

PH0141178

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Florida	
COUNTY: Seminole	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 13 1972	

12-18-72

1. NAME

COMMON:
Bradlee-McIntyre House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Massachusetts Park Place & Hwy. S.R. #436, 1 mile E. of Int. 4

CITY OR TOWN:
Altamonte Springs

STATE Florida	CODE 12	COUNTY: Seminole	CODE 117
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) None

4. OWNER OF PROPERTY

OWNER'S NAME:
Broyhill Realty Co.

STREET AND NUMBER:

CITY OR TOWN:
Lenoir,

STATE:
North Carolina

CODE:
45

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Seminole County Courthouse

STREET AND NUMBER:

CITY OR TOWN:
Sanford

STATE:
Florida

CODE:
12

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1970

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:

CITY OR TOWN:
Washington

STATE:
D.C.

CODE:
11

SEE INSTRUCTIONS

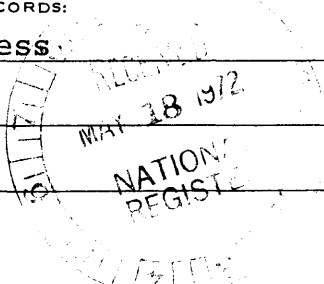
STATE: Florida

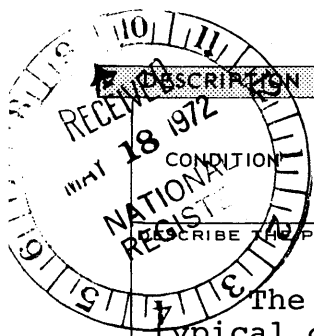
COUNTY: Seminole

ENTRY NUMBER

DATE

FOR NPS USE ONLY





DESCRIPTION		(Check One)						
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed			
CONDITION			(Check One)			(Check One)		
<input checked="" type="checkbox"/> Altered			<input type="checkbox"/> Unaltered			<input type="checkbox"/> Moved		
<input checked="" type="checkbox"/> Original Site								

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Bradlee-McIntyre House in Altamonte Springs is a typical cottage of the 1880's which was constructed for the use of wealthy winter visitors during Florida's first tourist boom. The house is three stories high and laid out in an irregular cross plan which is modified by a polygonal tower and porches. Resting on brick piers, the house is of wood frame construction with horizontal shiplap siding. There are wood shingled panels above the third floor and the entire house is painted white. Wood porches surround the house on three sides. Porch details are in pseudo-Gothic motif with scroll sawed brackets and arch infill. The cornice, although executed in wood, is handled in a triglyph and metope fashion. A wooden balustrade of vertical and diagonal spindles surrounds the entire porch. A shed roof covers the porch. All of the chimneys are brick with corbelled caps. The windows vary in pattern, but are usually two-over-two double hung sash with operating louvered shutters. On the front of the house a bay projects at the first and second levels. The house has a gabled roof with truss-like bargeboards in the principal gables. The tower has a spire atop it and both house and tower are covered with asphalt shingles cut in profile cymareversa pattern. The north elevation has an irregular gable to accommodate the stairway and adjacent spaces.

The interior of the house is impressive in its attention to detail, particularly in the room originally designated the Blue Parlour. Here, the base of the tower serves as an alcove. The fireplace trim in this room is scroll saw with a free standing turned column on each side of the opening. There is a pier mirror on the salon wall between the stairway and the porch entrance. The stairhall is separated from the salon by three segmental arches with turned wooden columns. The stair is U-shaped. Doors are two panel over two throughout. Door trim is moulded with a bull's eye in the upper corners.

The house, as originally constructed, contained no cooking facilities. The Altamonte Hotel was on an adjacent property and all cooking was done there. About 1900, a kitchen was added to the rear of the house, with an open walkway connecting it to the main structure. This addition was executed in keeping with original materials and style of construction. At a later date this walkway was enclosed and the original plan altered to include the kitchen and two toilets. It appears that the third floor was also finished at this time. In 1940 an initial restoration was begun and at that time the wood shingled roof was replaced with asphalt shingles. Until about two years ago the building was maintained very well as a private residence.

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Florida	
COUNTY	
Seminole	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUN 13 1972	

(Number all entries)

7. DESCRIPTION.

After becoming vacant the condition of the building deteriorated somewhat and windows and hardware have been vandalized.

The Bradlee-McIntyre House remains today an isolated example of a style of architecture which flourished in Florida during the 1880's. Because of the increasing value of the land on which this house now sits, a move to a new location is imminent. A site has been promised by the City of Longwood which is four miles to the north of Altamonte Springs. Here the house will occupy a focal point within the historically zoned area recently created by the City. The Bradlee-McIntyre House will serve as a Victorian museum as well as providing office space for the Central Florida Society for Historic Preservation.



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1885 Approximately

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

This building is a valuable example of the type of cottage which was built in Central Florida during its tourist boom of the 1880's. Whereas Altamonte Springs had many of these buildings at one time, they have all been destroyed by fire or razed. The Bradlee-McIntyre House remains the only example. Even now the building will have to be relocated in order to save it.

Deeds indicate that the site on which the house sits was purchased from the Altamonte Land, Hotel and Navigation Company in 1885 by Anna M. Bradlee, wife of a prominent Boston architect, Nathaniel Jeremiah Bradlee. Mr. Bradlee was the architect for over five hundred buildings in Boston, including the edifices of the New England and Mutual Life Insurance Companies, the Suffolk Savings Bank and the Young Men's Christian Union. He also designed many private residences and churches.

The house was purchased in 1940 by S. Maxwell McIntyre who kept the building and grounds in excellent condition for many years. The house has long been a prominent landmark in Central Florida, serving as the last vestige of an elegant lifestyle which dominated a brief period in Florida's history.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

see attached sheet

NO. 51
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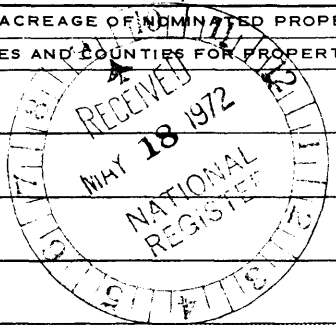
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		N28° 39' 50"	W81° 22' 04"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF ADMITTED PROPERTY: less than an acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Richard M. Bennett, Chairman, Architectural Review Committee

ORGANIZATION: Central Fla. Society for Historic Preservation DATE: 3-14-72

STREET AND NUMBER: P. O. Box 500

CITY OR TOWN: Longwood STATE: Florida CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: *Robert M. Bennett*

Title: State Liaison Officer

Date: May 10, 1972

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

Robert M. Utley
Chief, Office of Archeology and Historic Preservation

Date: 6/13/72

ATTEST: *William M. Sturges*
Keeper of The National Register

Date: _____

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Florida	
COUNTY Seminole	
FOR NPS USE ONLY	
ENTRY NUMBER JUN 13 1972	DATE

(Number all entries)

9. Bibliography.

Cutter, Wm. Richard & Wm. F. Adams (Eds.).
Genealogical and Personal Memories. Vol.
IV. New York: Lewis Historical Publish-
ing Co., 1910.

Howard, C. E., Early Settlers of Orange County,
Florida. n. p., 1915.

Orange County Gazetteer and Business Directory.
Jacksonville: John R. Richards and Co.,
Publishers, 1887.

Orange County Courthouse, Office of the Clerk
of the Circuit Court. Orange County Records.
(Subgroup: Deeds).

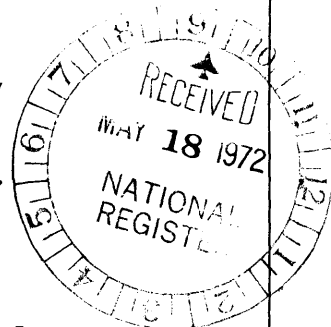
Professional and Industrial History of Suffolk
County, Mass. Vol. III. Boston: The
Boston History Co., 1894.

Richards, John R. (comp.) Florida State Gazetteer
and Business Directory. New York: The
South Publishing Co., 1886-87.

Webb, Wanton S. (comp.) Webb's Jacksonville and
East and South Florida Consolidated Directory.
Jacksonville and New York: n. p., 1886.

White, Arthur Jr., "Memorandum." Orlando: Committee
for the Preservation of the Grant*-McIntyre
Mansion. 1969. (Mimeographed)

*Reference to Grant in this source pertains to a local
myth that Ulysses S. Grant was at one time an owner of
the house. Historical research has since negated this
theory.



Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

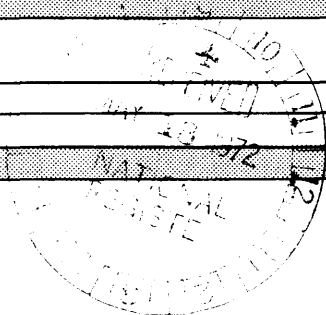
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Florida	
COUNTY Seminole	
FOR NPS USE ONLY	
ENTRY NUMBER JUN 13 1972	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Bradlee-McIntyre House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
Massachusetts Park Place & Hwy. S.R. #436, 1 mile E. of I-4			
CITY OR TOWN:			
Altamonte Springs			
STATE:	CODE	COUNTY:	CODE
Florida	12	Seminole	117
3. MAP REFERENCE			
SOURCE:			
USGS Casselberry Quadrangle			
SCALE: 1:24000			
DATE: 1962			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



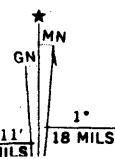


Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Florida Geodetic Survey

Planimetry by photogrammetric methods from aerial photographs taken 1957-58. Topography by planetable surveys 1962

Selected hydrographic data compiled from USC&GS Chart 688 (1959) this information is not intended for navigational purposes



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

72000352

Bradlee-McIntyre House Seminole County, FLORIDA

REMOVAL APPROVED

Keeper Ray Federman 3/6/91

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bradlee-McIntyre House

other names/site number 8Se34

2. Location

street & number 130 West Warren Avenue

n/a not for publication

city, town Longwood

n/a vicinity

state Florida code FL county Seminole

code 117 zip code 32750

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Suzanne P. Walker

Signature of certifying official

Date

Florida Division of Historical Resources, Bureau of Historic Preservation

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Amy Federman

3/28/91

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Social/Clubhouse

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian/Queen Anne

Materials (enter categories from instructions)

foundation Masonrywalls Wood/weatherboard/Shingle

roof Asphalt/shingleother Wood

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Exploration/Settlement

Period of Significance

1885-1904

Significant Dates

1885
1904

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Bradlee, Nathaniel J./Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

9. Major Bibliographical References

PLEASE SEE CONTINUATION SHEET

None

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property Less than 1 acre

UTM References

A

1	7
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4	6	6	1	0	0
---	---	---	---	---	---

3	1	7	4	5	7	0
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 Zone Easting Northing

C

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B

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--	--	--	--	--	--	--

 Zone Easting Northing

D

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--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

lots 40 and 41, Town of Longwood, Plat Book 1, page 20, Seminole County.

See continuation sheet

Boundary Justification

The boundaries are the same as the lot acquired by the Central Florida Association for Historic Preservation for relocation of the Bradlee-McIntyre House in 1973.

See continuation sheet

11. Form Prepared By

name/title William N. Thurston/Historic Preservation Supervisor
 organization Bureau of Historic Preservation date December 1990
 street & number R.A. Gray Bldg., 500 S. Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1 Bradley-McIntyre House, Longwood, Seminole Co., FL

SUMMARY

The Bradley-McIntyre House is a three story, wood frame residential building constructed c1885 in the Queen Anne style as the winter home of Nathaniel J. and Anna M. Bradley of Boston, Massachusetts. Originally located at what is now the intersection of State Road 436 and Massachusetts Park Place in Altamonte Springs, Florida, it was moved approximately four miles to its present location in Longwood, Florida, in 1973 to prevent its demolition.

ORIGINAL SETTING

The Bradley-McIntyre House originally occupied a corner lot in the town of Altamonte Springs, approximately eight miles north of Orlando, Florida, in a neighborhood of similar wood frame, winter resort homes centered around a winter resort hotel. Developed in an area of cut over timber land and citrus groves, the neighborhood was characterized by quiet, unpaved residential streets and spacious building lots dotted with second growth pine and hardwood trees. Subsequent growth and development resulted in the gradual but total transformation of the neighborhood. By 1973, the Bradley-McIntyre House stood as the sole remaining vestige of the original winter resort community, and was itself threatened by the imminent expansion of adjacent hospital facilities. Today, the area is completely occupied by the hospital and surrounding commercial strip development.

PRESENT SETTING

In 1973 the Bradley-McIntyre House was relocated to its present site approximately four miles north of Altamonte Springs, in the historic district established by the City of Longwood, Florida, in 1971. Its present setting is essentially that of a late nineteenth century residential village, somewhat more compact and with a more varied building stock than the original site, but exhibiting similar characteristics of tree shaded lots on quiet residential streets, with wood frame buildings of the period. Quite appropriately, the Bradley-McIntyre House again rests across the street from a contemporary winter

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Bradlee-McIntyre House, Longwood, Seminole Co., FL

resort hotel, the Longwood Hotel (NR 1984). Thus, the relocation not only prevented the loss of the building through demolition, but permitted its preservation in an appropriate alternative setting (photo 1).

PHYSICAL DESCRIPTION

The Bradlee-McIntyre House is a three story, cross gabled residential building of wood frame construction in the Late Victorian Queen Anne architectural style. Typical of the "cottages" built for wealthy winter residents in the post Civil War era, it rests on masonry piers and is accessed by wood stairs to a broad porch at main and secondary entrances. The cross gable plan of the structure is irregular (see floor plans), modified by a two story bay at the main entrance (photo 2), and a polygonal tower at one corner of the main block (photo 3). Exterior sheathing is horizontal drop siding on the first and second stories and wood shingle in various patterns at the third story level (photo 4). Corner boards are wood dowels with extended flanges. Fenestration is varied, with one over one and two over two double hung windows predominant. Bargeboards and trusslike bracketing adorn the principal gables. All roofs are asphalt shingle in simulated wood pattern.

A one story, wood porch wraps the main (north) and east elevations, following the contour of the building, and returns at the west and rear elevations. Its shed roof is supported by chamfered posts, with a simple balustrade of square balusters in a regular vertical/diagonal pattern, and a narrow cornice in triglyph and metope fashion supported by scroll sawed, arch brackets (photo 5).

The main entrance (photo 6), through glass panelled, French doors, leads directly into a "grand salon." Additional exterior access is provided by smaller French doors to the side porch. Interior paired doors lead to the front parlor and library. Open doorways flanking a fireplace lead to the dining room and kitchen in the first floor rear. Double fireplaces between the salon and dining room, and the parlor and library, have ornate individually designed mantels (photo 7).

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3 Bradley-McIntyre House, Longwood, Seminole Co., FL

The stairwell is separated from the salon by three segmental arches with turned wood columns (photo 8). The U-shaped stairway features heavy, chamfered newels and turned balusters (photo 9). The second floor consists of a central hall and four bedrooms (photo 10). The stairway to the third floor is less ornate, and leads to a central hall and three plainly finished bedrooms.

Floors are pine board throughout. The wood trim is first and second floor rooms is elaborate, including wainscot in the salon, molded window and door casings with bull's eye plinth blocks, and baseboards with molded caps. Walls are papered in period patterns. Most interior doors are original, two over two wood panel.

EARLY ALTERATIONS

As originally constructed, the house contained no kitchen facilities. Its winter occupants, like others in the vicinity, boarded at the nearby Altamonte Hotel. A kitchen wing, attached by an open breezeway, was added at the rear of the building at some time around 1900, possibly following the acquisition of the property by S. Maxwell McIntyre in 1904. It appears that the third floor was also finished and bathroom facilities were installed during this early renovation. At some later date, the breezeway was enclosed, and a small kitchen was installed in the main house. The wood shingle roof was replaced with asphalt shingles in 1940.

RELOCATION AND RESTORATION

The Bradley-McIntyre House became vacant in the late 1960s, and the original site was subsequently acquired for expansion of the adjacent hospital facility. The building, thus threatened by demolition, was then donated to the Central Florida Society for Historic Preservation, Inc., a non-profit organization, for the purpose of relocation and preservation. An appropriate site within the locally designated Longwood Village Historic District was also donated by a private owner to the Society, and the building was moved to its present site in 1973.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4 Bradley-McIntyre House, Longwood, Seminole Co., FL

Because of its deteriorated condition and the limitations of the relocation site, the c1900 kitchen was not included in the move, and the house was subsequently restored in essentially its original configuration. A small porch was added at the rear, where the kitchen wing had been attached, to provide access from the exterior. No other significant alterations were made in the course of exterior restoration, which did, however, involve extensive repair and replacement in kind of rotted and termite damaged sills, siding, and trim materials. The roofs were also reshingled with asphalt shingles in a simulated wood pattern.

Interior restoration was also accomplished with only minor and unobtrusive alterations. These included the conversion of one passage between the parlor and library to provide a first floor rest room, installation of kitchen equipment and fixtures, and installation of a French door at the third floor landing to meet code requirements. Electrical, plumbing, heating and air conditioning installations were designed to utilize the crawl space and unfinished third floor areas with minimum intrusion on the restored interior finishes. Most rooms were papered in period patterns selected on the basis of remnants of the original paper.

The restoration plans were reviewed and approved by the National Park Service, and the restoration work was completed in part with federal grant assistance. Despite its relocation, the restored Bradley-McIntyre House retains its integrity of design, materials and workmanship, as well as the essential character and feeling of its historic association.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1 Bradlee-McIntyre House, Longwood, Seminole Co., FL

SUMMARY

The Bradlee-McIntyre House is significant under Criterion A for its association with the development of the central Florida region as a winter resort area in the late nineteenth century. It is significant under Criterion C as a fine example of the Late Victorian Queen Anne Style, wood frame, seasonal "cottage" homes of wealthy winter residents, and as the work of Nathaniel J. Bradlee, a prominent Boston, Massachusetts, architect. Built c1885 as the Bradlees' winter residence, the house was acquired in 1904 by S. Maxwell McIntyre.

HISTORIC CONTEXT

Homesteading in the central Florida region west of the St. Johns River began in the 1840s, as the Second Seminole War was coming to a close. Pioneer settlements developed slowly around the former military posts at Fort Mellon (Sanford), Fort Gatlin (Orlando), and other wartime posts. By the 1850s, plantation agriculture had been established in the area around Lake Apopka, but most of present day Seminole and eastern Orange Counties was devoted to hog and cattle range, with a scant and widely scattered population.

At the outbreak of the Civil War, the inhabitants of Orange County (which then included Seminole and northeastern Lake Counties) numbered less than a thousand. The Civil War years brought economic stagnation, and recovery in the immediate post war period was hampered by the relative isolation of the area. More or less regular steamboat service was established between Jacksonville and Sanford, but interior transportation was still confined to the old military trails that connected Sanford with Apopka, Orlando and other scattered settlements.

By the 1870s, however, the timber resources of the region, and its potential for citrus culture, had begun to attract the interest of northern settlers, promoters and investors. Among them was E.W. Henck, a civil engineer from Boston, Massachusetts, who arrived in Sanford in November, 1873. He immediately filed a homestead claim where, as other settlers arrived, the town of Longwood developed. In

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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1874 he organized the South Florida Railroad and surveyed its route from Sanford to Orlando. Construction of the line was completed, with Boston capital, in 1880. Longwood quickly became a thriving lumber mill town, and the railroad greatly enhanced the potential for the development of the other resources of the area, including its attractiveness as a winter resort.

The westward expansion and burgeoning economic growth of the nation following the Civil War created a general prosperity and a rapid growth in the moneyed segment of the population. At the same time, technological innovation and physical extension of transportation and communications facilities enabled the well-to-do to travel or sojourn for extended periods without losing touch with their private, social, and business affairs. Just as these circumstances fostered the development of summer resorts in the mountain and lake regions of the north and west, so they provided the impetus for the growth of winter resorts in the south.

In a society not yet obsessed with suntans, speedboats, and surfboards, winter sojourners were primarily attracted by the mild, dry climate of the rural southern pinelands interior. Many existing communities throughout the southeast experienced significant growth from their winter resort development, and in the sparsely developed areas of central Florida, new communities such as Altamonte Springs were established as transportation and communications capabilities became available.

HISTORIC SIGNIFICANCE

Criterion A - Winter Resort Development:

It was the resort potential that led a group of Boston investors to form the Altamonte Land, Hotel, and Navigation Company in 1882 to develop a 1200 acre tract four miles south of Longwood. The Altamonte Hotel was completed in the following year, and soon became the centerpiece of a growing community of substantial winter "cottages," one of which was built circa 1885 by Nathaniel J. Bradley, one of Boston's most successful architects and prominent business and civic leaders.

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The intent of the Boston promoters of the Altamonte Land, Hotel and Navigation Company was to create "a Florida Boston town, a pleasant, refined and restful winter home where one is sure of good company and the best of hotel accommodations." The development of the community followed a familiar pattern. The rambling, three story Altamonte Hotel, located a half mile west of the railroad line and convenient to Lakes Adelaide and Orienta, lay at the center. The spacious lots around it were soon occupied by the private "cottages" of the more affluent winter residents, including the Bradley House. Beyond them were a growing number of more modest winter homes and boarding houses, as well as the homes of permanent residents. Commercial buildings and offices were clustered near the railroad depot. A gazetteer published in 1886 credits the community with a population of 347, although listing only 12, presumably the more prominent permanent residents, in its directory.

As the winter resort community developed, the resident population also grew, depending on citrus culture and other agricultural pursuits to supplement its seasonal business activity. By the early 1900s, the commercial growing of ferns became a specialty, and Altamonte Springs boasted the largest ferneries in the world. In the meantime, the neighboring town of Longwood experienced a similar winter resort development, despite the lumber milling and railroad activity that provided its principal economic base. Thus, the two communities were linked by close proximity and common experience, as well as by the predominance of Boston influence in their economic and social development.

Altamonte Springs was incorporated as a town in 1920. As the Florida Boom of the '20s developed, the Chamber of Commerce proclaimed the natural beauties of the rural setting, the opportunities for golfing, hunting and fishing, and the convenience of "automobiling" on the "fine brick roads" connecting Altamonte Springs with nearby communities. But the sedate life styles of such inland winter resort communities held little appeal for a jazz age public more interested in active, water related recreation, and Altamonte Springs began a slow transition from a rural, turn

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of the century resort community to a frenetic post World War II commercial suburb of a burgeoning metropolitan Orlando.

By the 1970s, the transformation was virtually complete. The Bradley-McIntyre House was one of the few surviving buildings from the early Altamonte Land, Hotel, and Navigation Company development that retained its architectural integrity and historic character. To prevent its demolition, the building was acquired by the Central Florida Society for Historic Preservation, Inc. and moved to its present location. It stands today as one of two relocated buildings, both in the Longwood historic district, that survive essentially intact from the original winter resort community of Altamonte Springs.

Criterion C - Architecture

Architecturally, the Bradley-McIntyre House embodies the classic elements of the Queen Anne style in a refined but unpretentious manner, which may well reflect the personality as well as the professional and social status of its original owners, Nathaniel J. and Anna M. Bradley.

Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th century. English architect Richard Norman Shaw is most often credited with developing the style in his designs for grand manor houses during the mid-nineteenth century.

Identifying features of the Queen Anne style include steeply pitched roof lines with intersecting extensions; an irregularly shaped floor plan; decorative truss work and patterned shingles in the roof gables; verandas with spindle work or decorative brackets between turned porch roof supports; canted bay extensions; polygonal or conical towers; various exterior fabrics, often different from one story to the next; multi-paned double hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work.

The original site of the Bradley-McIntyre House was acquired from the Altamonte Land, Hotel and Navigation

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Company in 1885 by Anna M. Bradley, wife of the renowned Boston architect, Nathaniel J. Bradley. A native Bostonian, born June 1, 1829, Nathaniel Bradley graduated from the prestigious Chauncey Hall School in 1846 and immediately began his architectural training in the office of George M. Dexter. On Dexter's death in 1856, Bradley took over the practice. As an architect, he is credited with more than five hundred residential, commercial and public buildings, including such major structures as the New England Mutual Life Insurance Building, the Suffolk Savings Bank, and the Commonwealth Bank Building in Boston, and the State Insane Asylum in Danvers, Massachusetts. In 1869, he gained widespread recognition for his supervision of the relocation of the Hotel Pelham, a structure covering 5800 square feet and weighing some 10,000 tons, at a time when he was also serving as president of Boston's city water board and overseeing its Chestnut Hill reservoir development. In addition, Bradley served at various times as president or trustee for more than a dozen banking, insurance, and railroad corporations and several charitable institutions, as well as a number of special boards and commissions appointed by state or city authorities.

Although little documentation of Bradley's involvement in the Altamonte Land, Hotel and Navigation Company has yet been found, it is known that he had a financial interest in the Altamonte Hotel. Likewise, the extent of his influence on the architectural character of the original community has yet to be determined. But the design of his own winter residence certainly reflects the nature and period of the development, as well as his personal taste in residential resort architecture and construction.

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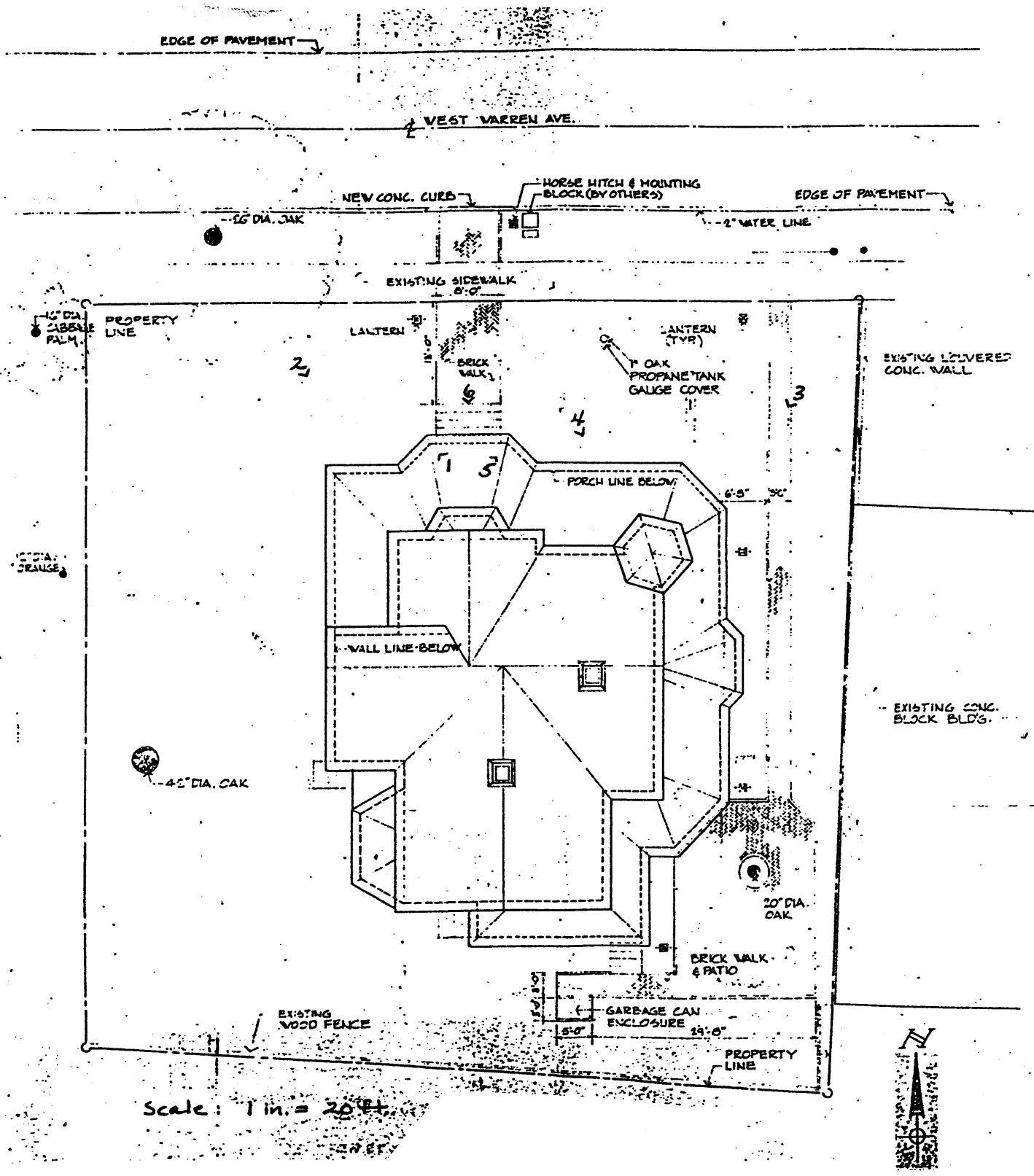
Photographs 1 Bradley-McIntyre House, Longwood, Seminole Co., FL

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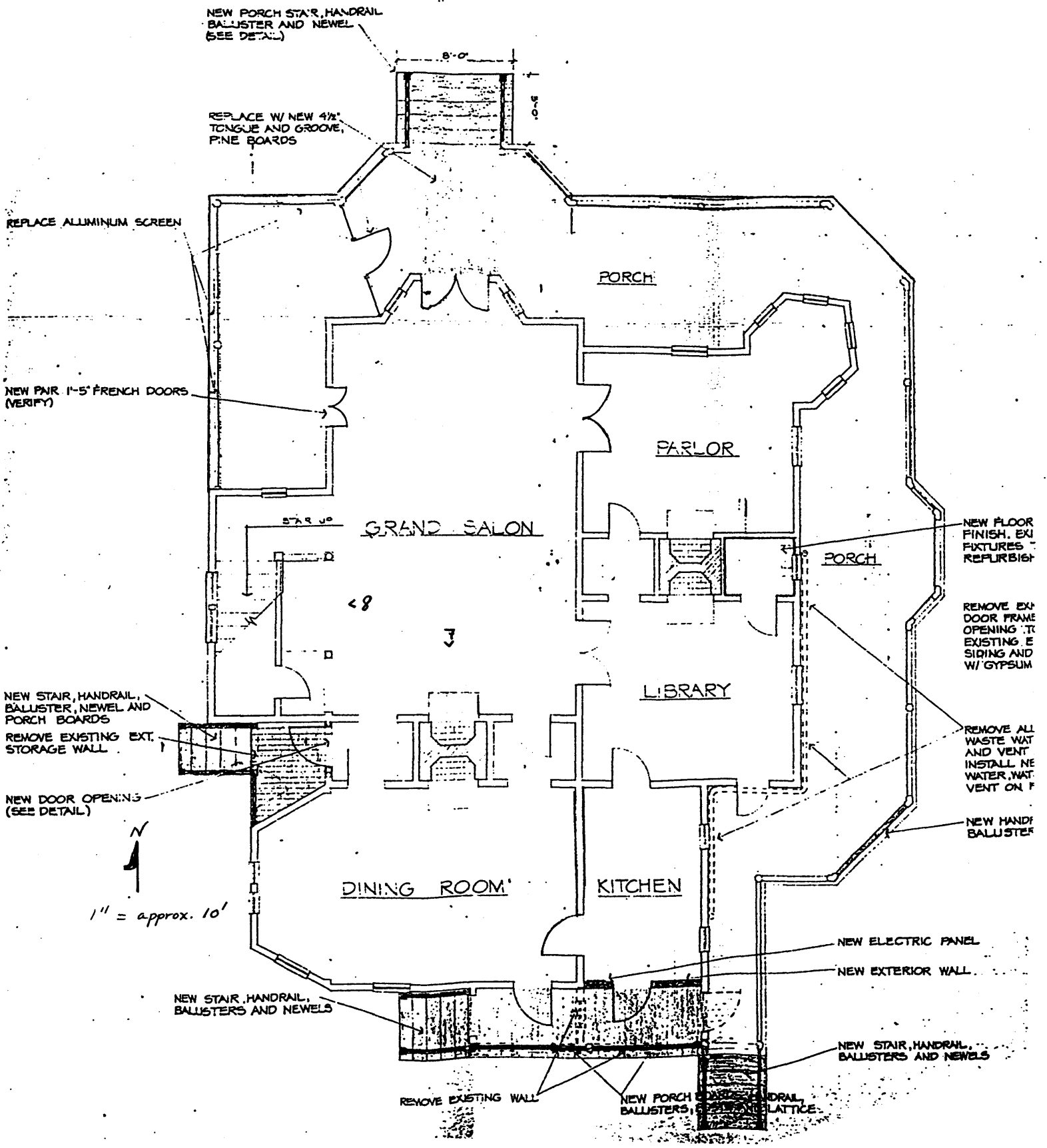
- 1 1) Bradley-McIntyre House, 130 W. Warren Avenue
 2) Longwood, Seminole Co., Florida
 3) Sgt. Jackson, Longwood Police Dept. Photographer
 4) August 1989
 5) Central Florida Association for Historic
 Preservation, Longwood, FL
 6) View of Longwood Hotel from front porch of Bradley-
 McIntyre House, showing setting; camera facing NW
 7) 1 of 10

Items 1-5 are the same for the remaining photographs.

- 2 6) Main facade (N) and W elevation; camera facing SE
 7) 2 of 10
- 3 6) Tower and oblique view of E elevation; camera facing
 SW
 7) 3 of 10
- 4 6) Detail of tower; camera facing SE
 7) 4 of 10
- 5 6) Detail of porch woodwork; camera facing NE
 7) 5 of 10
- 6 6) Main entrance; camera facing S
 7) 6 of 10
- 7 6) S fireplace in Grand Salon; camera facing S
 7) 7 of 10
- 8 6) Main staircase at first floor; camera facing W
 7) 8 of 10
- 9 6) Stair at second floor; camera facing NW
 7) 9 of 10
- 10 6) Sitting Room on second floor; camera facing NE
 7) 10 of 10



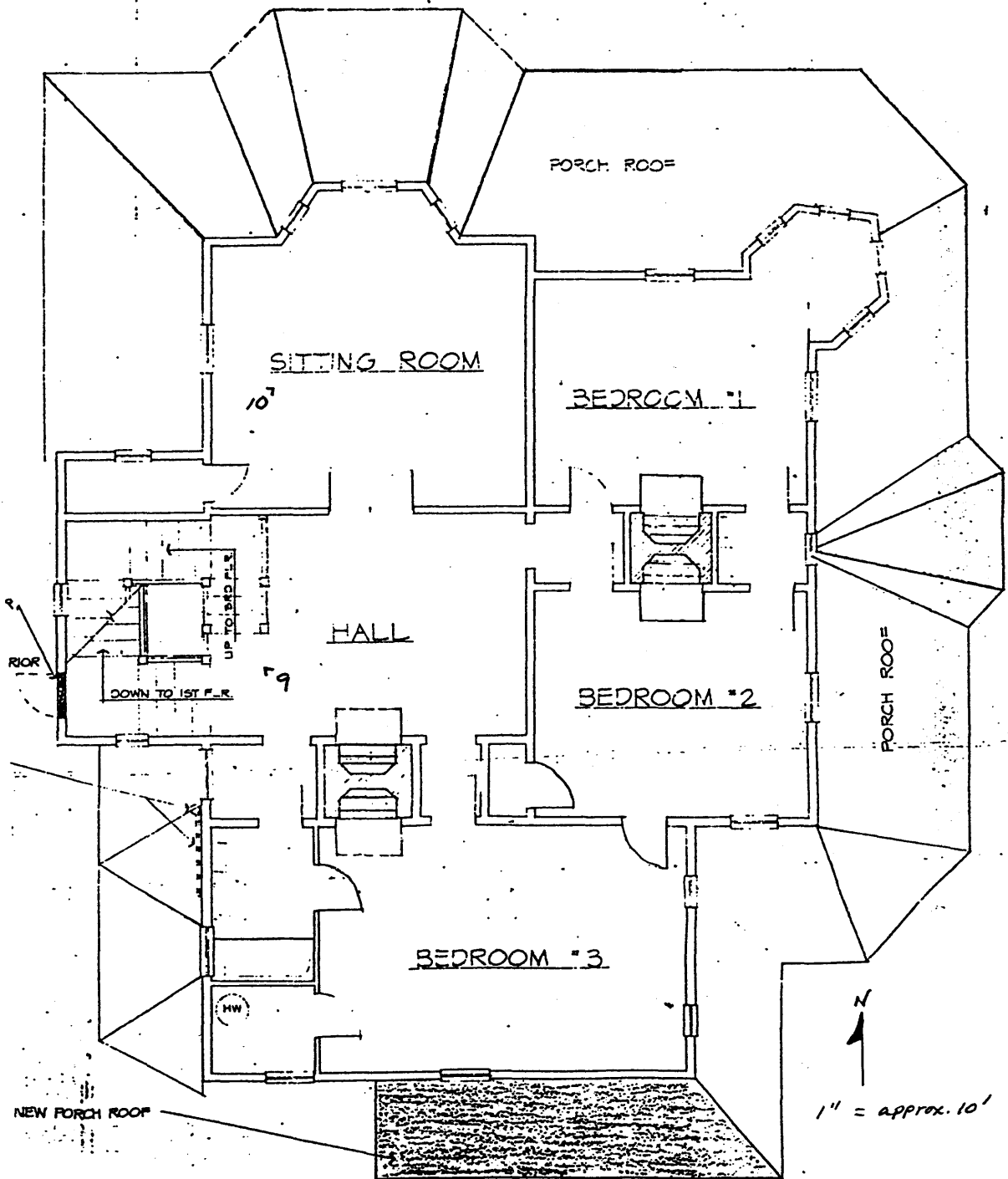
SITE PLAN
 BRADLEE-McINTYRE HOUSE
 Longwood, Seminole Co., FL



FIRST FLOOR

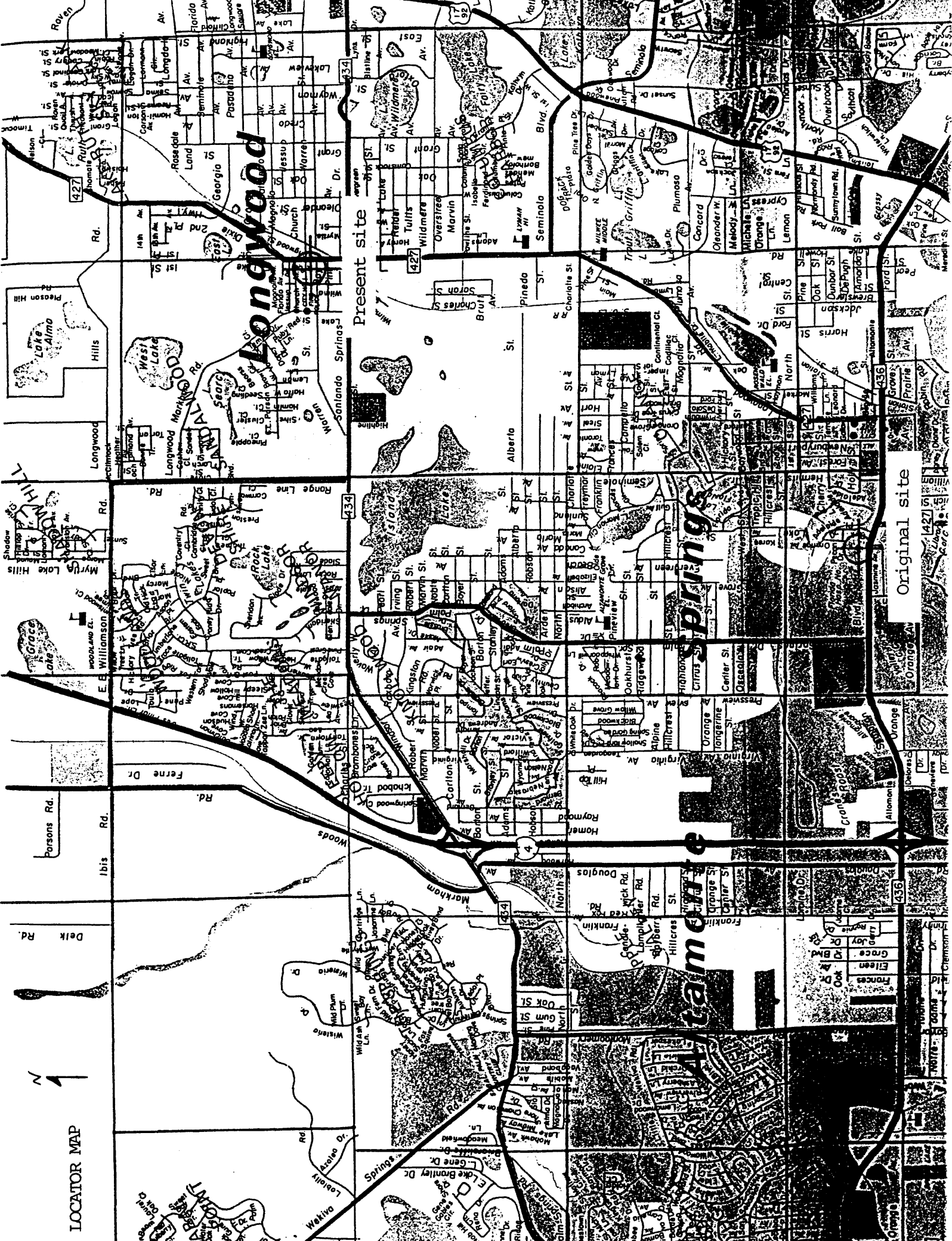
BRADLEE-McINTYRE HOUSE

Longwood, Seminole Co., FL



SECOND FLOOR
 BRADLEE-McINTYRE HOUSE
 Longwood, Seminole Co., FL

LOCATOR MAP



Longwood

Present site

Original site

Stamee

