

Proposed East Sanford Historic District

DRAFT

Inventory List

The following inventory list provides basic information for all properties in the East Sanford Historic District. Included are each property's name, current address, date or approximate date of construction and major alterations (when known), contributing or noncontributing status, and a summary of each property's physical character and history. Property names used in the nomination are based on the first or earliest-known owner, occupant, or use associated with the building or on the building's most historically significant owner or use. Unless otherwise stated, roofs are asphalt-shingled.

Buildings, sites, structures, or objects that add to the historic associations or historic architectural qualities for which the district is significant, were present during the district's period of significance (1894-1960), relate to the documented significance of the district, and possess historic integrity, or that independently meet the National Register criteria are *contributing resources*. Buildings, sites, structures, or objects that do not add to the district's historic associations or historic architectural qualities for which the district is significant, were not present during the period of significance, do not relate to the documented significance of the district, or due to alterations, additions, or other changes no longer possess historic integrity, or that do not independently meet the National Register criteria are *noncontributing resources*. Lack of historic integrity occurs when alterations, additions, or the loss of original details hinder

a building from conveying a strong sense of its appearance during the period when it achieved its significance. Parking lots and vacant lots are listed in the inventory, but are not counted as either contributing or noncontributing resources.

The inventory list is arranged geographically by street. East-west streets are listed first, starting at the north end of the district and moving south. They are followed by the north-south streets, starting at the west end of the district and moving east. Thus, streets are listed in the following order:

Charlotte Avenue

McIver Street

Maple Avenue

Hickory Avenue

Oakwood Avenue

South Second Street

South Third Street

South Fourth Street

South Fifth Street

South Seventh Street

South Eighth Street

Properties on the north side of a street are listed before those on the south side, and properties on the west side of a street are listed before those on the east side. Within each street side, property addresses are listed in ascending order.

Property addresses and the contributing or noncontributing status of the district's primary resources are keyed to the accompanying district map. Secondary resources (outbuildings) are listed only within the inventory list. Survey files containing photo proofs, survey data entry forms, maps, and other physical or historical information on the district's properties are maintained in Raleigh by the State Historic Preservation Office.

Inventory entries are based on on-site recording and research conducted by Laura A. W. Phillips during the winter of 2010. Abbreviations for sources used are given in parentheses at the end of each inventory entry. The following is a list of source abbreviations and the names of the sources for which they stand. Complete citations are provided in the nomination bibliography.

CD	City Directories
LCSF	Lee County Survey Files
Pezzoni	Dan Pezzoni, <i>The History & Architecture of Lee County, North Carolina</i>
SM	Sanborn Maps
TR	Tax Records

Sanborn maps for the East Sanford neighborhood cover the years 1915 (partially), 1925, 1930, and 1938. Dating the district's earliest buildings is complicated by not having a map earlier than 1915 and by having that map cover only part of the district. Likewise, the gap between the 1938 Sanborn map and the earliest Sanford City Directory in 1950 makes dating

during those years less precise and information on earlier residents of the district much less accessible.

CHARLOTTE AVENUE (North Side)

House

Contributing building

203 Charlotte Avenue

Ca. 1905; ca. 1930

The one-story, L-shaped, frame house has a brick foundation, German siding, and a gabled roof with a shed dormer on the front slope and an interior brick chimney. The front and side gables have elaborate sawnwork ornamentation. The three-bay façade has a central door and a replacement, shed-roofed porch across the west two bays. The Craftsman-style porch has single tapered or slender paired posts on brick plinths. The two sets of façade windows are tripled, with six-over-six sash flanked by four-over-four sash. All of the house's window sash are modern replacements, except for the dormer, which has three windows of two panes each. The replacement windows are primarily four-over-four and six-over-six sash, although a window on the west side has nine-over-nine sash. A curved, concrete retaining wall borders the front yard and continues westward to the corner of North First Street. There are no outbuildings (SM, LCSF).

House

Contributing building

207 Charlotte Avenue

Ca. 1905

The curved, concrete retaining wall that extends eastward from the corner of North First Street continues along the front yard of this house, where it ends. The one-story frame house features a brick foundation, German-sided walls, and a steep hipped roof with intersecting gables. The house has a classical cornice with cornice returns and classical corner posts. Fancy turned and sawnwork ornamentation decorates the gable peaks. A single, tall, interior brick chimney has a corbeled cap. The three-bay façade has a central door, a projecting east bay, and a hip-roofed porch across the west two bays. The original porch posts have been replaced with a wood framework to hold screening, although there is no longer any screening. A rear porch was enclosed after 1938. Windows are two-over-two sash shaded by metal awnings. A metal awning also carries across the front porch. A large tree stands northwest of the house (SM, LCSF).

Garage/shed

Noncontributing building

Ca. 1990

Behind the house stands a frame garage with shed. It has a side-gable roof and vertical board siding.

House

Contributing building

209 Charlotte Avenue

Ca. 1905

This one-story frame house is similar to the house at 207 Charlotte Avenue. It has a brick foundation, weatherboard siding, and a steep hipped roof with intersecting gables and overhanging eaves. There is one interior brick chimney. Within each gable is a lunette window. The house has a rear ell and a projecting front wing. A hip-roofed porch with turned posts and sawnwork brackets carries across the west two thirds of the three-bay façade. Opening from the porch are a central door with a transom and a door that opens to the west side of the front wing. Both doors are replacements. Windows are four-over-four sash, and some on the west side have metal awnings. A large oak provides shade to much of the house. There are no outbuildings (SM, LCSF).

House

Noncontributing building

215 Charlotte Avenue

Mid-twentieth century; 1980s

This box-like Minimal Traditional house may have been moved to this site. Although typical of some post-World War II housing, it is not listed in the city directories until 1990. The simple,

one-story frame house has a brick foundation, asbestos-shingle siding, a side-gable roof, and a rear shed room. Windows are metal two-over-two sash. At the center of the three-bay façade, the front door is sheltered by a gabled stoop with ironwork posts. The large corner lot has a brick retaining wall and numerous trees, mostly pines. There are no outbuildings (SM, CD, TR).

(Intersection with North Second Street)

House

Contributing building

221 Charlotte Avenue

Ca. 1920

A comparison of the 1915 and 1925 Sanborn maps suggests that this frame house was built between those years, ca. 1920. The maps also suggest that at the time of its construction, the large corner lot was divided in two, and the house that had stood at this location was moved east to the newly created lot (present-day 223 Charlotte Avenue). However, this scenario is not certain. The house that stands on the northeast corner of Charlotte Avenue and North Second Street is a large, one-and-a-half-story Craftsman bungalow. By the 1940s, it was the home of Thurman F. Nance. The house has a brick foundation, weatherboard siding – except for the façade and front porch gable, which are sheathed in German siding – and a cross-gable roof with widely overhanging braced eaves. Low shed dormers rise from either side of the front gable. There are two brick chimneys: an exterior one on the west side of the house and a smaller, interior chimney near the rear of the house on the west side. Beneath the broad gable on either

side of the house is a shallow, square projecting bay with a shed roof. Two three-sided bay windows with diamond-shaped muntins on the front of the house are of later origin (date unknown). Between them on the three-bay façade is the central entrance. An off-center, gabled porch with tapered wood posts set on brick plinths and a plain balustrade projects from the front of the house. It shelters the entrance and the east bay. Most of the windows appear to be modern replacements (SM; LCSF; CD).

Storage Building

Noncontributing building

Ca.1970

The 1925 Sanborn map shows a garage at this location on the lot, but if this is the same building, it has been drastically altered, probably in the late twentieth century. The building has a split shed roof, siding that is a combination of corrugated metal, plywood, and chipboard. A five-panel door opens from the west side. The south façade has a decorative flair with lattice atop a picket “fence.”

House

Contributing building

223 Charlotte Avenue

Ca. 1910

This one-story frame house may have stood originally on the adjacent lot to the west. The square house with rear ell has a brick foundation, vinyl replacement siding, and a steep hipped roof with

a front hipped dormer. The three-bay façade consists of a central door with sidelights and fluted pilasters, flanked by a single window on the west and a pair of windows on the east. Except for perhaps the six-over-six-sash façade windows, the other windows appear to be replacements. A shed-roofed porch with ironwork posts and balustrade carries across the façade; Sanborn maps suggest that originally it wrapped around to the west side of the house. A large holly tree is in front of the house, and the front yard is bordered by white-painted rocks (SM).

Outbuilding

Noncontributing building

Ca. 1970

This frame outbuilding's original use is not clear. It does not appear on the 1938 Sanborn map. Its foundation could not be seen, but it has German siding and a gable roof with a scalloped bargeboard on the south end. Its standing-seam-metal roof is in deteriorated condition, and openings on the south and west sides of the building have been enclosed with boards. A shed is attached to the rear of the building.

CHARLOTTE AVENUE (South Side)

House

Contributing building

208 Charlotte Avenue

Ca. 1910

The one-story frame house has a stuccoed foundation, weatherboard siding, and a gabled roof sheathed with standing-seam metal. Two brick interior chimneys with corbelled caps rise through the roof ridges. The house has a T-shaped form, with a projecting wing at the east end of the three-bay façade and a rear ell, also at the east end of the house. A porch with replacement posts and balustrade carries across the west two bays of the façade. The rear ell has an enclosed porch on the west side and a shed room on the rear. The house has a central front door and one-over-one sash windows. A brick retaining wall borders the front yard (SM).

Shed

Contributing building

Ca. 1910

A frame shed with a brick pier foundation, weatherboard siding, and a front-facing gable roof covered with standing-seam metal stands immediately behind the house. It has a five-panel door. Like the house, a shed at this location is shown on the 1915 Sanborn map.

Shed

Noncontributing building

Ca. 2000

Southwest of the house is a modern frame shed with vertical-board siding, a front-facing gambrel roof, and a metal door.

Doghouse

Noncontributing structure

Last quarter twentieth century

East of the gambrel-roofed shed is a doghouse made of a line of frame sheds and woven wire.

Mary E. Thomas House

Contributing building

210 Charlotte Avenue

Ca. 1955

This small, one-story frame, modern house has a brick foundation, asbestos-shingle siding, and a slightly hipped roof with overhanging, boxed eaves. A brick chimney rises from the center of the house. The three-bay façade, whose west bay projects from the other two bays, has a central door and an engaged entrance porch with plain, slender posts lining the east side. A shed room with a front door and a row of side windows projects from the west side of the house. The house has paired windows with horizontal two-over-two sash. A large tree shades the front yard, which is bordered on the north and east sides by a concrete-block retaining wall with a brick cap. There are no outbuildings (CD).

House

Contributing building

214 Charlotte Avenue

Ca. 1905

This large, two-story frame house has been little altered. It was erected by local builder John Benjamin Matthews Jr., according to his daughter. The house has a brick foundation, German siding, and a multi-gabled roof. There are two interior brick chimneys with corbelled caps. A two-story wing projects from the west end of the three-bay façade, and a one-story ell extends from the west end of the rear of the house. A wood deck extends from the west side of the rear ell. Shallow, one-story, hip-roofed, square bays project from the front wing and the two sides of the house. A hip-roofed porch shelters the east two bays of the façade. Among the intact ornamentation are a classical cornice and corner posts, lunette windows in the gable ends, and elaborate turned and sawnwork ornamentation in each gable. The decorative front porch has slender, turned posts with delicate sawnwork brackets and a spindle freeze. The balustrade is added or a replacement of the original. Although a few of the windows are one-over-one sash, most are six-over-six sash. The central glass of the glass-and-wood-paneled front door is bordered by stained glass, and a transom tops the door (LCSF).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with a broad gambrel roof.

E. Eugene Lanier House

Contributing building

216 Charlotte Avenue

Early 1950s

This one-story, brick-veneered, Minimal Traditional-style house has a brick foundation and a side-gable roof. A gable-roofed side porch with ironwork posts extends from the east side of the house. A rear ell projects from the east end of the house. A partially enclosed carport with a low gable roof and Craftsman-style corner posts is an addition (date unknown) to the rear ell. The house has two chimneys – an offset exterior chimney at the east end of the house and an interior chimney rising from the rear ell. The three-bay façade has a central entrance sheltered by a gabled stoop with a round-arched soffit and ironwork support posts. Most windows are six-over-six sash. Typical of its period of construction, however, to the east side of the front entrance is a three-part window with a large single pane in the center flanked by a pair of narrow four-over-four sash. A chain link fence surrounds the front and east side yard of the house (CD).

Shed

Noncontributing building

Ca. 2000

Southwest of the house is a small frame shed with plywood siding, a gable roof, and a door on the east end.

(Intersection with South Second Street)

Stacy Love House

Contributing building

222 Charlotte Avenue

Late 1940s

Typical of many Minimal Traditional-style houses built after World War II, this one-story, brick-veneered house was owned by Stacy Love throughout the second half of the twentieth century. The house has a brick foundation, a side-gable roof, and one interior chimney. The three-bay façade features a central, Craftsman-style door flanked by two pairs of six-over-six sash windows. A small porch with ironwork posts and gable roof with a round-arched soffit shelters the entrance. Other windows are also six-over-six sash, and those on the sides and rear of the house are shaded by metal awnings. A small wing projects from the east side of the house, and a slightly larger wing extends from the west side of the house. It has an engaged front porch with ironwork posts and a wraparound metal awning. A flat-roofed wing that may be an addition is located at the southwest corner of the house. The lower wall of this wing is brick veneered, while permastone sheathes the upper wall. A front door opens to the wing, and a three-part window is on the west wall (SM, CD, LCSF).

Garage

Contributing building

Third quarter twentieth century

A single-bay, German-sided garage with a low, front-facing, gable roof and an opening on the north side stands southeast of the house.

Shed

Contributing building

Third quarter twentieth century

Immediately behind the garage is a small storage building with wide-board siding, a side-gable roof, and a west-side glass-and-wood door sheltered by a small extension of the roof. A four-light window is on the south side.

Vacant Lot

Sanborn maps show that from at least 1915 to 1938, a one-story house with a wraparound porch stood on this lot. Near the sidewalk is one of the two best examples in a row of seven unusual light posts between here and the corner of Charlotte Avenue and South Third Street. Each post had a brick pedestal and a tapered wood post topped by a globe light. Two retain only their brick pedestal. Japon Christmas, who lived at 232 Charlotte Avenue and owned additional property on the block, constructed the street lights in the late twentieth century from the porch posts of a bungalow that stood across the street (LCSF).

House

Contributing building

228 Charlotte Avenue

Ca. 1905

The early-twentieth-century, double-pile, frame house has a brick foundation, novelty wood siding, a steep hipped roof with a small front gable, and two interior chimneys. A small wing extends eastward from the southeast corner of the house. The three-bay façade has a central glass and wood-paneled front door, flanked by two single windows. These windows, like others on the house, are one-over-one sash. A hip-roofed porch with Tuscan columns wraps across the front and around the east side of the house. The wood balustrade appears to be a replacement (SM, LCSF).

Garage/shed

Contributing building

Second quarter twentieth century

Southeast of the house stands what appears to have been a single-bay garage with brick-block walls (much of the west wall has collapsed), a hipped roof covered with standing-seam metal, and double-leaf wood door on the north end. Open sheds are attached to the east and south sides.

Thomas L. Rollins House

Contributing building

230 Charlotte Avenue

Late 1940s

Thomas L. Rollins was the first known occupant of this small Minimal Traditional-style house. The frame house has a brick foundation, German siding, and a broad, side-gable roof. There are

two interior brick chimneys. Windows are a mix of four-over-four, six-over-six, and eight-over-eight sash. The three-bay façade has a slightly off-center entrance sheltered by a small, gable-roofed, entrance porch with a segmental-arched soffit and slender wood corner posts. West of the entrance is a single window; east of it is a three-part window. Both are shaded by metal awnings. A small wing extends eastward from the east side of the house (SM, CD).

Sheds (2)

Two noncontributing buildings

Last quarter twentieth century

Behind the house are two modern sheds of different sizes, each with a broad, front-facing gable roof, wood siding, and doors on the north end.

House

Contributing building

232 Charlotte Avenue

Ca. 1926

This one-and-a-half-story brick bungalow has a brick foundation and a broad side-gable roof with widely overhanging bracketed eaves and a shed dormer on the front. There are two chimneys: one interior and one exterior on the east side. The three-bay façade has an off-center entrance with a glass door with sidelights and windows on either side. A porch with tapered wood posts set on brick plinths shelters the full façade. At the southeast corner of the house is an enclosed, frame service porch. In front of the house are two unusual street lights constructed,

along with others on this side of the street, in the late twentieth century by then-owner Japon Christmas. They have brick plinths and tapered wood posts and are crowned by round light globes. The property is surrounded by a chain link fence (SM, LCSF).

Carport

Noncontributing structure

Late twentieth century

Behind the house stands a large (two-car) carport with metal posts supporting a broad, arched, metal roof.

(Intersection with South Third Street)

John B. Matthews Jr. House

Contributing building

300 Charlotte Avenue

1898; ca. 1940

John Benjamin Matthews Jr., described in 1897 as “a first-class contractor and workman,” is said to have built a number of houses in the 200 and 300 blocks of Charlotte Avenue. He built his own house on part of the land in East Sanford that had been owned in the mid-nineteenth century by his maternal grandfather, Duncan D. McIver. The house is a two-story I-house with a one-story rear ell. It has a brick foundation, narrow weatherboard siding, a side-gable roof with cornice returns, and three interior chimneys. The three-bay façade has a central entrance;

windows are six-over-six sash. Originally the house had a one-story, hip-roofed porch across the façade, topped by a center-bay, second-story porch. The porches had turned posts and a fleur-de-lis sawnwork band beneath the cornice. The upper porch, which was accessed by a second-floor door, also had a turned balustrade. Around 1940, the original porch was replaced by a classical porch with two-story classical posts. However, the second-floor door and porch balustrade were retained. The balustrade rests on perhaps the most unusual aspect of the original house – the projecting front vestibule with curved corners of narrow vertical boards. Although the vestibule was retained, the front entrance itself was changed when the classical porch was added. Now it has sidelights and a fanlight transom. An ironwork fence crosses the front of the property and a chain link fence surrounds the rest (LCSF; Pezzoni, 156-157).

Garage/shed

Noncontributing building

Ca. 1980

Behind the house stands a garage/shed with plywood sides, a flat metal roof, and chain link panels across the west opening.

House

Contributing building

304 Charlotte Avenue

Ca. 1910; ca. 1925; last quarter twentieth century

This one-and-a-half-story frame house has gone through several changes. It has a brick-pier-and-concrete-block foundation, novelty wood siding, and a central hipped roof with intersecting gables and a shed-roofed front dormer. The three-bay façade has a central door, a projecting bay at the east end, and a porch that carries across the remainder of the façade. Probably around 1925, the original porch was replaced by a porch with Craftsman-style posts. The 1925 Sanborn map suggests that a west-side porch was added at the same time. The side porch has since been removed. Today the porch has a brick corner post and a balustrade-height brick wall instead of a balustrade. Windows are replacements, and most are one-over-one sash. Probably during the last quarter of the twentieth century, a room was added to the east side of the house. It has a concrete-block foundation, plywood siding, modern windows, and a shed roof that slopes slightly to the east (SM).

Shed

Noncontributing building

Last quarter twentieth century

Southeast of (behind) the house is a gable-roofed shed with metal walls and roof.

McIVER STREET (North Side)

Field House

Contributing building

217 McIver Street

1938; 1990s

Local tradition says that this one-and-a-half-story brick Period Cottage was built by Dr. Isaac H. Lutterlow in 1939, but it is shown on the 1938 Sanborn map. The Lutterlows lived across the street, and this house was first occupied by a Miss Field. The house has a brick foundation, a three-bay façade, and a side-gable roof. There is a mix of window sash configurations. Typical of its style, the house has a central, projecting entrance bay, with a steep, asymmetrical gable roof whose east slope swoops down nearly to the ground. Tucked in behind the swooping gable slope is a tall brick chimney. On the front half of the east side of the house is a one-story porch with a side entrance. On the rear half of the west side of the house is a short wing. Although the house has had many alterations since 1991, it retains the essential characteristics that identify it with the Period Cottage style. Changes include a pedimented entrance that replaced a round-arched entrance, a polygonal bay window west of the entrance that replaced a double window, a pair of classical front dormers, and a two-story frame addition at the rear of the house. A brick and decorative ironwork fence has been built across the edge of the front yard (SM; LCSF).

Storage Building

Noncontributing building

Last quarter twentieth century

Behind the house stands a frame storage building with German siding, a low side-gable roof, and a center entrance with a gabled stoop.

House

Contributing building

219 McIver Street

Ca. 1905

This early-twentieth-century one-story frame house has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed with standing-seam metal. Each of the gable ends has a small, diamond-shaped louvered vent. There is one interior brick chimney. The house has a three-bay façade, is one-room deep, and has a one-story rear ell. A hip-roofed porch with turned posts, small sawnwork brackets, and a solid, vertical-board balustrade carries across the façade and wraps around half of the east side of the house. After 1991, the left half of the front porch was enclosed to create an additional room. The enclosed room contains a small window and a door, since the enclosure covers the original center-bay entrance (SM).

(Intersection with South Second Street)

House

Contributing building

223 McIver Street

Ca. 1905

This Colonial Revival-style house is nearly identical to the houses at 305 and 307 Maple Avenue, suggesting that they were constructed by the same builder, said to have been Makepeace Mills. The two-story frame dwelling has a brick foundation, weatherboard siding, and a metal-shingled hipped roof with cresting at the roof ridge. An interior brick chimney with a corbeled

cap rises just west of the roof ridge. The house is distinctive because of its two-bay façade and expansive wraparound porch with Tuscan columns. The primary entrance – a door with sidelights and transom – is at the east end of the façade. Windows are all one-over-one sash. One-story rooms span the rear of the house (SM).

Shed

Noncontributing building

Late twentieth century

Behind the house is a modern frame shed with a double-leaf door on the south end and a gambrel roof.

House

Contributing building

227 McIver Street

Ca. 1920

Except for its west rear wing, the form of this two-story frame house was originally very similar to the adjacent house at 223 McIver Street. However, since 1991 its hipped roof has been modified to a gable on the front and the west wing. The house has a brick foundation, weatherboard siding, and a gabled roof with a single interior brick chimney rising just west of the roof ridge. Original windows are two-over-two sash, but most have been replaced with horizontally oriented two-over-two sash. The front door, with sidelights and transom, is located in the east bay of the two-bay façade. A porch with Craftsman-style tapered wood posts on brick

plinths wraps around the front and two sides of the core of the house. Part of the east side of the porch has been enclosed (SM).

House

Noncontributing building

229 McIver Street

1980s

Tax records give a 1969 date for this house, but up through 1980, it is not listed in city directories. The one-story, three-bay house has a concrete-block foundation, vinyl German siding, and a broad gable roof. Windows are six-over-six sash. A gabled front stoop shelters the front entrance. A small wood deck is on the west side of the house (TR; CD).

House

Contributing building

233 McIver Street

Ca. 1910

This one-story, single-pile frame house with rear ell has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed in standing seam metal. The hip-roofed front porch that carries across the three-bay façade is supported by two classical posts and two square replacement posts. Windows are two-over-two sash (SM).

Shed

Noncontributing building

Late twentieth century

Behind the house stands a small metal shed with a gable roof.

(Intersection with South Third Street)

Vacant Lot

House

Contributing building

303 McIver Street

Ca. 1910

This one-story, double-pile, frame house has a stuccoed foundation, weatherboard siding, and a hipped roof with a small, center-front gable. Two interior chimneys pierce the roof. A hip-roofed porch with simple, classical posts shades the three-bay façade with its central entrance and flanking windows. The façade windows are two-over-two sash, but those on the sides have been altered. A short ell extends from the rear of the house (SM).

Vacant Lot

House

Contributing building

307 McIver Street

Late 1920s

The one-story frame bungalow has a brick foundation, weatherboard siding, and a front-facing gable roof. A single chimney rises from the roof ridge. Windows are four-over-four sash, and those on the sides have metal awnings. What appears to be a shed-roofed replacement porch (date unknown) carries across the east two bays of the three-bay façade and wraps around the east side, where the roof becomes a side gable. The porch has plain posts and a plain balustrade. A wood-and-wire fence surrounds the yard (SM).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a large frame outbuilding with a flat roof and the framework for a raised gabled section.

House

Noncontributing building

311 McIver Street

Last quarter twentieth century

Set back from the street, this one-story concrete-block house faces sideways on its lot. The house has a three-bay façade, but the particular fenestration could not be seen. A low, side-gable roof with weatherboarded gables covers the house. A chain-link fence surrounds the yard (TR).

Vacant Lot

(Intersection with South Fourth Street)

House

Noncontributing building

317 McIver Street

1980s

The one-story house has a stuccoed foundation, wall sheathed with T-111 siding, a front-facing gable roof, and a three-bay façade. Windows are one-over-one sash. A brick walk leads to the front door. A six-foot wood picket fence surrounds the property (TR).

Shed

Noncontributing building

Ca. 2000

Behind the house is frame shed with a concrete-block foundation, vinyl siding, and a side-gable roof.

House

Contributing building

321 McIver Street

Ca. 1910

The one-and-a-half-story frame house has a brick foundation, vinyl siding, and a side-gable roof with boxed eaves, cornice returns, and a front shed dormer with two sets of windows. Two interior brick chimneys rise through the ridge line of the roof. An ell and a modern wood deck extend from the rear of the double-pile house. A hip-roofed porch with ironwork posts shelters the three-bay façade, which has a central entrance with flanking windows. Sanborn maps show that originally the porch wrapped around the west side of the house. Windows are two-over-two sash, except that those in the west gable are four-over-four sash. A chain-link fence borders much of the yard (SM).

Garage

Noncontributing building

Last quarter twentieth century

Northwest of the house is a three-bay frame garage with an open front supported by wood posts and a side-gable roof sheathed with standing-seam metal.

Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house is a standing-seam-metal shed with a double-leaf door and a broad gambrel roof.

House

Contributing building

325 McIver Street

Ca. 1905

The one-story frame house has a brick foundation, aluminum or vinyl replacement siding, and a metal-shingle-sheathed triple-A gable roof with cornice returns. An ell extends from the rear of the house; its porch has been enclosed. Windows are two-over-two sash. A hip-roofed porch carries across the four-bay façade. It has tapered wood posts and a replacement balustrade. The porch roof is covered with standing-seam metal. A wooden handicap ramp leads to the center bay of the porch. A picket fence runs along the front of the yard (TR; SM).

House

Contributing building

327 McIver Street

Ca. 1910

The form of this one-story frame house is unusual. The L-shaped building has a long façade with four bays beneath a side-gable roof and an additional, projecting, bay that has a front-facing gable roof. That section extends to create a rear ell. The house has a brick foundation, aluminum siding, one-over-one sash windows along a picture window on the façade, and both exterior and interior chimneys. An engaged front porch with fluted columns on brick piers and an ironwork balustrade covers the western four bays, which include two doors. On the west end

of the house, steps leading to the basement are covered by a metal shed roof supported by wood posts (SM).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a small frame shed with a metal-sheathed gable roof and a door at the west gable end.

Shed

Noncontributing building

Last quarter twentieth century

Adjacent to the gabled shed is another frame shed with a shallow, metal-sheathed, shed roof and an opening at the west end.

House

Contributing building

329 McIver Street

Ca. 1905

This one-story frame house has a brick foundation, novelty wood siding, and a triple-A gable roof. Enlivening the house is the sawnwork ornamentation that decorates the peak of the front gable. A hip-roofed front porch with ironwork posts shelters the three-bay façade, and an ell

extends from the rear of the house. Windows are four-over-four sash. The front door and double window west of the entrance are replacements. Part of a low, stone retaining wall with grapevine mortar joints remains along the west property line.

Shed

Noncontributing building

Last quarter twentieth century

Northwest of the house is a frame shed with plywood siding and a metal-sheathed gable roof.

(Intersection with North Fifth Street)

House

Contributing building

401 McIver Street

Ca. 1910

The one-story frame house has a replacement brick foundation, weatherboard siding, four-over-four and four-over-one sash windows, and a metal-shingle-sheathed triple-A gable roof with cornice returns. Somewhat unusual, the rear ell also has a triple-A gable roof. Two chimneys, one interior and one exterior, rise from the ell. The porch that ran across the rear of the house and down the west side of the ell has been enclosed. The symmetrical three-bay façade has a

shed-roofed porch with tapered posts – covered with ersatz brick – set atop brick piers. The plain balustrade is added (SM).

Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a small frame shed with vertical-board siding and a gambrel roof.

Roland Williams House

Contributing building

403 McIver Street

Late 1940s

This one-story, Minimal Traditional-style house has a brick foundation, German siding, and a side-gable roof. The three-bay façade consists of a central door, a large, three-part picture window on the east side of the door and a six-over-six sash window west of the door. Other windows are also six-over-six sash. An added façade porch features a concrete floor, slender turned posts, and a shallow shed roof with a small gable above the entrance bay. Roland Williams was listed at this address in 1950 (SM; CD).

Shed

Contributing building

1940s

Northwest of the house is a German-sided shed with a front gable roof.

Herbert L. Oldham House

Contributing building

405 McIver Street

Late 1940s

Herbert Oldham was the first to be listed in the city directory as living at this one-story, frame, Minimal Traditional-style house. The house has a brick foundation, German siding, and a low-pitched side-gable roof. Windows are six-over-six sash, often with a metal awning. The house has a symmetrical, three-bay façade with a central door flanked by windows. The door has a gabled hood. At the southeast corner of the house is a deeply engaged corner porch with a corner post and a turned balustrade that is probably an addition. Two windows and a door open to the porch (SM; CD)

Shed

Noncontributing building

Later quarter twentieth century

Behind the house is a metal shed with a low-pitched front-gable roof.

House

Contributing building

407 McIver Street

Ca. 1910

The one-and-a-half-story frame house has a concrete-block foundation, vinyl siding, and a side-gable roof with a projecting wall dormer on the front with two windows. Windows are six-over-six sash, although some are replacements. A one-story ell extends from the west side of the rear of the house. The symmetrical three-bay façade has a central entrance with sidelights and a single window on either side. Sheltering the façade is a shed-roofed porch with a concrete floor and square replacement posts (SM).

Shed

Noncontributing building

Third quarter twentieth century

Behind the house is a frame shed with vertical plywood siding and a shallow, front-gable roof sheathed in standing-seam metal. The roof's west slope continues past the enclosed shed to cover an open car shed.

Jimmie D. Gunter House

Noncontributing building

409 McIver Street

Mid-1960s

City directories indicate that this one-story frame house was built between 1960 and 1966.

Jimmie Gunter was the first listed occupant. The simple Ranch-style house has a brick

foundation, vinyl siding, and a low-pitched side-gable roof. Windows are horizontal two-over-two sash. The four-bay façade has a central door with a metal awning. West of the entrance is a double window. East of the entrance are two smaller, one-over-one sash. Another entrance, also covered with a metal awning, is at the east end of the house

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a plywood shed with a steep gambrel roof.

House

Contributing building

413 McIver Street

Ca. 1940

This simple, Period Cottage-style house has a brick foundation, brick walls, and a side-gable roof. Windows are six-over-six sash. East of the entrance on the four-bay façade is a gable-roofed projecting bay. West of the entrance is an exterior chimney. Another chimney rises through the ridge of the main roof. A shed-roofed porch supported by two brick posts covers the west two façade bays. On the east side of the house is a short side wing with an off-center gabled roof that matches the pitch of the main roof. The front (south) half of the wing has a shallow, engaged porch beneath the front half of the gable, which is sheathed with

weatherboards. A shed-roofed carport or porch with metal posts and roof is attached to the rear of the house. In 1950, Horace A. Riddle was living here (SM; CD).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a corrugated metal shed with a shallow gable roof.

(Intersection with South Sixth Street)

House

Contributing building

417 McIver Street

Ca. 1910; ca. 1920; 1940s

Sanborn maps suggest that this two-story, frame, I-house had been built by 1915, originally with a one-story rear ell. However, the 1925 map indicates that the ell had been changed to a one-and-a-half-story addition with a half-gambrel roof across the entire rear of the house. The house has a brick foundation, novelty wood siding, and a side-gable roof with cornice returns. Narrow exterior chimneys are found at the west end and rear of the house. Windows are two-over-two sash. The symmetrical façade is three bays wide and has a center entrance with a pedimented surround. The facade is sheltered by a two-story porch with tall, fluted, classical posts and a shallow shed roof. It probably dates from the 1940s (SM).

Albert G. Crissman House

Contributing building

421 McIver Street

Late 1940s

Albert G. Crissman, a furniture salesman, was listed as the resident of this house in 1950. The one-story, frame, Minimal Traditional-style house has a brick foundation, vinyl siding, and a broad side-gable roof. There are two interior chimneys; windows are six-over-six sash. The house has a four-bay façade. The western three bays are symmetrical and are centered on the front entrance, which has a gabled stoop with square corner posts. At the east end of the house is a short wing that takes up half the depth of the house. The wing has jalousie windows on the front and side (SM; CD).

Roland H. Seagroves House

Contributing building

423 McIver Street

Late 1940s

The Minimal Traditional-style, one-story frame house has a brick foundation, aluminum siding, and a side-gable roof with cornice returns. On off-center chimney is at the east gable end of the house. Three-over-one sash windows on the east end are probably original. Those on the front and west side of the house are four-over-four and six-over-six sash and are replacements. The symmetrical three-bay façade has a central entrance with a gabled entrance porch supported by

square corner posts. A secondary entrance with a smaller gabled porch is at the east end of the house (SM; CD).

Garage

Noncontributing building

Last quarter twentieth century

Behind the house is a large frame garage with a concrete-block foundation, weatherboard siding, and a broad gable roof. A wide opening covered with vertical boards is on the east side facing South Seventh Street.

(Intersection with South Seventh Street)

House

Contributing building

501 McIver Street

Late 1920s

This largely intact, one-and-a-story frame bungalow has a stuccoed foundation, weatherboard siding, and a broad, side-gable roof with overhanging, braced eaves. There is a matching gabled dormer on the front slope of the roof and two interior chimneys. A shallow, square bay extends from the west side of the house. The three-bay façade is configured with a door at the west end, a pair of windows in the center, and a single window near the east end. Windows are four-over-

one sash. A flight of broad, concrete steps leads to the full-façade porch. It has Craftsman-style supports – tapered wood posts that rest on tall brick plinths (SM).

Lloyd Smith House

Contributing building

505 McIver Street

Late 1940s

Lloyd Smith was living in this Minimal Traditional-style house in 1950. The one-story frame house has a brick foundation, vinyl siding, and a broad, side-gable roof with cornice returns. An exterior brick chimney rises off center on the east side of the house. Another chimney is at the rear of a short rear ell. Windows consist mostly of six-over-six sash. At the east end of the three-bay façade is a single-pane picture window flanked by four-over-four sash. Brick steps with an ironwork railing lead to the gabled entrance porch with its ironwork posts and balustrade. A brick retaining wall runs along the front edge of the front yard (SM).

Shed

Contributing building

Ca. 1950

Behind the house is a concrete-block shed with a door in the south end and a low gable roof.

House

Contributing building

507 McIver Street

Late 1920s

The one-and-a-half-story frame bungalow has a brick foundation, replacement siding, and a broad, side-gable roof with overhanging, braced eaves. A small gable with an eight-light window intersects the front slope of the main roof. A brick end chimney rises just off center on the east side of the house. Windows are eight-over-one sash. The three-bay façade has an off center door with sidelights. On its east side is a single window; on its west side is a double window. A Craftsman-style engaged porch carries across the full façade. It has tapered wood posts on brick plinths and a vinyl, solid balustrade. A brick retaining wall runs along the edge of the front yard (SM).

Garage

Noncontributing building

Ca. 1970

Behind the house stands a two-bay concrete-block garage with a broad, front-facing gable roof with weatherboarded gable ends. There is a door at the west end of the façade.

McIVER STREET (South Side)**Isaac H. Lutterloh House**

Contributing building

216 McIver Street

1894; 1930s

This one-story frame house is one of the earliest and most unusual in the district. It has a brick foundation, weatherboard siding, and a roof with a pair of front-facing gables. The gable ends are sheathed in diamond-shaped wood shingles. At the center of each gable is a wood louvered vent with decorative sawnwork sides and a peaked top. Beneath the boxed eaves on the sides of the house is a frieze with applied roundels, below which is a sawnwork fleur-de-lis band. An interior chimney rises on the west side of the house. Windows are two-over-two sash; some have metal awnings. A hip-roofed porch with a gabled entrance bay and a metal awning shades the three-bay façade. It retains a fanciful sawnwork balustrade, but has Craftsman-style tapered wood posts on brick plinths, probably dating from the 1930s.

Dr. Isaac Lutterlow moved to Sanford in 1893 to practice medicine, opening an office on Chatham Street in the 1890s. In 1909 he built the Lutterlow Building at 201 Chatham Street. Lutterlow also served as Sanford's postmaster and as a federal commissioner. He and his wife, Ada, built their home for about \$650 (SM, Pezzoni).

Greenhouse

Contributing building

Late 1930s

East of the house is a small brick outbuilding with a low gable roof. It has a door on the west side and a tall, six-light window on the east side. Initially it was used as a greenhouse (Pezzoni).

Vacant Lot

House

Noncontributing building

220 McIver Street

Early 1950s

Although this house was built within the period of significance, its materials, form, and size do not contribute to the historic and/or architectural significance of the district. The small, three-bay house is built of concrete blocks and has a flat roof with overhanging eaves. The house has a six-panel front door and one-over-one sash windows of different sizes. A chain link fence encloses the side and rear yards (CD).

House

Contributing building

222 McIver Street

Ca. 1910

Now a duplex, this one-story frame house has a brick foundation, vinyl German siding, and a gabled roof with standing-seam metal covering the front-gable wing and metal shingles covering

the side-gable wing. There are two interior chimneys. Windows are replacement nine-over-six and six-over-six sash. The hip-roofed, wraparound porch has turned posts, sawnwork brackets, an added or replacement balustrade, and a gabled entrance bay. Shed rooms are on the rear of the house. Angled bricks border planting strips along either side of the concrete front walk. A chain link fence on a low brick retaining wall encloses the front and side yards (SM).

Shed

Noncontributing building

Late twentieth century

A small, vinyl-sided shed with a low gable roof and entrance on the west side stands southeast of the house.

House

Contributing building

226 McIver Street

Ca. 1920

The one-story frame bungalow has a brick foundation, weatherboard siding, and a hipped roof with a hip-roofed front dormer with three single-pane windows. An interior chimney rises from the east side of the roof. Windows are six-over-six sash, except for a replacement one-over-one sash at the west end of the facade. The three-bay façade is sheltered by an engaged porch with tapered wood posts on brick plinths, a solid weatherboard balustrade at the east end and a weatherboard frieze (SM).

Short Stop Food Mart

Noncontributing building

228-230-232 McIver Street

Early 1970s

The only commercial building in the district is a long, one-story, brick-veneered structure with a broad, side-gable roof with wood gable ends, a front overhang, and plate-glass store windows and doors. In front of the store is a paved parking lot, at the northeast corner of which is a tall metal-and-plastic sign and a flat metal canopy that may have sheltered two gas pumps originally (CD).

(Intersection with South Third Street)

Vacant Lot

Vacant Lot

House

Contributing building

306 McIver Street

Ca. 1920

Sanborn maps indicate that this house was built between 1915 and 1925. The two-story frame I-house has a brick foundation, weatherboard siding, and a triple-A gable roof. Chimneys were not visible. The house has four-over-four sash windows. A two-tier porch runs across the three-bay façade. The porch has Tuscan columns on the first story and plain posts and balustrade on the second floor. A one-story ell extends to the rear of the house. Its west-side porch has been enclosed, and a wing that is parallel to the main body of the house has been added to the rear of the ell (SM).

Outbuilding

Contributing building

Second quarter twentieth century

At the rear of the property is a one-story frame outbuilding of unknown use. Its foundation could not be seen, and its shed roof appears to be covered with standing-seam metal. The building has wide weatherboard siding.

House

Contributing building

308 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, and a steep hipped roof with intersecting front and side gables. There are two interior chimneys, a short rear ell, and six-over-six sash windows. A hip-roofed porch with turned posts and a plain replacement or added

balustrade shelters the three-bay façade and originally wrapped around the east side of the house. However, the side portion has been enclosed (SM).

Shed

Noncontributing building

Last quarter twentieth century

A frame shed stands southwest of the house. It has a concrete-block foundation, vertical board siding, a gable roof, and an open shed on the north side.

Duplex

Contributing building

310-312 McIver Street

Early 1950s

The two halves of this one-story duplex mirror each other. The long, six-bay-wide building has a concrete-block foundation, concrete-block walls, and a side-gable roof with weatherboarded gables. Gabled wings project at either end of the façade, and an inset front porch spans the space between them. The duplex has two interior chimneys. Windows are two-over-two horizontal sash, except for the façade picture windows, which have a large central pane flanked by vertical windows of four panes each. A chain-link fence borders the front of the yard; a wood picket fence runs down the east property line (CD).

(Intersection with South Fourth Street)

House

Contributing building

316 McIver Street

Ca. 1910

This one-story frame house appears to be little altered. It has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed with standing-seam metal. Small sawnwork brackets decorate the corners of the roof eaves on the east and west ends of the house. The symmetrical façade is five bays wide with a central glass-and-wood-paneled door and two windows on either side. All windows are four-over-four sash. A hip-roofed porch with chamfered posts and a German-sided balustrade shelters the porch. A two-room ell extends from the rear of the house on the east side. The west side of the ell has an enclosed porch and a side wing (SM)

Garage

Contributing building

Second quarter twentieth century

Behind the house stands a single-bay garage with German siding and gable roof covered with standing-seam metal.

Shed

Contributing building

Mid-twentieth century

Adjacent to the garage on the east is a frame shed with German siding and a gable roof.

House

Contributing building

318 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, replacement six-over-six sash windows, a replacement front door, and a triple-A gable roof sheathed with standing-seam metal. Two chimneys – one interior and one exterior – rise through the roof. A hip-roofed porch with replacement turned posts covers the five bays of the symmetrical façade. An ell extends from the rear of the house (SM).

Sanford Congregational Christian Church

Contributing building

328 McIver Street

1904; 1924; 1949

Sanford Congregational Christian Church was organized in 1903. The following year a frame church was built at the location the congregation still occupies. The church had front and side gables and a corner tower. After the church was remodeled and raised to provide a basement in 1923, a disastrous fire in 1924 nearly destroyed it. However, it was quickly rebuilt. In 1949 the church took on its present appearance when it was brick veneered and remodeled in the Colonial Revival style. At the same time, a large education addition was built to the rear of the church. A

tall flight of brick steps leads to a central, projecting entrance bay that rises to the base of a central belfry and steeple. Masonry is used to provide much of the exterior ornamentation, including cast stone for the water table, window sills, and cornerstones above the windows. Brick is used for raised panels beneath the water table, corner quoins, and for herringbone panels in two blind windows flanking the entrance bay. Tall windows on either side of the building contain eighteen panes (LCSF).

Parsonage

Contributing building

Ca. 1950

Around the same time the church was brick veneered and enlarged, a new parsonage was built immediately to the west. It is a one-and-a-half-story brick house in the Colonial Revival style. The steep gabled roof has three gabled dormers across the front and a shed dormer on the rear. The five-bay façade has a central entrance with fluted pilasters and a five-light transom. It is flanked by two windows per side. Windows are one-over-one sash. An off-center chimney rises between the west end of the house and a one-story frame side wing. A large carport is attached to the rear of the house.

Parking Lot

Ca. 1960

A paved parking lot for the church is located west of the parsonage.

Proctor Building

Contributing building

1956

Behind the parsonage is a one-story, brick, Ranch-style fellowship hall. It has a low, side-gable roof that extends to the east to form a porch supported by ironwork posts. A gabled bay projects at the north end of the five-bay façade. Adjacent to it, a vinyl-sided room encloses one bay of the porch. A double-leaf entrance is flanked by a pair of picture windows. A chimney rises at the south end of the building. A rear ell with an end chimney extends from the south end of the church.

Shed

Noncontributing building

Ca. 2000

Behind the Proctor Building is German-sided metal shed with a low gable rood and a roll-up corrugated metal door.

(Intersection with South Fifth Street)

House

Contributing building

400 McIver Street

Ca. 1905; ca. 1920

Contractor Robert T. Walker is credited with having built this one-story frame house. Little altered, the house has a brick foundation, novelty wood siding, and a roof with front and side gables with cornice returns. The house has interior chimneys. Windows are six-over-six sash. The three-bay façade has a central entrance. East of the entrance, a projecting bay has a single window. Another window is west of the entrance. A well-detailed, hip-roofed porch with turned posts and fancy sawnwork brackets carries across the west two bays of the façade. Behind the house is a rear ell. Sanborn maps indicate that the west-side ell porch was enclosed and a wing that runs westward from the ell was added between 1915 and 1925. A picket fence runs across the back yard (SM; LCSF).

Garage

Contributing building

Second quarter twentieth century

Southwest of the house and facing South Fifth Street is a single-bay frame garage with a concrete-block foundation, weatherboard siding, a gable roof, and a double-leaf door.

House

Contributing building

404 McIver Street

Ca. 1905

This house served as the first parsonage for the nearby Sanford Congregational Christian Church during the early years of the twentieth century. The one-story frame house has a brick foundation, vinyl siding, one-over-one sash windows, and a triple-A gable roof with cornice returns. An ell extends from the rear of the house. A hip-roofed porch shelters the symmetrical, three-bay façade. The porch has what appear to be replacement Craftsman-style tapered wood posts set on brick plinths (SM; LCSF).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with T-111 siding and a gable roof.

Carport

Noncontributing structure

Last quarter twentieth century

East of the house is a two-car carport with metal pole supports and a broad, arch-shaped metal roof.

House

Contributing building

406 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, four-over-four sash windows, and a triple-A gable roof with cornice returns. A frame ell extends from the rear of the house; a brick veneered addition has been built to the rear and east side of the ell. A hip-roofed porch with ironwork posts shelters the three-bay façade, which has a central door, a single window on the west side, and a three-part picture window on the east side (SM).

Garage

Noncontributing building

Last quarter twentieth century

Southeast of the house is a modern two-bay frame garage with weatherboard siding, roll-up doors, and a broad gable roof.

House

Contributing building

408 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, four-over-four sash windows, and a triple-A gable roof. The symmetrical three-bay façade has a glass-and-wood-paneled center entrance and a window on either side. A hip-roofed porch with square posts and a plain balustrade with rounded hand and foot rails shades the façade. An ell extends from the rear of the house; its east-side porch has been enclosed (SM).

Garage

Noncontributing building

Last quarter twentieth century

A frame garage with T-111 siding, a gable roof, and a roll-up front door stands southeast of the house.

Alvie A. Smith House

Contributing building

412 McIver Street

1940s

This Minimal Tradition-style house was first listed in the 1950 city directory as the residence of Alvie A. Smith. It is a one-story frame house with a brick foundation, asbestos-shingle siding, and a hipped roof with a projecting front-gable wing. An exterior chimney is on either side of the house. Windows are one-over-one sash. On the three-bay façade, they are in groups of three flanking a central door. The front yard has been paved for parking (SM; CD)

House

Contributing building

416 McIver Street

Ca. 1920

This one-and-a-half-story frame bungalow has a stuccoed foundation, weatherboard siding, and a side-gable roof with overhanging braced and a gabled front dormer with a row of four three-

over-one sash windows. The front slope of the gable roof flares out to encompass a façade porch with tapered posts set on brick plinths. The doors and windows of the three-bay façade are replacements of the originals; most of the original house windows are four-over-one sash. The house has a rear ell and an enclosed porch at its end (SM).

House

Contributing building

418 McIver Street

Ca. 1920

The one-and-a-half-story frame bungalow has a brick-block foundation, weatherboard siding, and a broad, side-gable roof with overhanging, braced eaves. A gabled dormer with a row of three sash windows breaks out from the front roof slope. An engaged porch with tapered posts set on brick plinths and an added lattice balustrade carries across the three-bay façade. The façade features a central door with sidelights and a pair of flanking windows (SM).

House

Contributing building

420 McIver Street

Ca. 1920

This one-story frame bungalow has a brick-block foundation, vinyl siding, and a hipped roof with overhanging eaves and a hipped front dormer with two windows. There are two chimneys – both exterior and interior – on the west side of the house. The three-bay façade has a central

entrance with sidelights and a row of six-over-six sash windows to the west of it. An engaged porch is at the east end of the façade. It has two tapered wood posts on brick plinths (SM).

Vacant Lot

East of the house at 420 McIver Street is a grassy vacant lot at the corner of McIver and South Seventh streets.

MAPLE AVENUE (North Side)

East Sanford Graded School

Contributing building

219 Maple Avenue

1916; mid-twentieth century

C. Gadsden Sayre, a prominent public school architect in North Carolina, designed the East Sanford Graded School (otherwise known as the Sanford Graded School No. 2 and later as McIver School) which was built and opened in 1916. Contractor Joe W. Stout built the school at a cost of \$20,000. This was the third public school built in Sanford. Originally, the high school grades were on the second floor, and the elementary grades were on the first floor. In 1925, the high school classes were moved to what was Sanford Middle School, and this became solely an elementary school. At one time, the school housed 500 to 600 students.

The original portion of the school is a two-story brick building with a brick foundation and a parapeted cornice. The five-bay façade is classically arranged with projecting center and end pavilions. Banks of six-over-six sash windows are now covered with corrugated-metal panels. An early postcard shows that originally a basement was also lined with windows, but these have been enclosed. A concrete belt course divides the basement from the first story. Paneled concrete spandrels divide the first floor from the second. Between the second-story windows and the cornice, a distinctive band of alternating brick and concrete panels surrounds the building. The cornice has soldier-course bands and concrete cap. The cornice of the center pavilion has brick-outlined concrete panels with raised diamonds and a plain cartouche at the center. Also in the center pavilion, a flight of steps leads to the main entrance with its segmental-arched lintel and Tudor-influenced surround trimmed in concrete. The rear of the school is also divided into central and end pavilions. Additions include flat-roofed stairwells at each end of the building and a mid-twentieth-century, plain, one-story brick gymnasium/cafeteria connected to the east end of the building by a brick hyphen. A chain-link fence runs along the front of the property. In the grassy strip between the sidewalk and Maple Avenue is a long row of crepe myrtles planted in the early 1960s (SM; Pezzoni; LCSF).

(Intersection with South Third Street)

Jones House

Contributing building

301 Maple Avenue

Ca. 1905

This expansive, two-story frame house follows the Queen Anne style in form but the Colonial Revival style in its detailing. It has a brick foundation, vinyl siding, and a steep hipped roof with three intersecting gables – two on the front and one on the west side – with cornice returns and a round-arched window in each. The eastern bay of the three-bay façade projects as a two-story bay window, at the top of which elongated brackets with drops decorate the cornice soffit. At the center of the façade is the main entrance, which has a transom. Windows are one-over-one sash. A one-story porch with Tuscan columns wraps from the west side of the two-story bay window, across the remainder of the façade, and halfway down the west side of the house, ending at a side door. The pedimented front entrance bay projects slightly from the rest of the porch, accenting the main entrance. A post-1938 two-story rear addition covers part of the one-story rear ell. This was the home of the Jones family in the early twentieth century (SM; LCSF).

John R. Powers House

Contributing building

303 Maple Avenue

1940s

This one-story, frame, Minimal Traditional-style house was probably built in the years immediately after World War II. Contractor John R. Powers was listed at this address in 1950. The house has a brick foundation, vinyl siding, and a side-gable roof. Windows are four-over-four sash. The front entrance and an adjacent window are at the west end of the three-bay

façade. They are sheltered by a gabled entrance porch with square corner posts and a plain balustrade that continues down the front steps (CD).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a small shed with standing-seam metal sides and a shed roof.

Joseph Phillips House

Contributing building

305 Maple Avenue

Ca. 1905

The Joseph Phillips family is the first to be associated with this two-story frame house. It is nearly identical the houses at 307 Maple Avenue (next door) and 223 McIver Street. The house has a brick foundation with brick piers and brick lattice beneath the porch. Weatherboards cover the walls and a hipped roof is pierced on the west side by a chimney. The double-pile, two-bay-wide house is distinguished by its Foursquare form, side-hall plan, and wraparound porch. The porch, which has paneled posts with Composite capitals and a plain balustrade, has been enclosed on the west side. Most windows are one-over-one sash, but the first-story façade window has a large, single pane with a large transom. The front entrance has sidelights and a transom. One-story rooms run across the rear of the house. Although the house appears to be in

sound condition, it suffered a fire more than twenty years ago and has been boarded up and condemned (SM; LCSF).

Central Carolina Hospital Nurses' Dormitory

Contributing building

307 Maple Avenue

Ca. 1905

The Formy-Duval family were longtime owners and occupants of this two-story frame house. However, originally it served as a nurses' dormitory for the Central Carolina Hospital that stood nearby at the northeast corner of Maple Avenue and South Fourth Street. The Foursquare house – two bays wide and two-rooms deep – is nearly identical to the houses at 305 Maple Avenue (next door) and 223 McIver Street. It has a brick foundation with brick lattice infill beneath the porch, weatherboard siding, a hipped roof, an interior chimney on the west side of the house, and one-over-one sash windows. The house has a side-hall plan. The front entrance has sidelights and a transom, and the adjacent window has a stained-glass transom. The one-story wraparound porch features columns with Composite capitals. One-story rooms run across the rear of the house. Like the Joseph Phillips House, this house has been condemned, and its first-floor doors and windows have been boarded up. Nevertheless, the exterior of this little-altered house appears to be in good condition (SM; LCSF).

Mawyer House

Contributing building

309 Maple Avenue

Ca. 1905

Prominent Sanford builder Robert T. Walker is believed to have constructed this house for Mrs. Amy Mawyer. Typical of its period, it is a one-story frame house with a brick foundation, weatherboard siding, a steep hipped roof with intersecting gables, two interior chimneys, and a rear ell with an enclosed porch. All gables have cornice returns, all but the rear ell gable have a small window, and the front gable peak is decorated with sawnwork ornamentation. Windows are six-over-six sash. The three-bay façade is centered on the main entrance – a glass-and-wood-paneled door with a transom. A porch with Tuscan columns carries across the façade and wraps around the east side of the house, although part of the east side has been enclosed. The balustrade and the decorative lattice are additions to the porch (SM; LCSF).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with particle-board siding, a shed roof, and a door on the east side.

MAPLE AVENUE (South Side)

House

Contributing building

222 Maple Avenue

Ca. 1920

This one-story frame bungalow has a brick foundation, square-cut wood-shingle siding, a hipped roof, and interior chimneys. The windows are Craftsman-style sash with the largest one on the façade being five-over-one. Metal awnings cover the side windows. The three-bay façade consists of two windows and, at the west end, a door with sidelights and transom. An engaged porch shelters the façade. It has tapered wood posts set on tall brick plinths and a wood-shingled balustrade and frieze. Added lattice “screening” provides partial privacy for the porch. A wood deck is attached to the rear of the house. A chain-link fence extends westward from the house to the property line (SM).

Carport

Noncontributing structure

Last quarter twentieth century

A metal carport with a flat roof supported by poles positioned to create a V form stands west of the house.

McNeill House

Contributing building

224 Maple Avenue

Ca. 1910

The two-story frame house is among the largest houses in the district. The double-pile, three-bay-wide dwelling features a stuccoed foundation, weatherboard siding, a steep hipped roof with a front hipped dormer, and two tall interior chimneys. The front door and the windows are replacements. Perhaps the most distinctive stylistic feature of the Colonial Revival-style house is its one-story porch, which extends across the front and wraps halfway around the two sides. It has classical wood posts and a pedimented entrance bay. White-painted lattice has been added to create a balustrade. The first known occupant of the house, in the late 1910s, was a Mr. McNeill. In the 1920s, the house was associated with the Joseph family. Mr. Joseph operated a jewelry store in downtown Sanford (SM; LCSF).

(Intersection with South Third Street)

House	Contributing building
300 Maple Avenue	
Ca. 1900	

This early-twentieth-century Queen Anne-style cottage has a brick foundation, narrow novelty siding, and a steep hipped roof with intersecting gables – each with a lunette window – and fluted rakeboards. There is one interior chimney on the east side. Most windows are two-over-two sash with a dentiled cornice. The house has a three-bay façade with a projecting eastern bay and a center glass-and-wood-paneled front door with a fluted casing and a transom. A hip-roofed porch with replacement posts crosses the western two bays of the façade and wraps

around half of the west side of the house. Originally the porch had a corner gazebo and a rear ell. In recent years, the ell was removed, moved to the south, and converted to a separate house (307 South Third Street). In the 1910s, a minister named Cavet occupied the house (SM; LCSF).

Garage

Contributing building

Second quarter twentieth century

Southeast of the house stands a single-bay garage with German siding and a broad gable roof. The garage opening is on the north façade. A six-over-six sash window is located on the façade and on each of the sides. The west side also has a pedestrian door.

House

Contributing building

304 Maple Avenue

Ca. 1905

This early-twentieth-century frame house has a brick foundation, vinyl siding, a hipped roof with intersecting gables, and a rear ell. A lunette window is in each of the gables. Windows are replacement four-over-four and six-over-six sash. A shed-roofed porch with plain posts and balustrade carries across the three-bay façade. A chain-link fence surrounds the large yard (SM).

Shed

Noncontributing building

Ca. 2000

Southeast of the house is a shed of some sort. It is covered with moisture-barrier sheeting and other fabric. Its exact form and use could not be determined.

William B. Parker House

Contributing building

308 Maple Avenue

Ca. 1940

This one-and-a-half-story Period Cottage-style house has a brick foundation, German siding, and a steep, side-gable roof. One-story rooms run across the rear of the house. Windows are six-over-six sash. The western bay of the three-bay façade projects and has a front-facing gable roof and a triple window. The east-end bay has a single window. The center bay is bricked and includes the round-arched entrance and, just east of it, a picturesque chimney. A secondary entrance is on the west side of the house. A chain-link fence surrounds the property. William B. Parker was listed as the occupant of the house in 1950 (SM; CD).

Shed

Noncontributing building

Last quarter twentieth century

Southeast of the house stands a dilapidated shed with standing-seam metal walls and roof and a plywood door.

HICKORY AVENUE (North Side)

House

Contributing building

219 Hickory Avenue

Ca. 1920

This little-altered bungalow is a one-story frame dwelling with a brick foundation, weatherboard siding, a front-gable roof with overhanging braced eaves, and a central chimney. Windows are four-over-one sash, and an attic window is in the front gable. The symmetrical, three-bay façade has a central entrance with a window on either side. The engaged front porch features tapered wood posts set on brick plinths and has an added balustrade (SM).

OAKWOOD AVENUE (North Side)

Vacant Lot

House

Noncontributing building

305 Oakwood Avenue

Mid-twentieth century; 2009

When surveyed in December 2009, this one-story frame house had just been moved to its present location at 305 Oakwood Avenue. It has a concrete-block foundation, asbestos-shingle siding,

and a gable-on-hip roof. Windows are mostly modern two-over-two sash. However, the three-bay façade has a single-pane picture window bordered on either side by narrow two-over-two sash. At the west end of the façade is an engaged corner porch with a plain corner post and balustrade. As late as 1992, a two-story frame house that was nearly identical to the houses at 305 and 307 Maple Avenue and 223 McIver Street stood on the site (LCSF).

Barbeque Building

Contributing building

Northwest corner Oakwood Avenue and South Fourth Street

Mid-twentieth century

At least until 1992, a handsome, early-twentieth-century, two-story frame house with a side-gambrel roof, a projecting façade bay with a pedimented gable, and a classical porch stood at this site, then listed as 313 Oakwood Avenue. It was nearly identical to the house at 500 South Third Street. Although the house no longer survives, a barbeque building remains on the lot. It is significant as an unusual private example of this use-specific building form. The long, rectangular, frame building has a concrete foundation and a broad gable roof with overhanging eaves. The wall surfaces are indicative of this building type. The lowest third of the walls are sheathed in German siding, as are the gables. Otherwise, the walls consist of exposed corner posts and studs. The framework is visible on the interior, as well, and there is a concrete floor. The east end of the building has a door opening. Opposite the door opening at the west end is an exterior brick chimney. Inside, instead of a regular fireplace, two brick walls with a brick base rise the height of the building's lower walls and are spaced so that the whole is the width of the

chimney. Rows of hardware inserted in the mortar joints at two levels allow for the placement of removable racks for barbecuing. On the south wall adjacent to the fireplace is a wood cabinet the height of the solid lower wall.

(Intersection with South Fourth Street)

House

Contributing building

317 Oakwood Avenue

Ca. 1920; mid-twentieth century

This one-story frame bungalow has a brick foundation, weatherboard siding, and a broad, front-gable roof with braced gable eaves and a three-part attic window. On the west side of the house, a small, intersecting gable roof with a wood louvered vent highlights the three-part window below that doubtless signifies the location of the dining room. Craftsman-style windows are eight-over-one sash. The three-bay, symmetrical façade features a central door with sidelights and flanking windows. It is sheltered beneath an engaged porch with tapered wood posts set on tall brick plinths. A wood handicap ramp leads from the sidewalk to the center bay of the porch. At the rear of the house is a shed room (or rooms) covered by a hipped roof. A weatherboarded wing with a gable roof, a gable-end chimney, and a two-part façade window, each half with twenty panes, extends from the east side of the house immediately behind the front porch. Sanborn maps indicate that the wing was added after 1938; it may date from the 1950s (SM).

Carl H. Wilkins House

Contributing building

323 Oakwood Avenue

Early 1950s

When this Minimal Traditional-style house was first listed in the city directory in 1954, it was the home of Carl H. Wilkins. The one-story house has a brick foundation with several basement windows, brick-veneered walls, and a side-gable roof with a broad, intersecting front gable that is sheathed with weatherboards. . A single interior chimney rises through the roof ridge. Most windows are modern, horizontal, two-over-two sash. The center bay of the three-bay façade has a picture window with a large center pane and narrow side sash. The picture window and many of the other windows are shaded by metal awnings. The front entrance, reached by a set of brick steps with ironwork handrails, is located at the east end of the façade and is also covered by a metal awning. A porch with a weatherboarded gable roof, square corner posts, and an ironwork railing extends from the front half of the east end of the house. It has its own steps and entrance to the house (SM; CD).

Shed

Contributing building

1950s

Northwest of the house is a frame shed with vertical-board siding, a shallow, off-center gable roof, and an attached, shed-roofed section extending from the west side.

Outbuilding

Noncontributing building

Last quarter twentieth century

Behind the house is a one-story frame outbuilding, possibly a workshop, with a concrete-block foundation, vinyl German siding, and a low gable roof. The façade has a modern door and a small window. A small window is also located on the east side.

Vacant Lot**House**

Contributing building

329 Oakwood Avenue

Ca. 1910

The early-twentieth-century, one-story frame cottage is typical of many built in the period. It has a concrete foundation, weatherboard siding, and a steep hipped roof with small, intersecting front and side gables. There are two interior chimneys. All fenestration is currently boarded up. A hip-roofed porch with Tuscan posts and columns and a plain balustrade shelters the three-bay façade. A wood handicap ramp leads to the center-bay of the porch. An ell extends from the rear of the house.

(Intersection with South Fifth Street)

House

Contributing building

401 Oakwood Avenue

Late 1920s

The one-story frame bungalow has a stuccoed brick foundation, weatherboard siding, and a front-gable roof with overhanging bracketed eaves. Gabled wings project slightly from both sides at the rear of the house and at the front. An ell with shed rooms on its west side extends from the rear of the house. There is one exterior chimney on the west side of the house and three interior chimneys. The house has French doors and Craftsman-style eight-over-one sash windows. For many of the windows, however, part of the top sash has been covered on the exterior with plywood, apparently to allow the use of stock-sized storm windows. The façade is three bays wide, with the entrance in the center bay. A porch with square posts and a plain balustrade carries across the west two bays of the façade and wraps around the west side to the rear wing. Brick steps rise to the porch on front and side (SM).

Storage Building

Noncontributing building

Ca. 2000

Directly behind the house is a frame storage building with a concrete-block foundation, vinyl siding, a door on the west end, and a slightly bowed gable roof.

Carport

Noncontributing structure

Last quarter twentieth century

North of the storage building is a three-car metal carport with five metal posts on either side that curve in a slight arch to support the standing-seam metal roof.

House

Contributing building

403 Oakwood Avenue

1940s

This diminutive one-story house has a brick foundation, brick veneer siding, and a side-gable roof with a peak in the center where the gable of the rear ell joins that of the front of the house. There is both an exterior chimney on the west side and an interior chimney. Windows are six-over-six sash. The front entrance is at the west end of the four-bay façade and is sheltered by a pedimented entrance porch with decorative ironwork corner posts. Daniel W. McFayden lived here in 1950 (SM; CD).

Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a shed with plywood siding and a gable roof.

House

Contributing building

405 Oakwood Avenue

Ca. 1920

This little-altered, one-story, frame bungalow has a brick foundation, German siding, and a front-gable roof sheathed in standing-seam metal. The roof has overhanging eaves and the front gable features a long, three-part window with six panes in each section. There is a single interior chimney. Windows are twelve-over-one sash and are paired on the façade. An engaged porch with tapered wood posts set on brick plinths and a plain, added balustrade shelters the three-bay-wide façade with its central Craftsman-style door with sidelights. Attached to the rear of the house is a shed addition.

Storage Building

Noncontributing building

Last quarter twentieth century

Behind the house stands a storage building with vinyl siding, a steep gable roof, and a plywood door on the west end.

Shed

Noncontributing building

Last quarter twentieth century

Northwest of the storage building stands a plywood shed with a shed roof.

OAKWOOD AVENUE (South Side)

Deaton-Makepeace House

Contributing building

304 Oakwood Avenue

Ca. 1900

The Deaton-Makepeace House occupies a prominent site at the southeast corner of Oakwood Avenue and South Third Street. One of the most impressive houses in the district, the two-story frame dwelling displays the complex form of the Queen Ann style with the classicism of Colonial Revival detailing. It has a brick foundation, weatherboard siding, and a roof composed of a central pyramid with intersecting gabled wings. The front and side gables have fancy turned and sawwork ornamentation and wood louvered vents. The two-story front- and side-gabled wings present as three-sided bay windows with decorative brackets beneath the angled soffits of the cornice. There are two interior chimneys and one exterior chimney. Most of the windows are one-over-one sash with molded cornices. Several on the first story, however, are more elaborate. For example, the upper sash of the center window of the front bay has an oval with muntins connecting it to each corner and to the midpoint of the top and bottom surrounds. The upper sash of the center window of the west side bay is surrounded by stained-glass squares and rectangles. On the side wall of the entrance bay is an oval window with a “keystone” at top and bottom and midway on each side. The front entrance, itself, has a rectangular glass panel, beneath which are two rows of three square panels each. Surrounding the door are sidelights and a transom. A substantial wraparound porch with Tuscan columns carries, in stepped fashion,

across the three-bay façade and halfway down the east side of the house's first story. Two one-story gabled ells extend from the rear

The first two owners of the house were highly prominent members of the Sanford community. Francis Deaton was a civil engineer who served several terms as Lee County surveyor. In 1894 he surveyed the Matthews property, which made up the northeast portion of the present-day East Sanford Historic District. In 1899 he laid out into streets and lots most of the remainder of what constitutes the present-day historic district. Soon thereafter, he hired prolific local builder Robert T. Walker to build this house. Prior to the mid-1920s, Francis and Annie W. Deaton sold their house to W. R. and Mabel Shuman Makepeace. He was an executive with the Sanford Sash and Blind Company, the business established by his father, J. B. Makepeace. Additionally, W. R. Makepeace helped establish the Makepeace Box and Lumber Company in 1917 and its successor, the Makepeace Millwork Company, in 1928 (Pezzoni).

Shed

Noncontributing building

Last quarter twentieth century

Southeast of the house stands a dilapidated frame shed with wood-panel siding and a corrugated-metal roof.

House

Contributing building

308 Oakwood Avenue

Ca. 1905; ca. 1920

The one-story frame house has a stuccoed foundation, vinyl siding, and a triple-A gable roof. A long ell extends from the rear of the house. Windows are replacement six-over-six sash. The three-bay façade centers on the main entrance. East of the entrance is a single window; west of the entrance is a pair of windows. Brick steps rise to the hip-roofed front porch, which features tapered wood posts set on brick plinths. Concrete steps with wood handrails lead from the sidewalk up to the front yard.

House

Contributing building

310 Oakwood Avenue

Ca. 1920

This one-story frame bungalow has a stuccoed foundation, weatherboard siding, and a front-gable roof with overhanging eaves. In the center of the gable is a three-part window. Other windows are Craftsman-style eight-over-one sash. The three-bay façade is arranged with a central French door with sidelights flanked by two windows. A deep, engaged porch shelters the façade and has tapered wood posts set on brick plinths with an added ironwork balustrade. A chain-link fence separates the front yard from the back yard (SM).

Garage

Noncontributing building

Last quarter twentieth century

Southeast of the house is a frame, single-bay garage with a gable roof and an open shed attached to the west side.

House

Contributing building

312 Oakwood Avenue

Ca. 1910

This one-story frame dwelling appears to have undergone few exterior changes since its construction. It has a brick foundation, weatherboard siding, and a hipped roof with intersecting gables and a pedimented front dormer. Beneath the pediment, the face of the dormer has a central stained-glass window flanked by two wood louvered vents. Each of the gables has a tall-but-narrow, round-arched louvered vent with a wood keystone. The hipped roof flares outward on the front and east side of the house to engage a wraparound porch with Tuscan columns set on brick plinths and crowned with unusual, shaped caps. Windows are two-over-two sash, and the three-bay façade has a central entrance with what appears to be the original glass-and-wood-paneled door and transom. The rear of the house includes an ell and enclosed shed rooms. Behind the house are several outbuildings. A chain-link fence surrounds most of the backyard. (SM).

Outbuilding

Noncontributing building

Last quarter twentieth century

Along the east property line next to South Fourth Street is a large frame building of unknown use. It has vertical board sides and a gable roof sheathed in standing-seam metal.

Outbuilding

Noncontributing building

Last quarter twentieth century

Behind the house stands a frame outbuilding of unknown use. The rectangular building has narrow vinyl siding, a shed roof, a modern door and window on the north façade, and a shed-roofed entrance porch.

Outbuilding

Noncontributing building

Last quarter twentieth century

Behind the house and facing east is a frame outbuilding of unknown use. It has lattice around its foundation, plywood siding, a door on the east side, and a low gable roof.

Outbuilding

Noncontributing structure

Last quarter twentieth century

Adjacent to the previously mentioned outbuilding is a small frame structure of undetermined use with a shed roof.

(Intersection with South Fourth Street)

Vacant Lot

House

Contributing building

320 Oakwood Avenue

Ca. 1910; ca. 2000

This one-story frame house has a brick foundation, T-111 siding, and a hipped roof sheathed with metal shingles. An interior chimney with a corbeled cap rises from the rear of the hipped roof. The house has a gabled, east-side wing and a gabled rear ell. Windows are replacement horizontal two-over-two sash. Originally the house had a three-bay façade and a hip-roofed wraparound porch, but the east side of the porch has been enclosed, resulting in a four-bay façade. The slender porch posts with collar braces and the balustrade are replacements. Brick steps with wood side rails lead to the porch entrance bay. A wood handicap ramp with a lattice balustrade rises along the west side of the house to the west end of the porch. Although the exterior of the house underwent numerous alterations ca. 2000, it retains its essential form, metal-shingled roof, and brick chimney, so that its origins remain clear (SM).

Shed

Noncontributing building

Last quarter twentieth century

Southwest of the house is a metal shed with a gambrel roof.

House

Contributing building

322 Oakwood Avenue

Ca. 1905

The one-and-a-half-story frame house has a brick foundation, aluminum siding, and a steep hipped roof with intersecting front and side gables and a gabled front dormer. All gables have cornice returns. Two tall, interior chimneys with corbeled caps rise through the east and west roof slopes. Windows are replacement horizontal two-over-two sash. The house has a three-bay façade with a central door with transom and a wraparound hip-roofed porch with Tuscan columns (SM).

Garage

Noncontributing building

Last quarter twentieth century

Behind the house is a two-bay garage with vinyl siding, a roll-up door, and a front-gable roof. A large open shed is attached to the west side of the garage.

Melvin Nelson House

Contributing building

326 Oakwood Avenue

Ca. 1945

The one-and-a-half-story Minimal Traditional-style house has a brick foundation, brick-veneered walls and a side-gable roof with an intersecting left front gable wing. An off-center exterior chimney is at the west end of the house, and an interior chimney is toward the rear. A shed-roofed porch that has been screened carries across the west two bays of the three-bay façade. Windows are three-over-one sash. The house has a rear addition and an added shed-roofed carport attached to the west side. A chain-link fence on a brick base surrounds the front yard. Behind the house is a wood fence, and a concrete-block wall encloses the east side yard. Melvin Nelson was the first to be listed in the city directory as occupying the house in 1950 (SM; CD).

Brown House

Contributing building

328 Oakwood Avenue

Ca. 1946

Harvey M. Brown, a bricklayer, appears to have been the first occupant of this English Cottage-style house. The one-and-a-half-story dwelling has a stuccoed foundation, stuccoed walls, a broad front-gable roof with shed dormers on either side, and short, projecting front and east-side gabled wings, the latter with a stuccoed exterior chimney. Windows are six-over-six sash. The

three-bay façade has a center entrance. One of the most distinctive features of the house is the low-walled terrace across the eastern two bays of the façade (SM; CD).

(Intersection with South Fifth Street)

House

Contributing building

400 Oakwood Avenue

Early 1940s

The one-story, frame, Minimal Traditional-style house has a brick foundation, German siding, a broad, side-gable roof, and an interior chimney at the center front of the house. A gabled wing projects from the west end of the two-bay façade. Windows are three-over-one sash. The front entrance to the house is on the west side of the wing. A wraparound porch extends westward from the front wing and has plain posts. Raymond S. Burke was living here in 1950 (SM; CD).

Garage

Contributing building

1940s

Behind the house is a single-bay garage that appears contemporary with the house. It has German siding, a broad gable roof, and a room on the south side with a glass and wood-paneled door on the west end and a brick chimney on the south side

SOUTH SECOND STREET (West Side)

Grace H. Petty House

Contributing building

106 South Second Street

Ca. 1958

City directories indicate that Grace H. Petty was the original occupant of this Minimal Traditional-style house. The one-story dwelling has a brick foundation, brick veneer siding, and a broad, side-gable roof. There is a single interior chimney. Windows are horizontal two-over-two sash. The three-bay façade consists of a central entrance, a pair of windows on the south side, and a picture window flanked by narrow sash on the north side. A gabled porch with slender corner posts shelters the entrance (CD).

House

Contributing building

108 South Second Street

Ca. 1910; ca. 1930

The main body of this one-story frame house appears to have been built ca. 1910. It has a stuccoed foundation, vinyl siding, and a steep hipped roof that is sheathed with standing seam metal. Two interior chimneys rise through the roof on the north and south sides of the ridge. Windows are one-over-one sash. A gabled porch that appears to have been built ca. 1930 shelters the three bay façade with its central entrance. The porch has plain posts and a vinyl-

sided balustrade. The porch gable has a three-part window. Concrete steps lead to the porch, and a concrete retaining wall borders the front yard. Shed rooms extend from the rear of the house. The back yard is bordered by a wood picket fence (SM).

SOUTH SECOND STREET (East Side)

Leonard R. Tally House

Contributing building

107 South Second Street

Early 1950s

The one-story, Minimal Traditional-style house has a brick foundation, brick-veneer siding, and a side-gable roof sheathed with standing-seam metal. There is a central interior chimney and an off-center exterior chimney on the north gable end. Windows are six-over-six sash. The four-bay-wide façade has a center entrance with a narrow stoop with turned posts and balustrade. The same detailing is used on the gabled porch that covers the west half of the north side of the house. Leonard R. Talley first occupied the house, according to city directories (CD).

SOUTH THIRD STREET (West Side)

House

Contributing building

106 South Third Street

Ca. 1920

This one-story frame bungalow has a brick foundation, weatherboard siding, a broad, front-gable roof with cornice returns, and an interior chimney. The front gable has a three-part window. Windows on the rest of the house are five-over-one sash. The three-bay-wide dwelling had an engaged front porch, but after 1938 the two outer bays were enclosed and sheathed with German siding. Shed rooms extend the rear of the house (SM).

Vacant Lot

Floyd L. Spivey House

Contributing building

110 South Third Street

1940s

Floyd L. Spivey resided at this location in 1950 and, presumably, was the house's first occupant. Likely built shortly after the end of World War II, the Minimal Traditional-style house is a one-story dwelling with a brick foundation, brick-veneer siding, a side-gable roof, and an off-center exterior chimney on the south side. Windows are six-over-six sash. The three-bay façade has a central entrance that is sheltered by a gabled entrance porch with square posts and a plain balustrade. Metal awnings shade the porch (SM; CD).

(Intersection with McIver Street)

House

Contributing building

206 South Third Street

Ca. 1940

The one-story frame bungalow has a brick foundation, German siding, a front-gable roof, a pair of central chimneys, and a small rear ell. Windows are three-over-one sash, mostly in pairs. The three-bay façade has a slightly off-center door flanked by two sets of paired windows. The façade is sheltered by an engaged porch with slender, tapered wood posts set on brick plinths. The ironwork balustrade is an addition (SM).

House

Contributing building

208 South Third Street

Ca. 1910

The form of this one-a-half-story, weatherboarded-frame house is unusual for the East Sanford Historic District. It has a gable-front roof sheathed with metal shingles, an engaged front porch beneath the upper half story, a gabled wall dormer at the center of each side, and a projecting one-story bay on the north side countered by a shed-roofed side entrance on the south. What appears to have been at one time a separate, one-story rear section with its own porch is attached to the main house by a hyphen. Most of the windows of the house are one-over-one sash; those on the rear section are two-over-two sash. The three-bay façade has a door at either end – the house is now a duplex – and a double window in the center. The front porch has square posts

with simple caps. The slender, turned balustrade is probably an addition. Above the porch, the gable end of the half story has a center double window with a small louvered vent above and a pair of diamond-shaped windows on either side (SM).

(Intersection with Cherry Street)

(Intersection with Maple Avenue)

House

Contributing building

306 South Third Street

Late 1920s

This one-story frame house has a brick foundation, German siding, and a side-gable roof. An exterior chimney rises front of center on the south side. Windows are three-over-one sash. The three-bay façade consists of a center entrance flanked by two sets of double windows. An entrance porch has paired corner posts and a gable roof with a segmental-arched soffit. Shed rooms and an open shed are on the rear of the house. The house is somewhat overgrown by vegetation. A tall wood fence runs along the north side of the property (SM).

(Intersection with East Fulton Street)

House

Noncontributing building

310 South Third Street

Ca. 1940

This one-story frame house may have been built prior to 1940, but its alterations make that hard to tell. It has a stuccoed foundation, vinyl siding, replacement six-over-six sash windows, a low hipped roof, and a hip-roofed front dormer with two porthole-like octagonal windows. An engaged porch with plain posts shelters the north two bays of the three-bay façade, which has a central entrance with two windows on either side.

Truby Proctor House

Contributing building

314 South Third Street

Late 1920s

Truby Proctor, who operated an oil company, and his wife, Zelma, lived in this house and attended the Salem Congregation Christian Church. A large side yard with trees separates the Proctor House from the house at 310 South Third Street. The house is a one-story frame bungalow with a brick foundation, vinyl siding, and a low hipped roof. An original hip-roofed dormer projects from the front roof slope. Additional dormers have been added to the north and south sides of the house. On the north is a large shed-roofed dormer; on the south is a pair of gabled dormers. Windows are one-over-one sash. An exterior chimney on the north side of the house flanked by small windows indicates that this was the living room of the house. A tripartite window with a central window flanked by a pair of more narrow windows on the north side

suggests that this was the dining room. An engaged porch with tapered wood posts set on brick plinths carries across the three-bay façade, which consists of a central French door, a single window on the south side and a triple window on the north side. Shed rooms are on the rear of the house (SM; LCSF).

Carport

Noncontributing structure

Last quarter twentieth century

Immediately behind the house is a large carport with metal support posts and a flat metal roof.

Shed

Noncontributing building

Last quarter twentieth century

Along the north edge of the property is a two-part frame shed with German siding and a shed roof.

Garage/Apartment

Contributing building

Ca. 1940

Behind the house and carport, at the western edge of the property, is a large, two-story garage and apartment. The concrete-block building has a hipped roof and an exterior

chimney on the north side. The door is at the northeast corner of the four-bay building, facing South Third Street. Windows are metal and range from eight to sixteen lights.

The south side of the building, facing Hickory Avenue, has two paneled garage doors on the first story, each with a row of glass panes across the top.

(Intersection with Hickory Avenue)

(Intersection with Sycamore Street)

Corner vacant lot, not included in district.

House

Contributing building

414 South Third Street

Late 1920s; ca. 1995

This one-story frame house is larger than it at first appears, because the main gable roof covers a dwelling that is three bays wide and only one room deep. However, what appears to be a simple rear ell when viewed from the north or south sides, in fact extends across the entire width of the house. The house has a brick foundation and weatherboard siding. An exterior chimney rises on the north side of the house, and there is also an interior chimney in the rear section of the house. Windows are a mix of nine-over-one, six-over-one, and five-over-one sash. The façade has a center door with a double window on the south side and a triple window on the north side. The

most unusual feature of the house is the façade porch. It has brick posts with alternating bands of red and tan brick. These replaced classical wood posts and a plain balustrade after 1992. The roof structure of the porch was not changed. Over the center bay is a gabled roof. On either side, the brick posts support a plate with a shaped end, on which long, shaped rafters rest and support a flat roof. Along the south property line is a low, red brick wall with short tan-brick posts that hold horizontal metal bars. (SM).

Garage

Contributing building

Late 1920s

Next to the low brick wall at the southwest corner of the property is a small, single-bay frame garage with weatherboard siding and a hipped roof. A flat-roofed section, also weatherboarded, is attached to the rear of the garage.

House

Contributing building

500 South Third Street

Ca. 1920

This one-and-a-half-story frame house is of the popular early-twentieth-century Colonial Revival style, but with a Craftsman porch. It is nearly identical to the house that stood at 313 Oakwood Avenue (northwest corner of Oakwood Avenue and South Fourth Street) until the 1990s. The house has a brick foundation, weatherboard siding, and a gambrel roof. A front wall dormer

rises to a pedimented gable with a lunette window. Lunette windows are also located in the peak of each side gambrel. Upper window sash have a single, large, rectangular or square pane bordered by rectangular and square panes. The three-bay façade has a triple window in the center, and the entrance on the south end is balanced by a single window on the north end. The shed-roofed façade porch has slender, paneled and tapered wood posts set on tall brick plinths (SM; LCSF).

Garage

Noncontributing building

Third quarter twentieth century

Southwest of the house stands a large two-bay garage. It has brick-block sides and its broad front gable is weatherboarded. What may be an earlier, hip-roofed garage is attached to the rear of the garage.

House

Contributing building

504 South Third Street

Ca. 1920

This house and the adjacent house at 506 South Third Street are nearly identical. The house is a one-story frame bungalow with a brick foundation, weatherboard siding, and a low hipped roof. Windows vary from fifteen-over-two to twelve-over-two and six-over-six sash. The front door is a replacement. A shed-roofed porch with classical posts and a weatherboarded balustrade carries

across the three-bay façade. The most unusual feature of the house is the center bay of the façade, which is a projecting three-sided bay beneath the porch (SM).

House

Contributing building

506 South Third Street

Ca. 1920

This house and the adjacent house at 504 South Third Street are nearly identical. The one-story frame house has a brick foundation, weatherboard siding, and a low hipped roof. Windows and the front entrance are replacements. The symmetrical three-bay façade with a three-sided projecting center bay is sheltered by a shed-roofed porch with classical posts and a weatherboarded balustrade. A large, round-arched window has been added to the south side of the house, and a wood deck has been added to the rear (SM).

Shed

Noncontributing building

Third quarter twentieth century

Behind the house is a frame shed with plywood walls and a metal-sheathed gable roof.

SOUTH THIRD STREET (East Side)

House

Contributing building

107 South Third Street

Ca. 1920

This house and the adjacent house at 109 South Third are believed to have been built as speculative housing by a Mr. Wicker. The one-story frame bungalow has weatherboard siding, a gable-front roof with braced eaves, and a central interior chimney. At the center of the front gable is ten-light peaked window with attached wood louvered vents on either side. The foundation could not be seen behind a covering of painted particle board. Windows are Craftsman-style eight-over-one sash. The two bay façade has a triple window on the north side and a French door with sidelights on the south side. The engaged front porch has tapered wood posts on brick plinths and an added wood balustrade. Above the porch supports is a frieze of vertical beaded boards (SM; LCSF).

House

Contributing building

109 South Third Street

Ca. 1920

This house and the adjacent house at 107 South Third are believed to have been built as speculative housing by a Mr. Wicker. The one-story frame bungalow has a brick foundation, weatherboard siding, a broad, side-gable roof, a central interior chimney, and a rear ell. The roof has widely overhanging, braced eaves and a gabled front dormer with braced eaves and a long, twenty-light window. The house's other windows are mostly four-over-one sash. On the south

side of the house, a three-part window arrangement with a central, horizontal window with four vertical lights flanked by a pair of narrow three-over-one sash denotes the location of the dining room. The two-bay façade consists of a door with four vertical lights flanked by a pair of sidelights with two vertical lights each at the north end and a triple window on the south end. An engaged porch shelters the façade and is comprised of tapered wood posts set on brick plinths at each corner, a central, small plinth with no wood post, and a plain balustrade (SM; LCSF).

(Intersection with McIver Street)

Vacant Lot

Vacant Lot

(Intersection with Maple Avenue)

House

Contributing building

307 South Third Street

Ca. 1900; mid-twentieth century; ca. 2000

Originally this small frame cottage was the one-story rear ell of the ca. 1900 adjacent house on the corner on Maple Avenue and South Third Street (300 Maple Avenue). The ell is thought to have been detached from the parent house during the mid-twentieth century and turned into an

individual dwelling. Probably around 2000, the house was remodeled. The main body of the house retains its original novelty siding. A rear ell has weatherboard siding. The house has a stuccoed foundation, a side-gable roof, replacement sash windows, and a replacement porch across its three-bay façade with plain posts and balustrade (SM; LCSF).

Shed

Contributing building

Second quarter twentieth century

Northeast of the house stands a frame shed still on skids from having been moved from the backyard of 300 Maple Avenue (date unknown). It has German siding, a metal-sheathed gable roof, and a plywood door on the gable end.

Royal Moffitt House

Contributing building

309 South Third Street

Ca. 1920

Royal Moffitt is believed to have been the first occupant of this one-and-a-half-story frame bungalow. He and his brother were associated with the Moffitt Iron Works. The house has a brick foundation, vinyl German siding, and a broad gable roof with braced eaves. The front slope of the roof has a shed-roofed dormer with three four-over-one sash windows. The main body of the house has one interior chimney and a partially exposed chimney on the south side. A three-sided projecting bay with a three-part window on the north side of the house suggests the

location of the dining room. Most windows are four-over-one sash. The south half of the façade has a porch that is engaged beneath the main roof, while on the north half of the façade, the porch projects beneath a front-gable roof with overhanging braced eaves and a horizontal three-part window, each section of which has three vertical panes. The entire porch is screened and has tapered posts, now wrapped in vinyl, set on brick plinths. The screening prevented the ability to see how many bays made up the façade. A large, wood, exterior stair rises with a midway landing on the south side of the house west of the chimney. Hip-roofed shed rooms extend the rear of the house (SM; LCSF).

Shed

Noncontributing building

Second half twentieth century

Directly behind the house is a dilapidated frame shed with plywood siding and a metal-covered shed roof. An open, pergola-like shed is attached to its north side.

Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a metal shed with a shallow gable roof and an entrance on the west side.

Vacant Lot

(Intersection with Hickory Avenue)

Gunn-Dimmick House

Contributing building

401 South Third Street

Ca. 1912; ca. 1920s; ca. 2000

This two-story frame house was built ca. 1912 by Tom Gunn, owner of the Gunn Veneer and Lumber Company. In 1918, Fred E. Dimmick, a dairy farmer in the Cumnock area of Lee County, purchased the house and moved to Sanford so that his children could more easily attend public school. After the house was damaged by fire in the 1920s, Dimmick removed a third story or attic to give the house its present roofline. Sometime since 1992, the house was remodeled. Today, it has a stuccoed brick foundation, vinyl siding, a low hipped roof, and interior chimneys. The front door of the two-bay façade is a replacement, and the windows are replacement nine-over-one sash. Originally there was a wraparound porch, but the north side porch has been enclosed. Classical columns have been replaced with plain brick posts. The house has a rear ell, and a small porch with a brick corner post fills the corner where the front part of the house meets the ell (SM; LCSF).

Garage

Contributing building

Second quarter twentieth century

Behind the house and opening to Hickory Avenue is a one-bay garage with vinyl German siding and a gable roof.

Sanford Chapel

Contributing building

405 South Third Street

1940s

Sanford Chapel was not shown on the 1938 Sanborn map, but by 1950 it was listed in the city directory at this location. The church has a brick foundation, brick-veneered walls and a gabled roof – a front gable over the sanctuary and a side gable over the south-side education wing. The building has round-arched, clear-glass sash windows, except for the windows on the south end, which are plain six-over-six sash. The main entrance is a double-leaf door with an elliptical fanlight. A gabled entrance porch with ironwork posts has an arched soffit that matches that of the fanlight. A lower, double-leaf door that enters the education wing has a small porch that matches that of the main door porch, except that it does not have an arched soffit. A small steeple tops the sanctuary roof (SM; CD).

House

Contributing building

409 South Third Street

Late 1920s

This one-story frame bungalow has a brick foundation, weatherboard siding, a three-bay façade, and a front gable roof. Both the front gable of the house and the side gable of the porch are sided with square-cut wood shingles. There are two interior chimneys. Windows are one-over-one sash. A porch with tapered wood posts set on brick plinths wraps around the south two bays of the façade and the front half of the south elevation. Shed rooms are on the rear of the house (SM).

Garage

Contributing building

Second quarter twentieth century

Southeast of the house is a frame, single-bay garage with German siding and a gable roof.

Carport

Noncontributing structure

Last quarter twentieth century

Immediately north of the garage is a single-bay carport with metal “V” posts and a flat metal roof.

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with a concrete-block foundation, vertical-board siding, and a low gable roof.

Vacant Lot

(Intersection with Oakwood Avenue)

House

Contributing building

507 South Third Street

Ca. 1920

The one-and-a-half-story frame bungalow has a brick foundation, vinyl siding, and a side gable roof that swoops forward in the front to encompass a full-façade porch. Windows are mostly Craftsman-style four-over-one, five-over-one, and eight-over-one sash. The east side of the house has a pair of four-over-one sash windows with a horizontal window strip of eight lights stretching between the tops of the two. The three-bay façade and its porch are the most distinctive features of the house. At the center of the façade is an impressive entrance with a Craftsman-style glass door flanked by Craftsman-style sidelights. A fourteen-light elliptical-arch transom crowns the whole. The outer two bays of the façade each have an eight-over-one window. The front porch consists of tapered wood posts set on brick plinths and a heavy balustrade with a wood cross at the center of each section. Steps to the porch rise from the north end. A brick retaining wall runs along the edge of the small front yard (SM).

House

Contributing building

509 South Third Street

Ca. 1920

The one-and-a-half-story frame house has a brick foundation, vinyl German siding, and a standing-seam-metal, front-gable roof with two gabled wall dormers on north and south sides.

There is a central interior chimney. Windows are replacement one-over-one sash. A hip-roofed porch with tapered wood posts set on brick plinths shelters the first story of the façade.

Originally, it wrapped around to the south side of the house, but this part was enclosed at some point after 1938. Broad concrete steps lead to the porch (SM).

House

Contributing building

511 South Third Street

Ca. 1920

This simple, one-story bungalow has a brick foundation, vinyl German siding, a front-gable roof with braced eaves, and an interior chimney. Windows are one-over-one sash. The asymmetrical three-bay façade has a replacement door flanked on the north by a single window and on the south by a double window. An engaged porch with tapered wood posts set on brick plinths shelters the façade. Slightly inset rooms extend from the rear of the house (SM).

House

Contributing building

515 South Third Street

Ca. 1920

This one-story frame bungalow has a brick foundation, weatherboard siding, a front-gable roof sheathed in standing-seam metal, and three interior chimneys. The front gable has a three-part window with the center section taller than the other two and all consisting of a single pane. Other windows are one-over-one sash. The three-bay façade has a central entrance, and the entire façade is sheltered by an engaged porch with classical posts (SM).

Outbuilding

Contributing building

Ca. 1920

At the southeast corner of the property facing Goldsboro Avenue is a one-story frame outbuilding with a concrete foundation, weatherboard siding, and a gable roof sheathed in standing-seam metal. A door and a boarded-up window are on the south side; another boarded-up window is on the west side.

SOUTH FOURTH STREET (West Side)**House**

Contributing building

210 South Fourth Street

Ca. 1935

This simple, one-story frame bungalow has a brick foundation, vinyl siding, a front-gable roof with braced eaves, and both an exterior and an interior chimney. Windows are one-over-one sash, and the front door – at the center of the three-bay façade – is a replacement. A hip-roofed, screened, front porch covers the door and two windows of the façade but does not extend across the entire façade. It has square corner posts and a solid, vertical-board balustrade. At the rear of the house is an enclosed porch. A chain-link fence surrounds the property (SM).

Shed

Contributing building

Ca. 1935

Southwest of the house is a frame shed with weatherboard siding and a standing-seam-metal gable roof.

(Intersection with Maple Avenue)

(Intersection with Hickory Avenue)

House

Contributing building

406 South Fourth Street

Ca. 1920

This typical bungalow is a one-story frame dwelling with a brick foundation, a broad gable roof with braced eaves and louvered vents, an interior chimney, and four-over-one sash windows. While the main body of the house has replacement vertical-board siding, the original weatherboarding remains from the top of the windows to the gable peaks. A gabled front dormer with braced eaves features an unusual design with a central square, wood-louvered vent flanked by a pair of square windows with three vertical lights each. Above the central ventilator is a smaller, round-arched vent. On the south side of the house is a pair of sash windows with a horizontal row of eight panes aligned with the tops of the flanking windows. This arrangement suggests the location of the dining room. The symmetrical three-bay façade has a central Craftsman-style door with sidelights and a single window in each of the other two bays. The roof of the house flares outward to cover a façade porch with tapered wood posts set on brick plinths. A fence composed of concrete posts and wood rails crosses the front edge of the property, preventing access to the front walk (SM).

Shed

Noncontributing building

Last quarter twentieth century

Southwest of the house stands a gable-roofed frame shed. Standing-seam metal covers most of the walls and the roof.

SOUTH FOURTH STREET (East Side)

House

Contributing building

205 South Fourth Street

Ca. 1940

The one-story frame house is a simple bungalow with a brick foundation, German siding, and a front-gable roof with a louvered vent in the gable end. There are both exterior and interior chimneys. Windows are six-over-six sash. The three-bay façade consists of a slightly off-center door with a pair of windows on the north side and a single window on the south side. A gabled porch, in line with the north slope of the main gable roof, shelters the entrance and the north bay (SM).

Cameron House

Contributing building

211 South Fourth Street

1940s

This one-and-a-half-story frame house displays the Minimal Traditional style with a hint of the Period Cottage style. The boxy house has a brick foundation, aluminum siding (vinyl on the south side of the front porch), and a broad, side-gable roof with an intersecting right-front gable. Windows are one-over-one sash. An interior chimney rises from the rear slope of the roof, but the primary chimney is an exterior front chimney with a south-side shoulder. The three-bay façade has a center entrance with a gabled entrance porch. Shed rooms are on the rear of the

house. On the north side of the house, an exterior frame stair rises to the upper half story. In 1950, the house was occupied by Mrs. Annie A. Cameron, a widow (SM).

Shed

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with plywood siding and a gable roof.

House

Contributing building

215 South Fourth Street

Ca. 1920

Sanborn maps indicate that this boxy, two-story frame house was built as an addition to the Central Carolina Hospital, which operated at the northeast corner of Maple Avenue and South Fourth Street from 1906 to 1931. When the Lee County Hospital opened in 1931, the old hospital was converted to apartments and this addition was separated from the larger building and used as a house. The house has a brick foundation, weatherboard siding, and a hipped roof covered with metal shingles. A small gable with a window intersects the front roof slope. The house is three-bays wide and two-rooms deep. Windows are two-over-two sash and are plentiful at the second-story level, especially along the south side, which has a row of seven windows. A hip-roofed porch with tapered wood posts set on brick plinths shades the façade's first story. A

large, wood, handicap ramp runs parallel to the façade and turns to access the northernmost bay of the front porch. A post-and-wire fence surrounds the property (SM; LCSF).

(Intersection with Maple Avenue)

(Intersection with Hickory Avenue)

(Intersection with Oakwood Avenue)

House

Contributing building

511 South Fourth Street

Ca. 1910

The one-story frame house has a brick foundation, weatherboard siding, and a triple-A gable roof with cornice returns on the side gables. A window is in the front gable. Windows are mostly six-over-six sash with some one-over-one sash replacements. The unusual five-bay façade has a central six-over-six sash window. It is flanked by a pair of doors, and a single window is in each of the outer bays. A hip-roofed porch with classical posts carries across the façade. An ell extends from the rear of the house. A chain-link fence with a meshed cloth covering surrounds the back yard (SM).

Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a frame shed that appears to consist of three parts: two opposing sections and a third, slightly taller section between the other two. All sections have shed roofs covered with standing-seam metal. (Details were difficult to see because of the fencing.)

SOUTH FIFTH STREET (East Side)

House

Contributing building

109 South Fifth Street

Ca. 1910; ca. 1925

The one-story frame house has a brick foundation, German siding, and a triple-A gable metal roof with cornice returns. The center front door of the three-bay façade is a modern replacement, as are the six-over-six sash windows. Judging by its Craftsman-style features and the way it fits the house, the shed-roofed front porch with tapered wood posts on brick plinths and plain balustrade likely replaced an earlier porch. An ell and shed rooms extend the rear of the house (SM).

SOUTH SEVENTH STREET (West Side)

James W. Jackson Jr. House

Contributing building

206 S. Seventh Street

Late 1940s

The first known occupant of this Minimal Traditional-style house was James W. Jackson Jr., a truck driver for the Sanford Brick and Tile Company. The one-story frame house has a brick foundation, vinyl German siding, and a side-gable roof. The three-bay façade has a slightly off-center door with a gabled entrance porch supported by plain posts. Two eight-over-eight sash windows flank the entrance. Other windows are also eight-over-eight sash. A one-story wing extending from the north side of the house is balanced by a single-bay garage wing on the south side (SM; CD).

Shed

Noncontributing building

Ca. 1990

Southwest of the house stands a metal utility shed with a low gable roof.

Paul T. Medlin House

Contributing building

208 S. Seventh Street

Late 1940s; last quarter twentieth century

Paul T. Medlin, a driver for Fields Fish, Oyster, and Ice Company, was the first known occupant of this simple house. The one-story frame dwelling has a brick foundation, vinyl siding, and a front-facing gable roof. One brick chimney rises on the south side of the house. Windows are six-over-six and four-over-four sash. At the northeast corner of the two-bay façade is an inset, gabled porch with ironwork posts. The front door opens from the south side of the porch. At the rear of the house is a flat-roofed addition (date unknown) and behind it, an attached two-bay garage. A chain link fence surrounds the large lot, which extends westward nearly to the mid point of the block (SM; CD).

SOUTH EIGHTH STREET (West Side)

Temple Park

Contributing Site

204 South Eighth Street

1939; 1960s

Temple Park, a pair of ball fields that consumes the entire block bounded by McIver, South Seventh, and South Eighth streets and Maple Avenue, anchors the east end of the historic district. The two fields, separated by a chain-link fence, are oriented on a northwest-southeast diagonal. At each of those two corners of the block are low metal bleachers and an elevated wood stand with four corner posts, a bench and shelf, and a shed roof. Wood steps provide access to the stand. Near the northeast corner of the block is a small, brick, equipment shed with a gable roof. Closer to the corner is an angled brick wall with four brick pilasters that break the wall into

thirds. The center is labeled: Temple Park, Lee County, Parks and Recreation. The northwest section is labeled: Elwell Turner Field. The southeast section is labeled: J. Vernon Isenhour Field.

The 1925 Sanborn Map indicates that a “Base Ball Park” occupied the site at that time and that there was a fifteen-foot grandstand on the north side. Something apparently happened to those stands, because in 1939 the WPA built a much larger grandstand. That frame structure curved around nearly one half of the field, had rows of bleachers, a canopy supported by wood posts, and restrooms beneath the stands. It stood until the 1960s (SM; LCSF).

Temple Park was named in honor of Will Temple, a local baseball star who played in the New York Giants organization. For a decade, Temple Park was the home of the Sanford Spinners baseball team. In 1939-1940 the team was part of the semiprofessional Tobacco State League. In 1941-1942 the team was a part of the Class D professional Bi-State League. After World War II, the team was part of the Class D professional Tobacco State League (LCSF).

Although the grandstand is gone and there is no longer a professional baseball team, Temple Park continues to be a ball field facility now operated by the county.

8. STATEMENT OF SIGNIFICANCE

Architecture/Builder, cont'd.

Matthews, John Benjamin Jr. – Builder

Walker, Robert T. – Builder

Summary

Located just east of Sanford's historic commercial center (NR 1985), the East Sanford Historic District meets Criterion C for listing in the National Register for its local architectural significance. Unlike Sanford's Hawkins Avenue and Rosemount-McIver Park historic districts (NR 2000 and 1997, respectively), which illustrate a more affluent approach to domestic architectural styles, the East Sanford Historic District is a large neighborhood dominated by a more toned-down version of many of the same and later styles. Most of its 127 primary resources reflect what could be called the common man's approach to domestic architecture. Architectural types and styles represented in the district's houses, school, and two churches include vernacular one-story, single-pile or L-shaped houses with side gables, side and front gables, or triple-A gable roofs; two-story I houses with the same roof forms; and simple examples of the Queen Anne, Colonial Revival, Craftsman, Period Cottage, and Minimal Traditional styles. Within the district are the East Sanford Graded School, designed by prolific

statewide public school architect C. G. Sayre and built by contractor Joe W. Stout, as well as various one- and two-story houses erected by prominent local builders John B. Matthews Jr. and Robert T. Walker.

The 1993 MPDF, “Historic and Architectural Resources of Lee County, North Carolina, ca. 1800-1942” provides historic context for the neighborhood and its architecture within the history of Sanford through “Urbanization and Agricultural/Industrial Expansion in Lee County, 1880-1919,” pages E 2, 21, 23-26, and 28-31 and “Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942,” pages E 33-37. Most buildings in the East Sanford Historic District fall under two of the MPDF’s associated property types – “Residential: Houses, Domestic Outbuildings, and Residential Landscapes,” pages F 39-42, and “Institutional Buildings,” pages F54-55 – which expand the context for understanding the district’s buildings prior to 1942.

According to the registration requirements for domestic buildings (houses and outbuildings) and institutional buildings (churches and schools) found on pages 42-43 and 56 of the MPDF, to be individually eligible for the National Register under Criterion C for architecture, such buildings must have been constructed before 1942, must illustrate some aspect of the county’s architectural development, and should have a high degree of architectural integrity. The integrity requirement can be relaxed somewhat for the individual resources within an historic district, provided the majority of resources contribute to the historic and architectural character for which the district is significant. Sixty-four percent of primary resources in the East Sanford Historic District fall into this category.

The period of significance for the East Sanford Historic District covers the years from 1894, the date in which the Isaac H. Lutterloh House is believed to have been built, to 1960, when East Sanford was still a vibrant neighborhood. Resources dating from after 1960 are not of exceptional significance. Additional historical information specific to the East Sanford Historic District and its resources, particularly those dating from 1942 to 1960, follows.

Historical Background and Architecture Context

As the construction of residential buildings began to expand outward from Sanford's commercial core in the late nineteenth century, groundwork was laid for intentional expansion to the east. The 1871 map of Sanford indicates that some large lots had been laid out along Charlotte Avenue and McIver Street. However, it was not until the 1890s that major surveying efforts were undertaken in the East Sanford area. In 1894, Lee County surveyor Francis Deaton laid out into town lots around ninety acres belonging to Mrs. John B. Matthews. According to *The Sanford Express*, "Some of these are very desirable lots to build on and are beautifully situated." The northernmost section of the East Sanford Historic District is on part of this surveyed land (*Sanford Express*, May 3, 1894). In 1899, Deaton surveyed and laid out into streets, blocks, and lots a much larger area owned by A. P. McPherson that included most of the land now within the historic district (Pezzoni, 258). As shown on the "Map of the South Eastern Portion of Sanford, N. C. and the Adjacent Lands," this expansive area went from McIver Street south to Newberne Avenue and east to beyond Tenth Street. With these surveys, the stage was set for substantial residential development in the East Sanford area.

The lack of Sanborn maps for the area prior to 1915 and the lack of city directories prior to 1950 make the dating of the earliest houses in the district difficult. However, the Sanborn maps for 1915, 1925, 1930, and 1938 do give a picture of the overall nature of the district's development by indicating which buildings had been erected before 1915, in the intervals between the dates of the different Sanborn maps, and after 1938. The city directories are able to expand what is known of the district's development by indicating which buildings were constructed between 1938 and 1950, which ones were built in the 1950s, and which ones were built after 1960.

One third of the district's 127 primary buildings had been erected by 1915, with the oldest known house, the one-story Isaac H. Lutterloh House at 216 McIver Street, dating from 1894. It was followed in 1898 by the two-story John B. Matthews Jr. House (John B. Matthews, builder) at 300 Charlotte Avenue and, shortly thereafter, by the Deaton-Makepeace House (Robert T. Walker, builder) at 304 Oakwood Avenue. These three houses provide a glimpse of what was happening during the earliest years of development in the East Sanford neighborhood. Only twelve two-story houses stand in the district, and ten of those were built before 1915, suggesting that East Sanford started out as a neighborhood of some affluence in Sanford. Owners of these East Sanford houses were prominent in the community: Francis Deaton was a civil engineer and the county surveyor who had surveyed and laid out most of the district for development. John B. Matthews Jr. was a local builder who was described in 1897 as "a first-class contractor and workman" (Pezzoni, 157). His family owned ninety acres of the land that was developed for the neighborhood. Tom Gunn, whose two-story house was built at 401 South Third Street in 1912, owned the nearby Gunn Veneer and Lumber Company. At the same time,

Isaac Lutterlow, who was not only a physician, but also served as Sanford's postmaster and as a federal commissioner, had a one-story house. In fact, one-story houses were built right along with the more impressive two-story houses from the beginning. For whatever reason, construction of the larger houses in the neighborhood became rare after 1915, and the one- and one-and-a-half-story houses, most of them relatively simple expressions of their time, came to dominate the East Sanford landscape. Unlike the Hawkins Avenue Historic District (NR 2000), which evolved in the late nineteenth and early twentieth centuries as Sanford's most fashionable residential area, and the Rosemount-McIver Park Historic District (NR 1997), a combination of two neighborhoods (Rosemount, which began to develop after 1900, and McIver Park, which was established in 1923) that eventually supplanted the earlier neighborhood to become Sanford's most prominent address, the East Sanford neighborhood became known as primarily a middle-class and workingman's neighborhood (National Register nomination, Hawkins Avenue Historic District; National Register nomination, Rosemount-McIver Park Historic District).

The Sanborn maps also reveal a somewhat peculiar aspect of the development of the East Sanford Historic District. There is no clear geographic progression of construction within the district. True, the pre-1915 houses were built largely from Maple Avenue northward and a cluster of houses dating from 1915 to 1925 were built at the south end of the district. Yet, it is clear that houses and other buildings from pre-1915 through the 1950s were erected in a scattered fashion throughout the district. Most of these filled previously vacant lots, not lots where earlier houses had stood. This would seem to suggest that over more than half a century, the streets of East Sanford continued to be a popular place for those of the middle and working classes to reside. Certainly, the neighborhood was close to an abundance of industrial and light-

industrial sites – such as the Fitts-Crabtree Manufacturing Company, Sanford Buggy Company, Sanford Sash and Blind Factory, Sanford Cotton Mill, Sanford Clothing Factory, Moffit Iron Works, Sanford Ice and Coal, Sugg Brothers Machine Shop, and Gunn Veneer and Lumber Company – that could provide employment for many workers (Sanborn maps; Map of South Eastern Portion of Sanford, N.C.).

Sanborn maps also give a sense of the changing rate of growth within the district. As has been stated, one third of the district's buildings pre-date 1915, so this was certainly an active period of construction. Building activity continued at a steady pace until the mid-1920s, by which time an additional twenty-seven percent of the district's buildings had been erected. From the mid-1920s to the end of the 1930s, construction slowed dramatically, accounting for only eight percent of the district's buildings. A flourish of construction came in the 1940s and 1950s, especially in the post-World War II years; thirty percent of the district's buildings date from those two decades. At the end of the 1950s, however, construction largely came to a halt, and only four buildings were erected after 1960.

The district's buildings reflect this pace of development by displaying, usually in a simple manner, architectural styles popular from the 1890s through the mid-twentieth century. Some of the oldest houses are vernacular in character and consist largely of one-story frame structures with an L-shaped plan with either front and side gables or a combined hipped and gabled roof, or one-story, single-pile dwellings, many with the popular triple-A gable roof. Good examples of the L-shaped houses are those at 203, 207, and 209 Charlotte Avenue and 400 McIver Street, all of which were built ca. 1905. The houses at 316, 404, 406, and 408 McIver Street are examples of one-story dwellings with triple-A gable roofs. Most of these were built

ca. 1910. The house at 306 McIver Street is a good example of a two story dwelling with a triple-A gable roof. Unlike the others, it was not built until ca. 1920.

Some of these vernacular houses reflect the influence of the late Victorian Queen Anne style in having porches and/or gables decorated with turned and/or sawnwork ornamentation. The house at 203 Charlotte Avenue has fanciful sawnwork detailing in both its front and side gables. The ca. 1894 Isaac H. Lutterloh house at 216 McIver Street has diamond-shaped wood shingles in its gable ends, decorative louvered vents, and a cornice frieze with applied roundels above a sawnwork fleur-de-lis band. The ca. 1905 house at 214 Charlotte Avenue (John B. Matthews Jr., builder) is an excellent example of a two-story, L-shaped, vernacular house dressed up with Queen Anne-inspired features, including shallow bay windows, fanciful sawnwork gable ends, and a porch enlivened with turned posts, sawnwork brackets, and a spindle frieze.

Several district houses from the first decade of the twentieth century show a common transition from the Queen Anne style to the Colonial Revival style. Both the two-story ca. 1900 Deaton-Makepeace House at 304 Oakwood Avenue and the ca. 1905 Jones House at 301 Maple Avenue are strongly Queen Anne in their use of irregular massing. The Deaton-Makepeace House also has Queen Anne-inspired sawnwork ornamentation in its gable ends. However, both houses also show a definite influence of the Colonial Revival style in their porches with Tuscan columns. In addition, the Jones House has classical cornice returns. The ca. 1905 Mawyer House at 309 Maple Avenue is a good one-story example of this stylistic approach. With its steep hipped roof with intersecting, ornamented gables, it is what is often referred to as a Queen

Anne cottage. However, the Tuscan columns of its wraparound porch clearly reflect the influence of the Colonial Revival style.

Other houses are more solidly reflective of the Colonial Revival style. Three of particular interest are the nearly identical two-story frame houses at 223 McIver Street, 305 Maple Avenue, and 307 Maple Avenue. Believed to have been built ca. 1905, each has a foursquare form, a hipped roof, a two-bay façade, and a classical one-story wraparound porch. The houses differ in that the one at 223 McIver Street has Tuscan columns, the one at 305 Maple Avenue has paneled posts with Composite capitals, and the one at 307 Maple Avenue has columns with Composite capitals. The ca. 1910 two-story McNeill House at 224 Maple Avenue has a steep hipped roof with a front hipped dormer and a wraparound porch with classical posts and a pedimented entrance bay. The one-and-a-half-story house at 500 South Third Street, built ca. 1920, is striking with its Colonial Revival-style gambrel roof. Until the 1990s, a nearly identical house stood at 313 Oakwood Avenue.

The years between 1915 and 1930 saw the construction of numerous Craftsman-style bungalows in the district. Scattered throughout, many are individually sited, while others are in groups of two to four houses. The ca. 1920 house at 221 Charlotte Avenue is an example of a rambling bungalow with multiple front and side gables and shed roofs. Like this house, there are others that have relatively complex forms. However, most bungalows in the district are more basic – often with a front-gable roof and an engaged porch, a side-gable roof with an engaged porch, or a hipped roof with an engaged porch. Good groups of ca. 1920 Craftsman bungalows include the houses at 416, 418, and 420 McIver Street and at 507, 509, 511, and 515 South Third Street. The bungalows at 107 and 109 South Third Street date from the late 1920s. The 1915-

1930 period also witnessed the apparent remodeling of many earlier porches using Craftsman-style porch posts.

Several very simple Period Cottage-style houses were built in the district during the late 1930s and early 1940s. Although it has been altered since 1990, the 1938 brick Field House at 217 McIver Street retains its steeply gabled entrance bay with a north-side slope that swoops down nearly to the ground and an adjacent front chimney – both signature features of the style. The William B. Parker House, built ca. 1940 at 308 Maple Avenue, is a frame dwelling accented with a brick façade chimney and a round-arched front entrance with a brick surround that extends eastward to connect with the chimney. These features, along with a steep gable roof, give the house its Period Cottage flavor.

The 1940s and 1950s brought a resurgence in house building in the district, especially after 1946, when wartime restrictions on construction activities were lifted locally. A multitude of small houses were built both in “Victory Villages” and scattered, individually, throughout neighborhoods where there was space to build (Pezzoni, 139). A good number of these houses were built in the East Sanford neighborhood. They were simple, boxy, one- or one-and-a-half-story dwellings with a side-gable roof and often a small front gable. Many included a front entrance porch or stoop and/or a side porch. Of frame or brick construction, the houses were stylistically stripped down, although they often exhibited a hint of the Colonial Revival, such as through the round-arched soffit of a front stoop roof. Because of their defining simplicity and minimal, but frequent, use of visual references to America’s architectural past, these houses came to be called Minimal Traditional (Phillips, Downtown Wilkesboro Historic District National Register nomination). The Thomas L. Rollins House at 230 Charlotte Avenue, the

Herbert Oldham House at 405 McIver Street, and the James W. Jackson Jr. House at 206 South Seventh Street are good frame examples of the Minimal Traditional style in the district. Good brick examples include the Floyd Spivey House at 110 South Third Street and the E. Eugene Lanier House at 216 Charlotte Avenue.

Several non-domestic resources suggest the overall good health of the East Sanford neighborhood during the first half of the twentieth century. The first of these was the Central Carolina Hospital, which was located just outside the district boundary at the northeast corner of Maple Avenue and South Fourth Street. The two-story frame house of Queen Anne-style form but Colonial Revival detailing was built ca. 1906 by contractor Robert T. Walker for use as the residence of a Mr. A. Cameron. However, when Cameron's plans changed, he sold the house to the Central Carolina Hospital Company. Operating from 1906 to 1931, when the Lee County Hospital opened, the Central Carolina Hospital was Sanford's first. For a quarter century, it was known as one of the state's leading hospitals. A nursing school within the hospital trained approximately eighty nurses during its twenty-five year history (*Sanford Herald*, Centennial Edition, April 30, 1974). The house at 307 Maple Avenue was first used as the nurses' dormitory. Sanborn maps show that around 1920, a large, two-story frame addition was built to the rear of the hospital. After the hospital closed in 1931, the addition was detached and converted to an individual residence – 215 South Fourth Street (Sanborn maps, 1915, 1925, 1930, 1938). Although the hospital building was demolished in 1960, leaving a vacant lot, both the frame addition and the nurses' dormitory survive as part of the East Sanford Historic District.

Sanford's steady growth during the early years of the twentieth century necessitated the construction of a second school to relieve the overcrowding at the Sanford Graded School on

Carthage Street. A tract at the west end of the developing East Sanford neighborhood – now 219 Maple Avenue – was selected as the site for the town’s third public school, originally known as the East Sanford Graded School (or Sanford Graded School No. 2 and later McIver School). Christopher Gadsden Sayre (1876-1933), arguably the leading public school architect of his day in North Carolina, was commissioned to design the school. Contractor Joe W. Stout built it at a cost of \$20,000. Originally, the elementary grades were on the first floor, and the high school grades occupied the second-floor. After the high school classes were moved to what was then Sanford Middle School, this building became solely an elementary school, at one time housing 500-600 students (Wells and Bishir; Pezzoni, 286; *Sanford Express*, November 24, 1916; *Sanford Herald*, December 15, 1970).

The large, two-story brick school anchors the west end of the historic district. Except for the corrugated metal panels that now protect the windows, the structure appears largely intact. The classically designed building has projecting center and end pavilions. Paneled concrete spandrels divide the first and second floors, and a distinctive band of alternating brick and concrete panels surrounds the building between the second-story windows and the parapeted cornice. Decorative concrete panels with a central cartouche accent the central, entrance pavilion. The entrance itself has a Tudor Revival-influenced brick and concrete surround. Brick stair wings were added to either end of the building in 1923, and a one-story brick gymnasium/cafeteria was built and connected to the east end by a brick hyphen in the mid-twentieth century.

Another sign of the desirability and continued health of the neighborhood is the long-term presence near the center of the historic district of the Sanford Congregational Church at 328

McIver Street. In 1903, very early in the neighborhood's development, the congregation was organized, and the following year, it built a typical frame church of the period at its present location. The first church had front and side gables and a corner tower. As the congregation grew, so did the need for additional space, so in 1923 the church was remodeled and raised to provide a basement. A fire the following year nearly destroyed the building, but it was quickly rebuilt. Attesting to the health of the church at this location, a multi-phase building campaign was undertaken from the late 1940s through the mid-1950s. In 1949 the church was brick-veneered and completely remodeled to its present Colonial Revival-style appearance with quoined corners, herringbone brick panels, and a projecting entrance bay that rises to the base of a central belfry and steeple. At the same time, a large education wing was built to the rear of the sanctuary. Not content to stop there, the congregation built a new parsonage just west of the church. Like the church, the one-and-a-half-story brick-veneered parsonage was designed in the Colonial Revival style, with a symmetrical five-bay façade and a steep, side-gable roof with gabled dormers along the front. As it continued to prosper, the congregation built a fellowship hall behind the church in 1956. The long, low, one-story, brick-veneered building with a side-gable roof reflects the influence of the Ranch style that became popular in the 1950s across America ("Through the Years").

One of the most historically distinctive resources in the district is Temple Park, which occupies an entire city block bounded by South Seventh Street, South Eighth Street, McIver Street, and Maple Avenue. It anchors the east end of the district. It was the home of the Sanford Spinners baseball team that played primarily in the 1940s. However, the block evidently was used as a ballpark well before then, because the 1925 Sanborn map not only labels it as "Base

Ball Park” but also indicates that a fifteen-foot grandstand stood along the north edge of the block. Nevertheless, the block must not have been used as a baseball field for very long after that. Both the 1930 and the 1938 Sanborn maps show nothing on this block and local historian Bill Freeman remembers that it was a meadow and pasture before around 1940 and that circuses were held on the site (Freeman Interview).

Temple Park was named for Will Temple, a local baseball star who played in the New York Giants organization. In 1939 the WPA built a frame grandstand at Temple Park that curved around nearly one half of the field, had rows of bleachers, a canopy supported by wood posts, and restrooms beneath the stands. In 1939-1940 the Sanford Spinners team was part of the semiprofessional Tobacco State League. In 1941-1942 the team was a part of the Class D professional Bi-State League that included teams from North Carolina and Virginia. The best years for the team came after World War II, when the Spinners, then part of the Class D professional Tobacco State League, played from 1946 until 1951, when the team disbanded. Fifteen cities, all from North Carolina, played in this league. The Spinners won the league championship in 1946, 1947, and 1948 (*Herald*, Centennial Edition, April 30, 1974; Sanford Spinners Baseball Club). Although the grandstand was demolished in the 1960s and there is no longer a professional baseball team in Sanford, the county-operated Temple Park continues to be a sports facility with a pair of ball fields.

Today, the East Sanford neighborhood is not as well maintained as it once was, and only about a third of the houses in the historic district are owner-occupied. Still, with its ballpark, churches, former school, and multitude of houses dating from the 1890s to the mid-twentieth century, it remains an important testament to a half-century of Sanford’s growth.

9. BIBLIOGRAPHY

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary of the East Sanford Historic District is shown as the heavy black line on the accompanying district map, drawn to a scale of 1" = 200'.

Boundary Justification

The boundary of the East Sanford Historic District is drawn to encompass the historically and visually cohesive collection of 206 buildings, nine structures, and one site that reflects the core of Sanford's residential development east of the town's commercial center between 1894 and 1960. The boundary excludes the housing to the north and east of the district that is heavily intermixed with altered buildings, modern institutional buildings, and vacant land, and the light industrial area and vacant land to the south and southwest of the district.

PHOTOGRAPHS

The following information for #1-5 applies to all nomination photographs, except where noted:

- 1) East Sanford Historic District
- 2) Sanford, Lee County, North Carolina
- 3) Laura A. W. Phillips
- 4) Individual buildings #2, 4, 6-8, 11-12, and 15 photographed December 2009; streetscapes #1, 3, 5, 9-10, 13-14, and 16-20 photographed January 2010
- 5) CD: NCHPO, Raleigh, North Carolina
- 6-7)
 - 1: Streetscape, 203-209 Charlotte Avenue, view to northeast
 - 2: House, 214 Charlotte Avenue, view to southeast
 - 3: Thomas L. Rollins House, 230 Charlotte Avenue, view to southwest
 - 4: Streetscape, 107-109 South Third Street, view to northeast
 - 5: Floyd L. Spivey House, 110 South Third Street, view to southwest
 - 6: Streetscape, 223-227 McIver Street, view to northeast
 - 7: Short Stop Food Mart, 228-232 McIver Street, view to southwest
 - 8: Sanford Congregational Christian Church, 328 McIver Street, view to south
 - 9: Streetscape, 400-408 McIver Street, view to southeast
 - 10: Streetscape, 416-420 McIver Street, view to southeast
 - 11: Temple Park, 204 South Eighth Street, view to southeast from corner of McIver Street and South Seventh Street

- 12: East Sanford Graded School, 219 Maple Avenue, view to northwest
- 13: Streetscape, 301-305 Maple Avenue, view to northeast
- 14: Streetscape, 305-309 Maple Avenue, view to northwest
- 15: William B. Parker House, 308 Maple Avenue, view to south
- 16: Streetscape, 309-409 South Third Street, view to northeast
- 17: Streetscape, 500-506 South Third Street, view to southwest
- 18: Streetscape, 304-308 Oakwood Avenue, view to southeast
- 19: Streetscape, 310-312 Oakwood Avenue, view to southeast
- 20: Streetscape, 329-405 Oakwood Avenue, view to northeast