

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received APR 12 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Longwood Hotel (preferred); Waltham; St. George Hotel; Orange and Black

and/or common Longwood Village Inn

2. Location

street & number Old Dixie Highway N/A not for publication

city, town Longwood N/A vicinity of

state Florida code 12 county Seminole code 117

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Centennial Investment Co.

street & number 122 East Colonial Drive

city, town Orlando N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Seminole County Courthouse

street & number N/A

city, town Sanford state Florida

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Longwood Hotel is the largest and most impressive building in Longwood, with double rows of palms leading from the Old Dixie Highway. It is a detached three-story wooden building which is flanked on three sides by a one-story open porch. It is ninety-two feet long on the east (entrance) side and has a thirty-foot central pavilion extending forward three feet. The low-pitched hipped roof has a gabled pediment on this central pavilion with the entire roof overhang supported by regularly-spaced heavy ogee brackets, with recessed moldings. Believed to have originally been painted white with mauve trim,¹ the building is now a dull green with ivory trim. In spite of its air of genteel decay, it retains the integrity of its original design and individual features.

The main plan is in the shape of the letter "U", with wings each 64 feet deep and 30 feet wide, forming a 30' x 20' recess. A one-story addition, constructed in 1975, fills in this cavity. It contains restrooms and an office and is surmounted with rooftop air conditioning units. A 30' x 30' one-story kitchen addition at the southwest corner, and a Greek portico leading from the central rear entrance, also constructed in 1975, are presently in poor condition.

The building is raised from the ground three feet, with brick piers supporting the heavy wood beams. The spaces between the piers are enclosed by vertical latticework.

The exterior, in good condition, is composed of 1" x 8" novelty horizontal siding surmounted by square-edged wood for the upper two feet. Battens cap the corners. Six brick chimneys penetrate and protrude above the low-sloped hipped roof, which terminates in built-in gutters leading to surface-mounted downspouts on all corners of the building. The third-floor ceiling joists are 2¼-2½" x 6" rough-sawn pine, each 30 feet long. The rafters of similar dimensions are supported at the ridge beam by a single king post.

The fenestration is regularly-spaced encapsulated wood double-hung windows with flat molded architraves. The central pavilion contains a bent-pedimented double window in the center of the second and third floors. The first floor windows on the front porch are especially large to permit air and light flow.

The circular-headed double entrance doors, are surmounted by a decorated transom and bent triangular pediment molding. The central entrance double doors to the rear are also circular-headed, as is the single screen door of the south porch.

The lobby has a 12' ceiling and a series of six wooden columns with arched beams supporting the second and third floors. Two stairways, on either side, run to a landing which has a bridge-like continuation leading back to an open corridor. These features are repeated on the third floor. Because of the large windows at the rear of this stairwell, a light and airy three-story-high air shaft is created.

To the left of the lobby is an existing dining room with a fireplace (now non-functional) and two sets of French doors which open to the front and side porches. The walls have been papered and the ceiling is exposed drywall covering air conditioning ductwork.

To the right of the lobby is a "Western" bar with painted-out windows, recently added pecky-cypress paneling, and exposed drywall ceilings. This room is furnished with a waitress station which originally was the front desk of the hotel. A fireplace, now non-functional, is on the north wall. A second dining room in the northwest wing is presently used for banquets.

The seventeen rooms on each of the second and third floors, are approximately 12' x 12' and have flat plaster ceilings on wood lath approximately 10' high. Doors are recessed panel, with brass hardware and porcelain knobs. The restrooms, located on each floor, have lion's-claw tubs and pedestal lavatories.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Tourism

Specific dates +1887 **Builder/Architect** Joseph B. Clouser, Builder

Statement of Significance (in one paragraph)

The Longwood Hotel, originally named the Waltham, fulfills criteria B and C for listing in the National Register of Historic Places. It is significant for its association with, among others, E.W. Henck, president of South Florida Railroad Company and founder of Longwood, and C. W. Entzminger, a prominent Central Florida politician. Furthermore, it is architecturally significant for several reasons. Its design contains features associated with the Italianate architectural style. In addition, it is a rare surviving example of the smaller wood frame hotels built in the emerging communities of Florida during the late nineteenth century. It, thus, forms an important link with a fundamental period in the economic development of the state when railroads and hotels provided an infrastructure conducive to the development of the early tourist industry. It is one of the oldest buildings in the town of Longwood and has been a local landmark since its construction.

In 1883, E.W. Henck, president of South Florida Railroad Company and founder of Longwood, commissioned Josiah B. Clouser to build a stately hotel there.¹ Clouser was a well-known residential builder in Central Florida, and by 1887 he had completed The Waltham.² An enterprising land developer and promoter, Henck published and distributed a flyer describing the Waltham as follows:

This new house is furnished with all the improvements of a first-class hotel, having electric bells, and bath rooms, is nicely furnished, and can offer to tourists and invalids, all the comforts of a winter home.

It is situated at the junction of two rail-roads, forty-one hours from New York, by through Pullman cars.

Longwood is an incorporated town, eight miles from Sanford, in the midst of young and bearing orange groves. It has five churches and two schools, post office, depot and telegraph office, within three minutes walk of the hotel. A large store filled with an excellent stock of goods.

The sportsman will find the best of hunting and fishing in the vicinity.

The proprietor's long experience in conducting homes at Rye Beach, New Hampshire is a guarantee that this hotel while under their management will run for the comfort and pleasure of its patrons. Open Jan. 3, 1888.

Terms \$3.00 per day, with a reasonable reduction to permanent guests.³

Named after a lovely district in Henck's hometown of Boston,⁴ Longwood was incorporated in 1875, during a boom which saw Central Florida developing into a popular winter resort. With the coming of the railroad in 1885, Longwood attracted many tourists, and the hotel is a significant example of the role an impressive building can play in attracting visitors, railroad users, and land purchasers to a quiet scenic area. Many guests rode

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreeage of nominated property 1 acre

Quadrangle name Casselberry

Quadrangle scale 1:24,000

UTM References

A

1	7	4	6	6	0	4	0	3	1	7	4	6	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

The property is bounded on the east by the Old Dixie Highway (State Road 427) on the south by Warren Avenue, on the west by Longwood City-owned property, and on the north by Church Avenue. The boundary contains all significant features associated with the property.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title M. Ostrander/Paul L. Weaver, Historic Sites Specialist

organization Florida Division of Archives

date April 4, 1984

street & number The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title George W. Percy, State Historic Preservation Officer

date 4/6/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 5/10/84

Keeper of the National Register

Attest:

date

Chief of Registration

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Room air conditions with heat strips have been installed in some windows on the second floor. Exterior fire escapes are visible even in early photographs. The original fireplaces are either missing or no longer functioning.

The entire building is fire sprinklered, including the attic and crawl spaces. The sprinkler system has been periodically checked, and is in excellent condition. In December, 1982, vagrants built a fire in one of the third-floor rooms, and the automatic sprinklers quickly and efficiently put out both the fire and vagrants.²

The upper floor, similar in design to the second floor, is unused and in disrepair, showing signs of serious neglect. Many doors are missing. Lighting fixtures and switches are missing, in some cases exposing the wiring. The plaster walls have many surface cracks and some holes exposing the wood lath. Several window heads are leaking because of improper flashing, and the floorboards are cupped. Accoustical tile has been added to the ceilings to conceal sprinkler pipes in some rooms on the second and third floors.

The first and second floors are occupied and need only minor repairs, although the south wing slopes two inches and therefore several door casings are out of square. The interior walls and ceilings of these two floors are in good condition, as are the solid, well-built hardwood floors. The building has been continuously exterminated and bonded.

The kitchen wing added to the southwest corner is badly deteriorated, sagging, and neglected. The porch sags and the porch steps and floorboards show signs of dry rot. The porch ceiling has had plywood inserted to replace some rotted tongue and groove sheathing. The exterior paint is peeling. The landscaping is somewhat overgrown, but in general has been well maintained.

Although the Longwood Hotel is presently in only fair condition, the building is fundamentally sound and retains its character as the principal landmark of Longwood and the hub of the town's activities.

FOOTNOTES

¹Interview: Maxine McGrath by M. Ostrander. Longwood, Florida, 13 October 1983.

²Interview: Penny Colechio by M. Ostrander. Longwood, Florida, 10 October 1983.

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on Henck's railroad, later incorporated into the Seaboard Coast Line, which still runs through Longwood today. Others came down from Jacksonville by steamboat on the St. John's River, and from Sanford by horse and wagon.⁵ The Waltham was not only a haven for winter tourists but a center of local activity, attracting lumbermen and cowboys as well as farmers and townsfolk. The operation of the hotel by proprietors who managed hotels in the North during the summer months is characteristic of early resort management practices in Florida, and this was a forerunner of the "pairing" of resorts which became common during the first half of the twentieth century.

In 1894-1895 the Big Freeze struck Central Florida. The citrus crops were ruined and so was the tourist trade. The hotel lay empty and closed until C.W. Entzminger, a Florida legislator, purchased it in 1910.⁶ Entzminger refurbished the hotel, adding spittons and gaslights in the lobby.⁷ In 1911 the Longwood Civic Improvement League was organized and began meeting there.⁸

In 1922, Entzminger sold the hotel to George E. Clark, who renamed it the St. George Hotel.⁹ Clark was a successful shoe salesman for the Bass Shoe Company, and he also ran a girls' camp in Maine during the summer. In the fall of 1922 he left Farmington, Maine, with his family in one touring car and his cooks and staff in another.¹⁰ By spring Clark had brought renewed prosperity to the hotel and in appreciation of Longwood's hospitality, the Clarks gave an ice cream social for the entire town on April 3, 1923.¹¹ At the height of the festivities, Mrs. Clark, wearing a black gown trimmed with jet, noticed her husband's absence. She found him at the rear of the hotel, where he had met with an accident. He died in his hotel quarters the following day.¹²

In the mid-twenties, Fred A. Clark, a brother of George Clark, managed the hotel which, renamed the Orange and Black, became known as one of the finest sporting establishments in Central Florida. "Bootleg whiskey, gambling, and painted ladies were all popular and available at the Inn."¹³

In 1926, Ed Crocker, head of a syndicate which included baseball great Joe Tinker, purchased the building and renamed it the Longwood Hotel.¹⁴ The Longwood Hotel, repainted, was again noted for its Southern charm and hospitality. In 1929 it was host to the governors of thirty-two states, on their way to the National Governors' Conference.¹⁵

With the depression in the 1930's, the Longwood Hotel went into decline, and Florence Bunker Clark regained title to the property. In February, 1947, Mrs. Clark sold the hotel to F.S. Saunders, and in a short time it was resold to Maximillian Shepard, a restaurateur. Shepard waged an impressive publicity campaign and attracted several conventions, including the United Federalist Convention of 200 people.¹⁶ The Longwood Hotel restaurant was famous all over Central Florida for its cole slaw and Southern cooking.

George Barr, a well-known National League umpire for 19 years, conducted the George Barr Umpire School at the hotel from 1952-1957.¹⁷

Maximillian Shepard, in the meantime, auctioned the hotel to L.T. Hunt, Sr. Mrs. Hunt, who had been married in the hotel, ran the restaurant and lived in an apartment on the second floor. When she died, ownership went to her son, L.T. Hunt, Jr., who ran the hotel as a low rent boardinghouse for migrants.¹⁸ In 1964, the movie "Johnny Tiger" (originally called "The Cry of the Laughing Owl"), with Robert Taylor, Chad Everett, and Linda Scott, was partially filmed in the hotel.¹⁹

In 1969 the Central Florida Society for Historic Preservation selected Longwood as the nucleus of its historic restoration, with the Longwood Hotel as the hub of the plan.²⁰ In the fall of 1972, Mrs. Robert S. Bradford bought the hotel, forming a corporation with her son and daughter-in-law, and changed the name to the Longwood Village Inn.²¹ Mrs. Bradford

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was instrumental in having the Florida Bicentennial Committee on July 26, 1976, dedicate the Longwood Village Inn as an Historical Landmark along the Bicentennial Trail, the first such site named in Florida.²²

The Bradfords began renovation work in November of 1972 and had their grand opening party on January 2, 1973.²³ The lobby of the Inn was decorated with Victorian antiques, and two dining rooms served as many as 300 meals a day. The area which is now a bar was used for banquets, private parties, and wedding receptions. Two or three weddings took place each week on the stairs in the lobby. Governor Rueben Askew was one of the many distinguished visitors in the Inn during the Bradfords' brief ownership.²⁴

In 1973, Mr. and Mrs. George St. Laurent, Sr., of Clauster, New Jersey, bought the hotel. Their daughter Carrie and son-in-law, Spyros Christoulatos, managed the restaurant and converted the second floor to offices. They re-did the second dining room as a country-western bar, and incorporated a Greek-style walkway to the parking area in the rear, replacing the old garden.²⁵

When Mr. St. Laurent, Sr., died, his wife donated the hotel to Cornell University in 1978. Both she and her husband had been students at Cornell. The University has leased the hotel offices and restaurant to several different managers since receiving ownership.²⁶ The present owners acquired the property from Cornell in 1983, and plan a program of restoration for the grand old Inn.

Beyond its historical associations, the Longwood Hotel is significant for its Italianate design influences. These influences exhibited in the window architraves, the central roof protrusion, and the heavy roof overhang support brackets. The heavy fascia provides a "hat" for the building, as Louis Sullivan was advocating at that time in Chicago and St. Louis. The doubled central windows on each floor lead the eye from the magnanimous double entrance door to the apex of the pedimented roof protrusion. In the lobby, the arched beams connecting the six columns open the room in an airy Italian atmosphere while supporting the heavy upper floors. The flanking stairways lend a touch of elegance, and the bulbous turned newel posts and decorative balusters are another Italianate feature. This stairway winding around the central lobby is open to the third floor ceiling, not only lending its shape to the chimney architecture, but also furthering the openness of the design.

The three-story building is surrounded by smaller buildings constructed in the late 19th century. The Central Florida Society for Historic Preservation has long desired to restore Longwood as a typical example of early Florida small-town life.²⁷ The Longwood Village Inn is ideally suited to serve as the hub of this plan.

The Longwood Hotel is a significant example of a type of building constructed by developers in many parts of Florida, and originally designed to attract Northerners as visitors and investors. From its commission in 1883 by E.W. Henck, an early lumberman who, realizing the potential of the area, developed a railroad and constructed the building, the hotel has for 100 years been part of the activities of its small city and its surroundings, serving as the focal point of Longwood and as an accurate reflection of the fortunes of the town. Its energy-efficient design, ideally suited to its location, and its Italianate architectural influences, mark the Longwood Hotel as a significant example of Florida architecture of the late nineteenth century.

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FOOTNOTES

- ¹"Longwood Hotel is Purchased by Boston Operator," Newspaper clipping with dateline Longwood, November 27, 1945.
- ²"The Waltham," early flyer, 1887.
- ³Ibid.
- ⁴Walter Bistline, "Longwood, Florida." August, 1966, p. 1.
- ⁵Sarah H. Brown, "Longwood Village Inn," 1975.
- ⁶Ibid.
- ⁷Ibid.
- ⁸Ibid.
- ⁹Maxine McGrath, "The Longwood Hotel," March, 1983.
- ¹⁰"In Time She Grew to Love Longwood" Sanford, Florida Evening Herald, 10 February 1980, p. 1C.
- ¹¹Maxine McGrath, "The Longwood Hotel," March, 1983.
- ¹²Ibid.
- ¹³Interview: Hal Freeman by M. Ostrander, Longwood, Florida 6 October 1983.
- ¹⁴"Longwood Hotel is Purchased by Boston Operator," Newspaper clipping with dateline Longwood, 27 November 1945.
- ¹⁵"Hotel Recaptures Old South," Orlando Sentinel Star 31 December 1972.
- ¹⁶"Tree Shaded Community Convenient to Two Cities," The Christmas Sentinel Star, 12 December 1950.
- ¹⁷Denise Hall, "This Ole House," Central Florida Scene, February 1981, p. 49.
- ¹⁸Ibid.
- ¹⁹Ibid.
- ²⁰"Longwood Yawn Brings Noise from Past," Orlando Sentinel Star 19 November 1972.

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²¹Ibid.

²²Bicentennial Commission of Florida in cooperation with the Florida Department of Commerce, The Florida Bicentennial Trail: A Heritage Revisited, 1976, pp. 96-97.

²³"For Sale Sign Placed on Longwood's Historic Hotel," Orlando Sentinel Star Seminole Edition, 22 June 1973.

²⁴Ibid.

²⁵"Grossamer Elegance Restored in Style," Orlando Sentinel Star 31 October 1974, p. 1E.

²⁶"Longwood Inn Centerpiece of Historic Area," Orlando Sentinel Star Little sentinel, 18 October 1981.

²⁷"Longwood Struggles to Show Its Age," Orlando Sentinel Star Little Sentinel, 18 October 1981.

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J.B. Clouser, Copy on file in the Longwood Historical Library, Longwood, Florida
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Colechio, Penny (Restaurant Manager Longwood Hotel 1981-1983) Interview by M. Ostrander
10 October 1983.

Freeman, Hal (Longwood Historian) Interview by M. Ostrander, 16 October 1983.

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Press 1941. 1948 2nd Ed. American Book, Stratford Press: NY.

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- "Longwood Area Planning Restoration of 1880s Magnificence." 27 October 1969. Sun Herald.
- "Longwood Blends Past With Present for Quaintness." Orlando Sentinel Star, 13 January 1977.
- "Longwood Decision: Buy Church or Inn?" Sanford Florida Evening Herald, 11 July 1979.
- "Longwood, History in the Remaking." Orlando Sentinel Star Sun Settler, 20 November 1977.
- "Longwood Hotel is Purchased by Boston Operator." Newspaper clipping with dateline "Longwood" Copy on file in the Longwood Historical Library, 27 November 1945.
- "Longwood Hotel to Make Comeback as Longwood Village Inn Restaurant." Tom Pratt and Mary Warner plan Restaurant - open June 20, 1980. Orlando Sentinel Star Little Sentinel, 1 June 1980.
- "Longwood Hotel Will Again Live in Splendor" Seminole Citizen News, 31 May 1973.
- "Longwood Inn Centerpiece of Historic Area." Orlando Sentinel Star Little Sentinel, 18 October 1981.
- "Longwood Struggles to Show Its Age." Orlando Sentinel Star Little Sentinel, 18 October 1981.
- "Longwood Village Inn Given to Cornell." Seminole Citizen News, 3 January 1980.
- Longwood Winter Springs Chamber of Commerce 1979-80 Membership Directory Orlando Social Editions 1980.
- "Longwood Yawn Brings Noise from Past." Orlando Sentinel Star, 19 November 1972, Betty McLeod.
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- Morris, Allen "The Florida Handbook." Tallahassee Peninsular Publishing Co., 1949.
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- "Old Homes Idea Grows in Longwood" Orlando Sentinel Star Seminole, 23 March 1969.
- "Old World Charm at Longwood Village Inn"
- "Paint, Polish Restoring Longwood Hotel" Orlando Sentinel Star, 21 January 1973.

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SITE PLAN

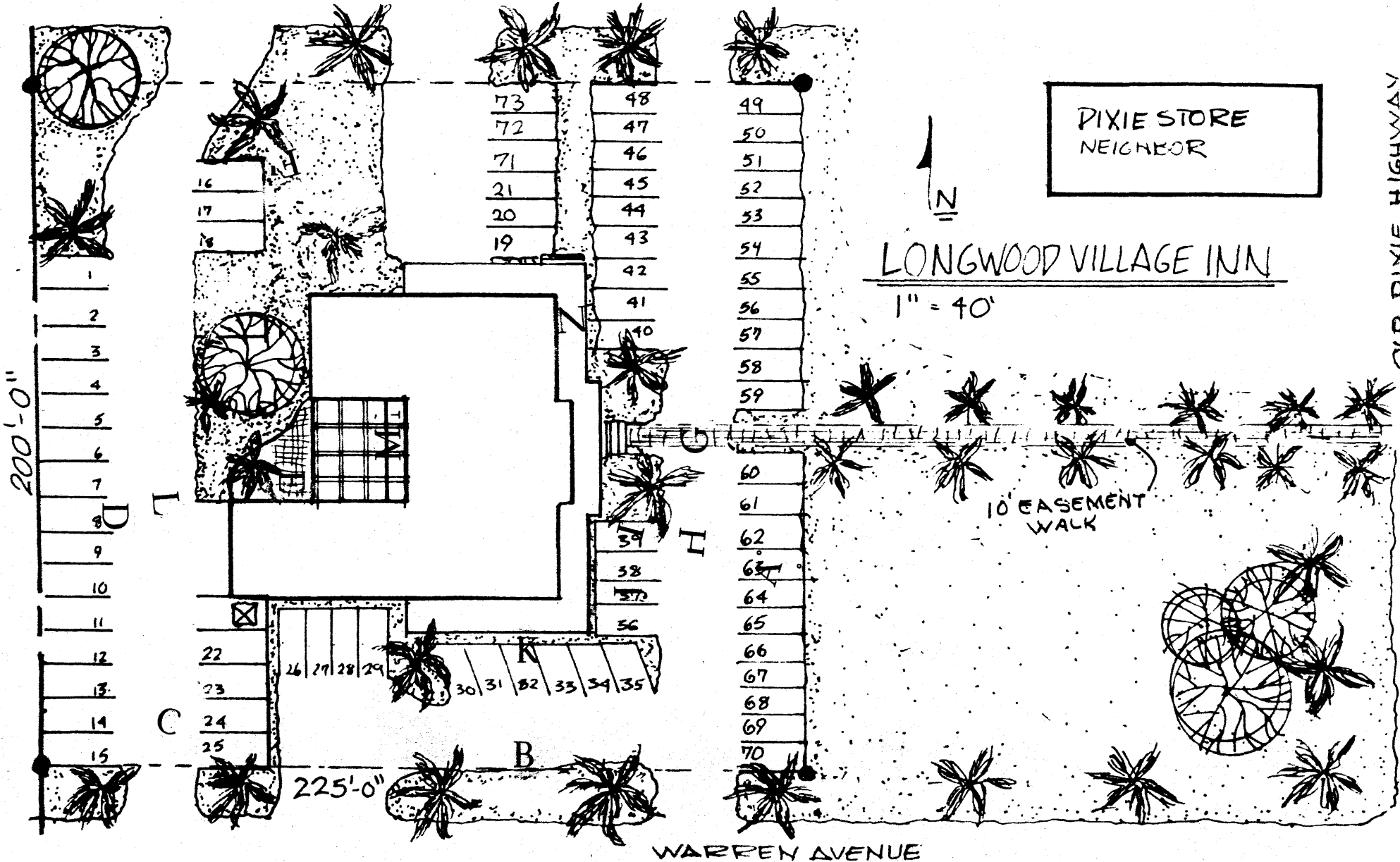
CHURCH AVENUE

DIXIE STORE
NEIGHBOR

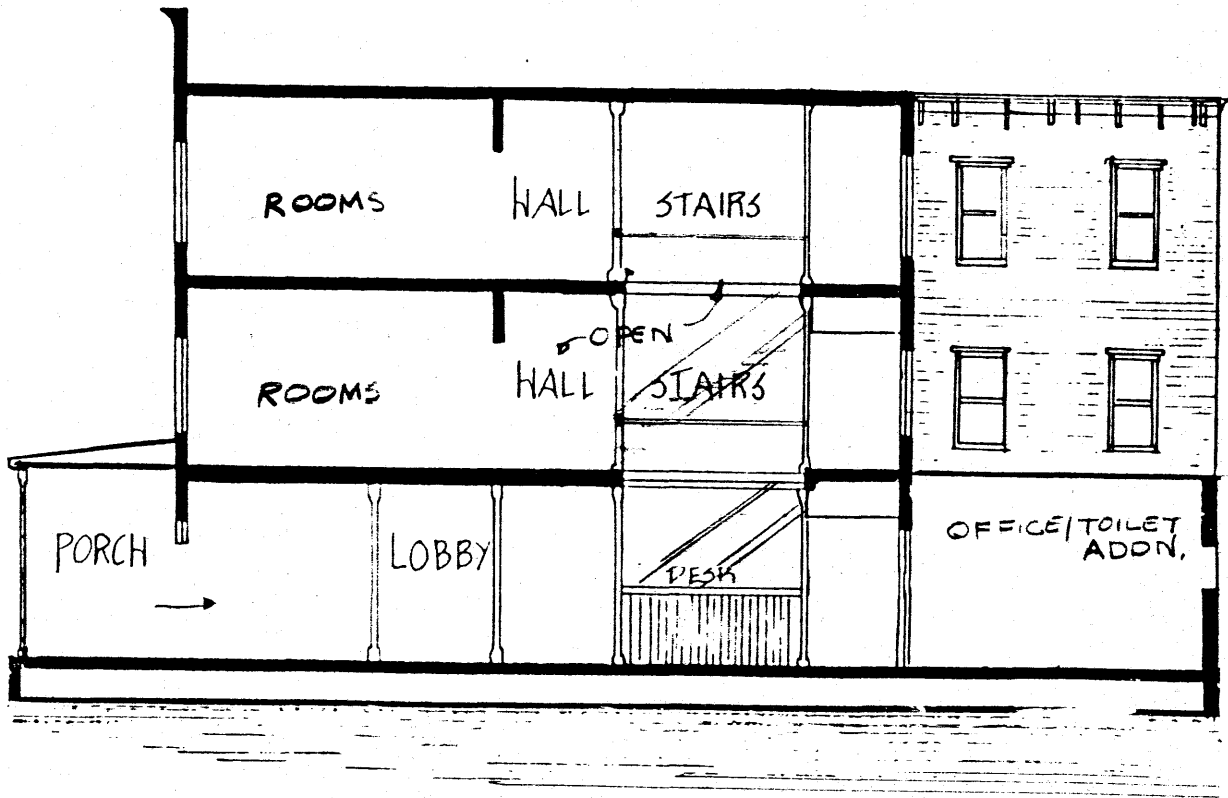
LONGWOOD VILLAGE INN

1" = 40'

OLD DIXIE HIGHWAY



WARREN AVENUE



SECTION

FIRST FLOOR PLAN

