

Rosemount McIver Park Historic District
Residence Gains Local Landmark Designation

The Lewis D. Isenhour House located at 318 Summitt Drive gained Local Landmark Status by order of Ordinance 20-12 on May 1, 2012. The property is currently owned by Albert and Denise Roethlisberger.

The National Register states the following in regard to this property:

“Built in 1929 a contributing property to the district is a Tudor revival/craftsman house of brick (first story) and frame (upper story) construction, with an asphalt-shingled side-gable roof bristling with false half-timbered gables and gabled dormers. The engaged porch across the front, supported by rows of stout brick pillars, resolves into a porte cochere at the southwest end. Other features include Palladian windows in a front gable and dormer, brick chimneys, gable brackets, and dark textured brick work. Behind the house stands a hip-roofed garage and storage building (ca. 1940). Lewis D. Isenhour was the son of L. Calvin Isenhour, head of the Isenhour Brick Company. Later, as president of his father’s company, Lewis D. Isenhour directed the concern into one of the nation’s largest brick manufacturers. Isenhour chose local architect L. M. Thompson to build this stylish house, which is similar in form and detail (if not finish) to the nearby H. Fisher and Elizabeth M. Makepeace House at 304 Summitt Drive.”



Lewis D. Isenhour House
Owned by Albert and Denise Roethlisberger
318 Summitt Drive
Sanford, NC 27330

2013 Meeting Dates Submission Deadline

January 28, 2013	January 7, 2013
February 25, 2013	February 4, 2013
March 25, 2013	March 4, 2013
April 22, 2013	April 1, 2013
*May 20, 2013	*April 29, 2013
June 24, 2013	June 3, 2013
July 22, 2013	July 1, 2013
August 26, 2013	August 5, 2013
September 23, 2013	*August 30, 2013
October 28, 2013	October 7, 2013
November 25, 2013	November 4, 2013
*December 16, 2013	*November 25, 2013

Historic Preservation meetings are held the fourth Monday (except for Months with *) of every month beginning at 7:00 pm in the West End Conference Room at City Hall, 225 E. Weatherspoon Street. The West End Conference Room is accessible to persons with disabilities. If auxiliary aids or directions are needed, please call (919) 775-8239. **COMPLETE Major** COA applications are due three (3) weeks prior to the scheduled HPC meeting. *May, September, and December COA’s are due on a different date than normal due to city offices being closed or other conflict.

REMEMBER TO PARK IN THE LOWER PARKING LOT AND ENTER THROUGH THE POLICE DEPARTMENT AND TAKE THE ELEVATOR UPSTAIRS FOR ALL HPC MEETINGS!

Anyone wishing to contribute articles for the newsletter may contact Liz Whitmore

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On behalf of the Historic Preservation Commission, I would like to welcome you to Volume 5 Issue 1 of the City of Sanford Historic Preservation Commission Newsletter. We plan to have two issues a year one in the spring and one in fall. We hope that this recurring newsletter will be one tool we can use to update you on all the Commission has been working on. This issue includes Definitions, Featured Property, Upcoming Local Events, Meeting Dates, and Major COA Submission Deadlines.

We are in the process of closing all past COA’s. If you have not started or completed your work that has been approved in the past and your COA has extended over the one year deadline for completion your COA will be considered void and you will need to apply for a new COA to move forward with the past approved work.

REVISED DRAFT Rosemount McIver Park Guidelines are under review by the Historic Preservation Commissioners; target date for the review to be completed and adoption by the Historic Preservation Commission is early spring 2013.

The mission of the Sanford Historic Preservation Commission is to serve as the City Council’s official historic preservation advisory body to identify, preserve, protect and educate the public about Sanford’s historic resources.

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City of Sanford
Historic Preservation Commission
226 Carthage Street
Sanford, NC 27330



Historic District
Resident or Property Owner

FEATURED PROPERTY

506 Sunset

Harry and Lillian Isaacson House

The Harry and Lillian L. Isaacson House (1928) is a contributing structure to the Rosemount McIver Park Historic District and is a Tudor revival brick house with a complex asphalt-shingled hipped/clipped gable roof, a steep gabled front wing that projects from the high hip-roofed mass of the main house block.



A small gabled entry porch with a Tudor archway projects from the front of the front wing. The house walls are constructed of textured red, purple, and olive-colored brick. Other features includes a variety of hipped dormers, one with quarrel-paned windows, and a brick chimney with fanciful red, yellow, and blue ceramic chimney pots rises behind the main roof. The yard contains a number of original features such as a small, detached, brick Tudor Revival garage (now made into a studio or guest apartment and a curving walk pave in variegated blue and gray slate flagstones.

Baltimore-born Harry Isaacson and his wife, Lillian Lederman, moved to Sanford in 1924 to open 'Isaacson's Ladies Ready to Wear Shop'. They hired local architect L. M. Thompson to design this house completed in 1928.

East Sanford - National Register District Tree Planting Project

The City of Sanford received a grant to plant trees in East Sanford which encompassed a large area of the National Register District. The grant provided enough money to plant 36 trees in this area. Of those 36 trees 26 were planted in the East Sanford National Register District. Four Trident Maples were planted on Maple Avenue (10 more Trident Maples were planted on Maple Avenue but these were not located in the Historic District), twenty-one Lacebark Elms were planted on McIver Street and one Bald Cypress was planted in Temple Park.

The first planting was on Maple Avenue and was held on March 17, 2012 which coincided with The City of Sanford's first Arbor Day.



Maple Avenue Tree Planting Volunteers!



McIver Street enjoyed receiving the planting of twenty-one Lacebark Elms. All of the trees were approximately 12 feet tall and weighed in around 500 pounds each. All of the trees survived the hot dry summer by diligent watering by some owners and renters as well as Historic Preservation and Code Enforcement staff.

Definitions

Bungalow vs. Cottage, the same or different?

Per *The Penguin Dictionary of Architecture and Landscape Architecture 5th Edition*, the Bungalow and Cottage differ:

Bungalow. A detached, single-story house in its own plot of land. The term first occurs in 1784 as an Anglicization of the Hindu work 'bangla' and was given to lightly constructed dwellings with verandas erected for English officials in the mid 19 Century Indian cantonments and hill stations. Later the term was used for similarly light, simple dwellings built as second homes in England and America. In England the pioneer examples were at Westgate-on-Sea and Birchington (1896-82).

Cottage. A small one-story dwellinghouse in a village or open country, usually for agricultural laborers. In the 16 and 17 centuries England cottages were simple mud, clay-lump or turf cabins and very few, if any survive. The earliest known English cottages were built for weavers following the 17 Century boom in the cloth industry. This led to some notable vernacular architecture in such villages as Bibury, Gloucestershire, and Burford, Oxfordshire. In the late 18 Century the cottage was discovered by such writers as James Malton who's *Essay on British Cottage Architecture* (1798) emphasized its asymmetricality and irregularity, its hips, gables, and dormers and its construction of brick, half-timbering and thatch. These qualities were taken up by exponents of the Picturesque, e. g. Nash, and exploited in the Cottage Ornee. In the late 19 Century the Old English cottage was revived by Devey and Arts and Crafts architects but in a different spirit from that of the cottage ornee. In the United States of America the term 'cottage' refers to a summer residence at a watering place, usually small but sometimes large and sumptuously furnished.

Cottage ornee. An artfully rustic building emulating the old English cottage. Usually asymmetrical in plan, often with thatched roof, much use of fancy weatherboarding and very rough-hewn wooden columns to support veranda, porches, etc. a product of the picturesque cult of the late 18 and 19 Century in England, it might serve merely as an ornament in a park or as a lodge or a dependent's dwellinghouse. Some, intended for the gentry, were on a larger scale. Numerous designs for cottages ornees were published, e.g. Papworth's *Designs for Rural Residences* (1818). By this date it had become as popular as the small villa for the middle-class.

2012 Certificate of Appropriateness'

2012 averaged one (1) COA being reviewed every 3.5 workdays for action.

Major COA's reviewed in 2012 - 9

Minor COA's reviewed in 2012 - 59

Withdrawn COA's in 2012 - 2

Historic Preservation Information

Please be aware that Historic Preservation Guidelines and the Matrix are available on-line at www.sanfordnc.net and if you do not have a computer or want a hard copy they can be obtained at our office located at 226 Carthage Street, Sanford, NC. On the web page you can also find the meeting schedule, the ads for any Major Cases to be heard, draft and approved minutes. These items only apply to the locally designated districts which are also nationally recognized in Sanford which are the Rosemount McIver Park Historic District and the Downtown Historic District (which are also listed on the National Register of Historic Places). You can also download a COA form for any work that you may wish to do. It is important to contact staff prior to beginning any new works to ensure the work you are about to do is deemed Routine Maintenance, Minor Work or Major Work. Contact Liz Whitmore at 919-775-8239 or by email liz.whitmore@sanfordnc.net she will be more than pleased to help you through the process.

Three other districts Hawkins Avenue, Lee Avenue and East Sanford (newly approved on December 28, 2010) are National Register Districts and have no local oversight. It is considered a privilege to be listed on the National Register of Historic Places. It is also important to note that if you own a property listed on the National Registry of Historic Places you may qualify for tax credits. The contact for information in regard to tax credits is Jeff Adolphsen with the State Historic Preservation Office mail address: 4617 Mail Service Center Raleigh, NC 27699, 919-807-6572 Physical Address: Archives/ State Library Building at 109 E. Jones Street, Raleigh, NC., 919-807-6572 or by email jeff.adolphsen@ncdcr.gov.