city’s electricity providers. In 1950, the Central Electric Membership Corporation built an office at 304 South Steele Street in Boundary Increase Area C. The one-story, flat-roofed, brick building is three bays wide with stacked aluminum-framed awning windows, typically grouped. A projecting brick beltcourse extends around the building forming the sills for the windows. The façade is inset with full-height brick walls separating the three bays and features an integrated brick planter with concrete cap. The right bay has a four-part, full-height fixed window that is not inset, but aligns with the roof. Carolina Power and Light constructed their office building at 201 North Steele Street, in Boundary Increase Area A, around 1955. This one-story, flat-roofed building is slightly inset on the left (southeast) side of the façade and has a wall of fixed wood-sash windows that wraps around the east corner of the

¹⁹³ McAlester, *A Field Guide to American Houses*, 628-646.

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building. A flat-roofed awning also wraps the southeast corner of the building, sheltering the windows on the façade and southeast elevation.

Vernacular commercial buildings from the mid-twentieth century, like their early-twentieth-century predecessors, feature few architectural embellishments. The facades tend toward streamlined designs, with broad expanses of running-bond brick, aluminum-framed storefronts, and flat parapets. The Kimbrell's Furniture building (120-132 South Moore Street) was constructed after a 1954 fire destroyed several buildings in the center of that block. The two-story brick commercial building features a plain, running-bond brick veneer and grouped, stacked awning windows with concrete sills at the second-floor level, all of which have been covered with metal sheathing. Two courses of brick each above and below the second-floor windows project slightly to create full-width bands that emphasize the horizontal orientation of the building. The aluminum-framed storefront has two inset entrances, each flanked by fixed, aluminum-framed display windows rest on concrete bulkheads, and a full-width, flat-roofed awning spans the building above the storefront. The c.1960 Sanford Furniture Company office building (149 Charlotte Avenue) in Boundary Increase Area A features a streamlined aesthetic and minimal detailing similar to that of many mid-twentieth-century vernacular commercial buildings in the historic district and Boundary Increase. Set back from the street behind a paved parking lot and historically associated with the industrial buildings to its northwest, this one-story, parapet-roofed office building has a running-bond brick exterior with terra cotta coping at the parapet. The center entrance bay inset slightly and contains an aluminum-framed glass door.

The Sanford Furniture Company complex includes mid-twentieth-century industrial vernacular buildings similar to those constructed along the railroad corridor in the early twentieth century. The facility at 119-121 North First Street has its origins in the Fitts-Crabtree Manufacturing Company, the predecessor to the Sanford Furniture Company. The building was built in stages, with the earliest section facing the railroad tracks and completed in 1902. Additions were built c.1945, c.1955, and c.1977 to accommodate the growth of the company over time. The vernacular industrial buildings were constructed with function taking priority over style. Brick walls reduced the risk of fire and steel-sash windows, arranged in continuous bands on the later parts of the building, lit the interiors. The buildings have no street frontage, were not open to consumers, and thus were not constructed with details or architectural embellishments specific to the attraction of customers. Similarly, the Sanford Buggy Manufacturing Company (115 Chatham Street) was constructed in 1907 and enlarged in 1944. However, this building, with frontage on Chatham Street, features a more decorative façade more in line with commercial buildings of the era. It has projecting brick pilasters dividing the façade into bays and six-over-six wood-sash windows in segmental-arch surrounds with projecting dripcaps. The third floor, added in 1944, is more in keeping with mid-twentieth-century vernacular commercial and industrial buildings with a plain brick exterior and paired windows in unadorned, rectangular openings.

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Within the original historic district, the extended period of significance incorporates additional vernacular buildings, as well as additional early and mid-twentieth century architectural styles. Similarly, the Boundary Increase reflects the continued growth of downtown Sanford's economic core during that time, incorporating vernacular commercial and industrial buildings, as well as additional early and mid-twentieth century architectural styles. As a result, the Downtown Sanford Historic District Additional Documentation and Boundary Increase more accurately reflects the scope of commercial and industrial architecture in the city's historic downtown core from the 1870s to the 1970s.

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Personal Communication with John Howard (local resident) by Cheri LaFlamme Szcodronski. Via telephone. October 20, 2020.

Personal Communication with Dr. Joyce Williams Green (former Sanford resident) by Cheri LaFlamme Szcodronski. Via telephone. October 22, 2020.

Personal Communication with Margaret Murchison (local resident) by Cheri LaFlamme Szcodronski. Via telephone. October 3, 2020.

Personal Communication with Ruby Maxwell (local resident) by Cheri LaFlamme Szcodronski. Via telephone. September 29, 2020.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): LE0005ad, LE0969

10. Geographical Data

Acreeage of Property approx. 11.28 acres (Boundary Increase)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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Boundary Increase Area A (less than 10 acres):

1. Latitude: 35.481954 Longitude: -79.180610

Boundary Increase Area B (less than 10 acres):

1. Latitude: 35.482683 Longitude: -79.176292

Boundary Increase Area C (less than 10 acres):

1. Latitude: 35.478271 Longitude: -79.178127

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The Downtown Sanford Historic District boundaries are shown by a solid black line on the accompanying district map. The 1985 boundary was drawn using a map without parcel lines or building footprints and thus, in some cases, does not follow current tax parcel lines. Thus, when possible, the boundary for the Downtown Sanford Historic District has been redrawn to align with current parcel boundaries, providing a more clear and accurate representation of the original district boundary without including any additional resources within the boundary.

The three boundary increase areas are shown by a dashed black line and are labeled Boundary Increase Areas A-C. The boundary increase areas follow the tax parcel lines with the exception of the south boundary of Boundary Increase Area C, which follows the south wall of the building at 303 South Horner Street until it meets the west parcel line of 304 South Steele Street.

The three boundary decrease areas are also shown by a dashed black line and are labeled Boundary Decrease Areas A-C. The boundary for Boundary Decrease Area A removes the northwest part of the current parcel associated with 208-210 St. Clair Court. The boundary extends from the south side of

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St. Clair Court, north approximately twenty feet west of the west elevation of 208-210 St. Clair Court; it turns east approximately twenty feet north of the north elevation of the building and extends parallel to the north elevation to the east side of an unnamed alley. The remainder of the Boundary for Area A follows tax parcel lines. The boundary for Boundary Decrease Area B follows the tax parcel lines, except where the parcel boundary extends roughly twenty-three feet northwest from the northwest corner of 234 Wicker Street, excluding the west end of the L-shaped parcel at 230 Wicker Street. Boundary Decrease Area C follows tax parcel lines except on its west boundary where the Boundary line extends 35 feet northeast of the southeast corner of the 300 South Moore street parcel line to the centerline of the westernmost railroad track. It follows the centerline northwest for 193 feet before turning northeast and extending 155 feet to the southwest corner of the 229 Chatham Street parcel.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Downtown Sanford Historic District Boundary Increase were determined according to the density of contributing structures built between c.1902 and c.1965 after which time, commercial development in the expansion areas slowed dramatically. The Boundary Increase includes predominantly early to mid-twentieth-century commercial and industrial buildings representing the continued growth of Sanford as an industrial center and transportation nexus for the region throughout the mid-twentieth century.

The boundary excludes incompatible, late-nineteenth century development to the north, between the Downtown Sanford Historic District and the nearby Hawkins Avenue Historic District. Vacant land, parking lots, and incompatible late-nineteenth century development are also located to the west (west of South Horner Boulevard) and south (south of Cole Street) of the Downtown Sanford Historic District. East of the district are vacant lots and commercial buildings that have been substantially altered.

Properties included in the Boundary Increase are in keeping with the commercial significance of the original district and more accurately reflects the full scope of early- to mid-twentieth-century industrial and commercial development of Sanford.

The Boundary Decrease areas remove an altered early-twentieth-century commercial building, incompatible late-nineteenth-century construction, and vacant lots from the boundary, in order to increase the density of contributing resources.

11. Form Prepared By

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date: November 2020

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown Sanford Historic District Additional Documentation,
Boundary Increase, and Boundary Decrease

City or Vicinity: Sanford

County: Lee State: NC

Photographer: Cheri Szcodronski

Date Photographed: February 2020

Photo #0001:

215 South Horner Boulevard, Downtown Sanford Historic District Boundary Increase

Facing North

1 of 17

Photo #0002:

304 South Steele Street, Downtown Sanford Historic District Boundary Increase

Facing South

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Photo #0003:
201 North Steele Street, Downtown Sanford Historic District Boundary Increase
Facing West
3 of 17

Photo #0004:
132 McIver Street, Downtown Sanford Historic District Boundary Increase
Facing East
4 of 17

Photo #0005:
147 McIver Street, Downtown Sanford Historic District Boundary Increase
Facing West
5 of 17

Photo #0006:
201-205 McIver Street, Downtown Sanford Historic District Boundary Increase
Facing West
6 of 17

Photo #0007:
119-121 North First Street, Downtown Sanford Historic District Boundary Increase
Facing Southwest
7 of 17

Photo #0008:
251 North First Street, Downtown Sanford Historic District Boundary Increase
Facing South
8 of 17

Photo #0009:
100-130 Carthage Street, Downtown Sanford Historic District
Facing West
9 of 17

Photo #0010:
131-143 Charlotte Avenue, Downtown Sanford Historic District
Facing Northeast
10 of 17

Photo #0011:
121-151 Chatham Street, Downtown Sanford Historic District
Facing Southeast
11 of 17

Downtown Sanford Historic District
(Additional Documentation, Boundary Increase,
and Boundary Decrease)

Lee County,
North Carolina
County and State

Name of Property

Photo #0012:
148-110 South Moore Street, Downtown Sanford Historic District
Facing West
12 of 17

Photo #0013:
225-211 Wicker Street, Downtown Sanford Historic District
Facing East
13 of 17

Photo #0014:
225-211 South Steele Street, Downtown Sanford Historic District
Facing North
14 of 17

Photo #0015:
144-102 South Steele Street, Downtown Sanford Historic District
Facing Northwest
15 of 17

Photo #0016:
130-140 North Steele Street, Downtown Sanford Historic District
Facing North
16 of 17

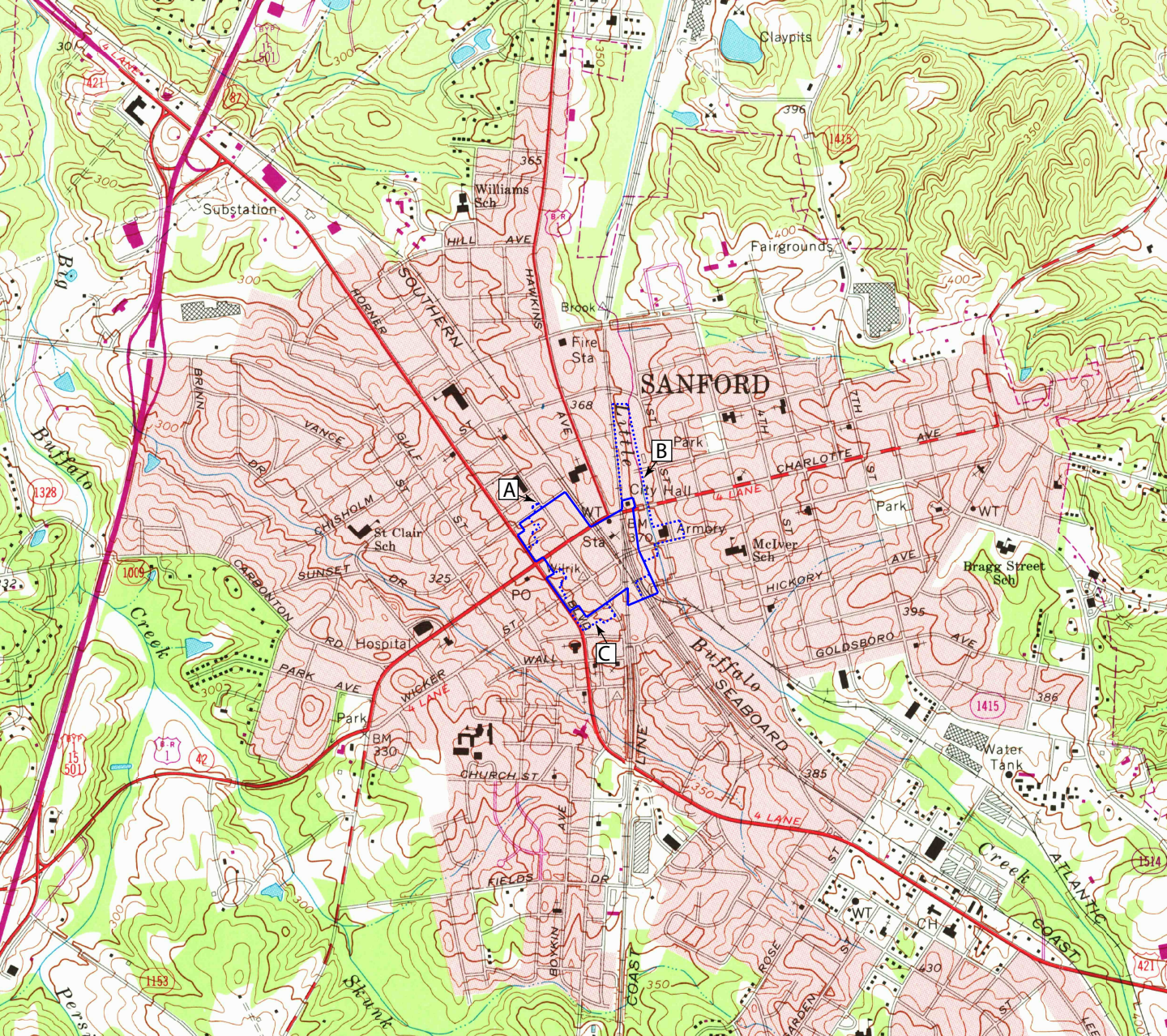
Photo #0017:
208-210 St. Clair Court, Downtown Sanford Historic District
Facing North
17 of 17

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

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

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

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



National Register of Historic Places Nomination

Downtown Sanford Historic District Additional Documentation, Boundary Increase, and Boundary Decrease

Sanford, Lee County, North Carolina

National Register Location Map

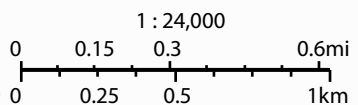
- Downtown Sanford Historic District
- ⋯⋯⋯ Downtown Sanford Historic District Boundary Increase and Decrease
- A Boundary Increase Areas

Lat/Long Coordinates:

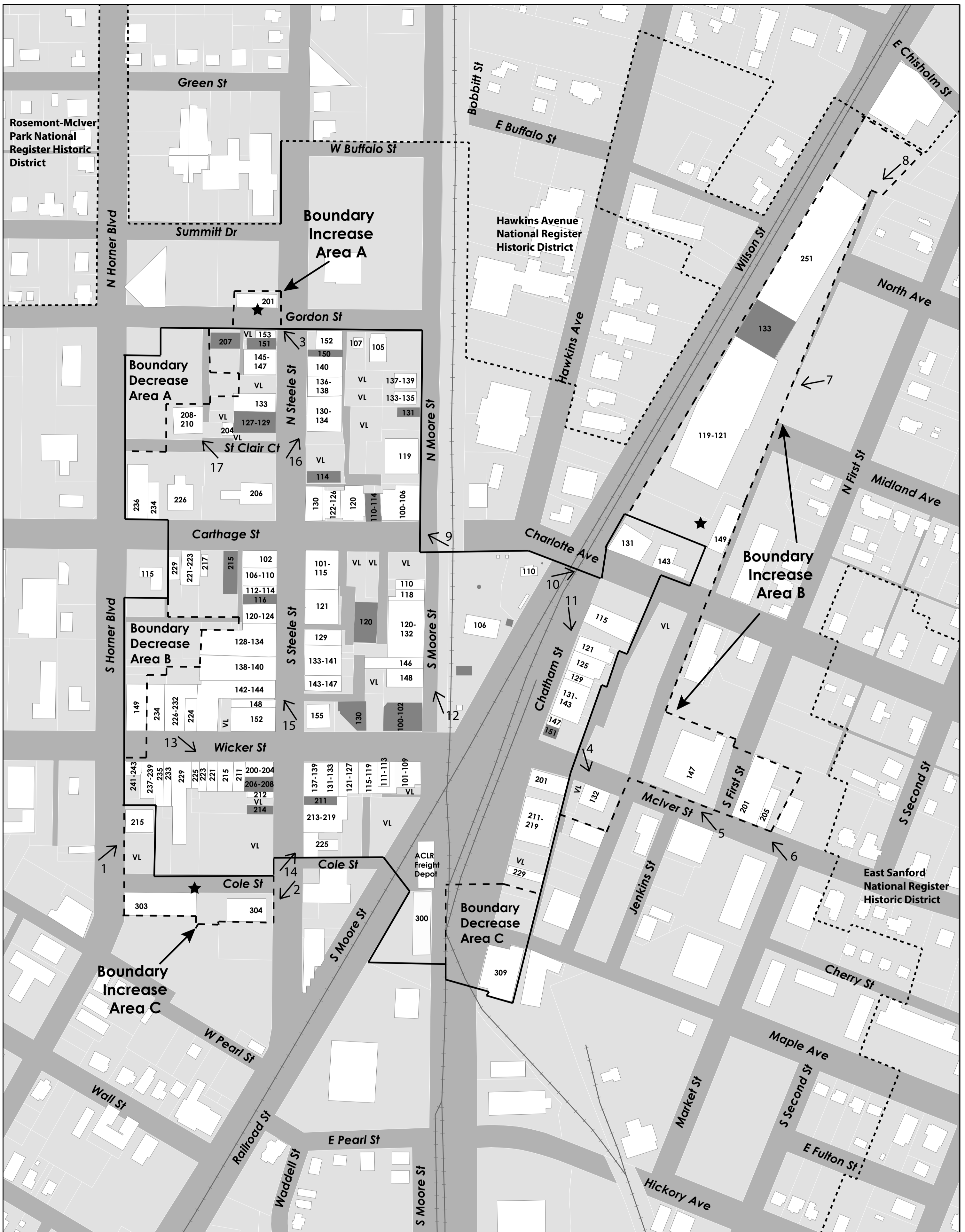
Boundary Increase Area A
(less than 10 acres)
1. 35.481954, -79.180610

Boundary Increase Area B
(less than 10 acres)
1. 35.482683, -79.176292

Boundary Increase Area C
(less than 10 acres)
1. 35.478271, -79.178127



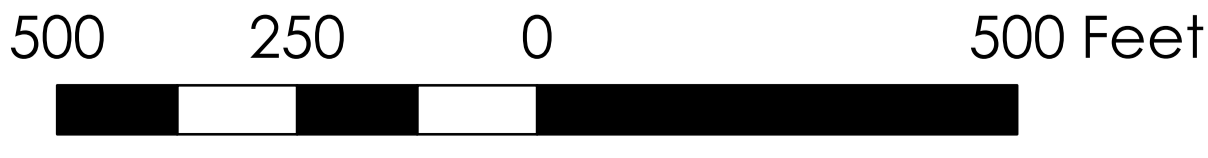
Map prepared by Heather M. Slane,
hmwPreservation, December 1, 2020
Source: USGS 7.5 minute Topographic map,
Sanford Quadrangle (NC) 1974



Map created by Heather M. Slane, hmwPreservation, December 1, 2020

Downtown Sanford Historic District (Additional Documentation, Boundary Increase, Boundary Decrease) Sanford, Lee County, North Carolina

- Downtown Sanford Historic District Boundary
- Downtown Sanford Historic District Boundary Increase and Decrease
- Contributing Building
- Non-Contributing Building
- 000 Street Address
- VL Vacant Lot
- ← 1 Photo View
- ★ Coordinate Marker for each Increase Area



- Lat/Long Coordinates:**
- Boundary Increase Area A**
(less than 10 acres)
1. 35.481954, -79.180610
 - Boundary Increase Area B**
(less than 10 acres)
1. 35.482683, -79.176292
 - Boundary Increase Area C**
(less than 10 acres)
1. 35.478271, -79.178127