

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001480
Longwood Historic District
Property Name

Date Listed: 10/5/90
Seminole FL
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Federman
Signature of the Keeper

10/5/90
Date of Action

Amended Items in Nomination:
Two items:

The period of significance should begin with c.1880 since the building dating from 1873 was moved into the historic district.

The count should be adjusted to add one additional contributing property and the count for previously listed National Register properties should be decreased by one. The Bradlee-McIntyre House was moved after it was listed in the National Register without the State following the required National Register procedures for re-establishing a moved building on the Register (including notifying the National Register). Therefore it is not still on the Register as an individual listing. It can, however, be considered a contributing building to this historic district (thus the increase in that total).

Discussed and concurred in by the Florida SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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AUG 24 1990

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 Longwood Historic District
other names/site number N/A, Florida Master Site File No. 8SE 585

2. Location

street & number See continuation sheet 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	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>38</u>	<u>15</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>38</u>	<u>15</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 2

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.
[Signature] Date 8/14/90
Signature of certifying official
State Historic Preservation Officer, 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. [Signature] 10/5/90
 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:)
Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Commerce/Trade/Specialty Store

Government/Municipal Buildings

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

Commerce/Trade/Speciality Store

Government/Municipal Buildings

7. Description

Architectural Classification :

(enter categories from instructions)

No Style/Wood Frame Vernacular

Bungalow

Eastern Stick

Materials (enter categories from instructions)

foundation Brick: Piers

walls Wood: Drop Siding

roof Asphalt

other Wood: Porch

Describe present and historic physical appearance.

See continuation sheet

See continuation sheet

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)

Agriculture
Architecture
Exploration/Settlement
Recreation/Entertainment (Tourism)
Transportation

Period of Significance

1873-1929

Significant Dates

1873
1883
1894

Cultural Affiliation

N/A

Significant Person

See continuation sheet

Architect/Builder

Josiah B. Clouser

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

See continuation sheet

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 19 apprx.

UTM References

A

1	7
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4	6	5	7	6	0
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3	1	7	4	3	6	0
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Zone Easting Northing

C

1	7
---	---

4	6	6	2	0	0
---	---	---	---	---	---

3	1	7	4	7	0	0
---	---	---	---	---	---	---

B

1	7
---	---

4	6	5	7	6	0
---	---	---	---	---	---

3	1	7	4	7	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	7
---	---

4	6	6	2	0	0
---	---	---	---	---	---

3	1	7	4	3	6	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

See continuation sheet

See continuation sheet

11. Form Prepared By

name/title Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date August 9, 1990

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-250

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National Park ServiceNational Register of Historic Places
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Description

Summary

The Longwood Historic District is a 19 acre, primarily residential area that comprises that portion of the city of Longwood settled between ca. 1880 and ca. 1926. There are 38 contributing buildings and 15 noncontributing buildings in the district, a ratio of approximately 72 to 28 percent. Two of the contributing buildings were moved to the district from the city of Altamonte Springs. One of these, the Bradlee-McIntyre House is individually listed in the National Register. A structure that was moved within the district is Christ Episcopal Church which was relocated approximately 100 feet west of its original site in 1988. Another structure individually listed in the Register is the Longwood Hotel, the largest and most prominent wooden building in the district. The district also contains a small group of commercial structures on the east side of County Road 427 at the intersection of Church Street. The major intrusions in the district are the city hall and city hall annex, both of which were constructed in the 1960s. The district has good integrity and its buildings exhibit a variety of historic styles.

Supporting Narrative

Longwood is located in East Central Florida about 11 miles north of Orlando and 8 miles south of Sanford. The City is approximately 120 miles southwest of Jacksonville and 200 miles north of Miami. The majority of the buildings within the district are residences; however, several former residential buildings are now used for commercial purposes. The non-residential buildings include Christ Church, the Longwood Hotel, the first schoolhouse, several small commercial buildings, those structures occupied by the municipal government, and several small social services buildings.

The land in the district is generally flat and sandy and features pine trees, palms, palmettos, live oaks, and a variety of other trees and plantings typical of Central Florida. Not all of the streets are paved, and even those that are lack curbstones, so that the district maintains the ambience of a semi-rural community, although the city of Longwood is part of the larger metropolitan area of Orlando, Florida.

The rough boundaries of the district are West Pine Avenue on the south, County Road 427 on the east, Palmetto Avenue on the

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Description

north and South Milwee Street on the west. The district occupies the area of initial settlement in Longwood that began ca. 1873; however, the earliest extant structure, Christ Episcopal Church was erected ca. 1880. The contributing buildings are typical of those constructed in much of Central Florida during the period 1880-1926. Most of the contributing buildings remain largely unaltered on the exterior. The non-contributing buildings were all constructed between 1935 and 1988.

Historical Development of the District

Most of the development of Longwood during the 1880s took place west of the railroad corridor. As today, West Church Avenue and West Warren Avenue formed the core of the town. The commercial sector, then and now, was on East Lake Street. Eighteen houses in the district were constructed between 1885 and 1890. Seven of these are found on West Warren Avenue; four are on West Church Avenue, and there are three on Wilma Street. West Bay Avenue and Freeman Street have two each; however, Freeman Street is located two blocks north of the heart of the district.

Contributing buildings constructed in the first two decades of the twentieth century generally filled in those lots not occupied in the nineteenth, although some of these structures replaced earlier buildings that had burned or been demolished. Of the buildings erected in the twentieth century, only five date before the 1920s, all of them constructed between 1910 and 1915. Fifteen buildings were constructed between 1920 and 1925, reflecting the spurt of development experienced by Longwood during the brief "Florida Land Boom."

The most prominent structures in the area now occupied by the historic district were Christ Episcopal Church and the Longwood Hotel. Originally the town had two hotels, The present Longwood Hotel (constructed 1883-1886) was called the "Waltham." A somewhat smaller structure named the Longwood Hotel was constructed in 1883 on East Warren Avenue about a block east of County Road 427, but this building burned in the 1890s, after which the Waltham was renamed the Longwood Hotel. Commercial development took place in the vicinity of the railroad depot along East Lake Street and south of the Hotel along West Warren Avenue. Early residential development took place on all sides of the commercial area although the heaviest concentration was west of the hotel in the center of the historic district.

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Description

Moved Buildings

Two significant and contributing buildings located in the district were not originally constructed in Longwood but were moved to Longwood in 1973 from Altamonte Springs. One of these, the Bradlee-McIntyre House, was moved to 130 West Warren Avenue. The house was constructed about 1885 and is an example of a luxurious winter cottage of a type that was constructed in Central Florida during the 1880s and 1890s. The house was listed in the National Register of Historic Places on June 13, 1972 while still located in Altamonte Springs. Its Register status is now under review. The second building is the Captain Pierce House, also called the "Inside-Outside House" now located at 141 West Church Avenue. The building derives its latter name from the unusual feature of having exposed wooden framing on some of its exterior walls. An early example of prefabrication, the house was built in Boston about 1870 and moved to Altamonte Springs in 1873 when the builder, Captain W. Pierce, retired and had the house moved to Florida. It was disassembled and moved on steamship from Boston to Mellonville (Sanford) and then on ox cart to Altamonte Springs. This building is one of the most architecturally unusual buildings in the area.

Christ Episcopal Church was also moved from its original site but was relocated only about 100 feet west of where it originally stood in Longwood, so that its general ambience has been preserved.

Buildings Individually Listing in the National Register

As indicated above, the Bradless-McIntyre House was listed in the National Register in 1972 while still in Altamonte Springs and moved to Longwood in 1973. Its N.R. status is presently under review. The other structure in Longwood individually listed in the National Register is the Longwood Hotel (N.R. 5/10/84) at 150 C.R. 427. The three-story building is the largest wooden structure in the historic district and forms the visual centerpiece of the community. The former hotel is now used as an office building.

Noncontributing Buildings

All but two of the noncontributing buildings in the district were built after 1950 and include residences, commercial buildings, and municipal offices. None of the buildings has a

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Description

distinct style and only one structure is more than one story in height, that being the east outbuilding at 228 West Warren Avenue (Photo No. 58). The majority of the buildings rest on concrete slab foundations and have exterior walls of masonry or wood sheathed in aluminum or vinyl siding. Several buildings are stuccoed. Perhaps the most intrusive buildings in the district are the Longwood City Hall (Photo No. 40) and the City Hall Annex (Photo No. 63), both of which were constructed in the 1960s.

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Description (Building List)

Longwood Historic District Contributing Buildings

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>
<u>West Bay Avenue</u>		
114 West Bay Avenue		c 1920
117 West Bay Avenue	Slade House	c 1885
133 West Bay Avenue	LeRue House	c 1885
138 West Bay Avenue		c 1920
204 West Bay Avenue	Menick House	c 1920
211 West Bay Avenue		c 1925
212 West Bay Avenue	Arnett House	c 1920
241 West Bay Avenue		c 1920
242 West Bay Avenue		c 1920
<u>East Church Avenue</u>		
107 East Church Avenue	Payne Building	1920
117 East Church Avenue	Old Post Office	c 1910
<u>West Church Avenue</u>		
141 West Church Avenue	Inside-Outside House	c 1873
150 West Church Avenue	Civic League Woman's Club	c 1880-1914
151 West Church Avenue	Christ Episcopal Church	1880
219 West Church Avenue	Clouser Cottage	1881
<u>County Road 427 (South East Lake Avenue)</u>		
101 South C.R.427	Henck-Tinker Building	c 1925
150 South C.R.427	Longwood Hotel	1886
159 South C.R.427		c 1925
177 South C.R.427		1925
<u>Freeman Street</u>		
288 Freeman Street		1926
346 Freeman Street	Fitch House	c 1888
398 Freeman Street	Henck House	c 1886
<u>West Jessup Avenue</u>		
138 West Jessup Avenue	Tucker House	c 1920

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Description (Building List)

Contributing Buildings (cont.)West Magnolia Avenue

110 West Magnolia Avenue 1926

East Palmetto Avenue200 East Palmetto Avenue McGaughey House 1914
200 East Palmetto Avenue (Garage) 1917West Warren Avenue130 West Warren Avenue Bradlee-Mcintyre House c 1885
152 West Warren Avenue Lewis House c 1915
172 West Warren Avenue Beesley-Milwee House c 1885
192 West Warren Avenue Niemeyer House 1889
211 West Warren Avenue Clouser House 1885
216 West Warren Avenue Dunbar's Garage 1890
241 West Warren Avenue R.S. Entzminger House c 1925
272 West Warren Avenue Baptist Church Parsonage c 1890Wilma Street202 Wilma Street J. D. & N.J. Lewis House c 1886
274 Wilma Street Clouser Cabinet Shop c 1885
390 Wilma Street Old Longwood School c 1885
402 Wilma Street Waits House c 1910

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Description (Building List)

Longwood Historic District Noncontributing Buildings

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>
<u>West Church Avenue</u>		
127 West Church Avenue		1988
174 West Church Avenue	County Health Center	1975
<u>County Road 427</u>		
102 South C.R. 427		c 1950
159 South C.R. 427 (rear)		
<u>East Palmetto Avenue</u>		
200 East Palmetto Avenue	Garage	c 1946
<u>West Warren Avenue</u>		
155 West Warren Avenue	City Hall Annex	c 1968
172 West Warren Avenue	(Garage)	c 1931
175 West Warren Avenue	City Hall	c 1963
192 West Warren Avenue	(Garage)	c 1931
221 West Warren Avenue		c 1960
228 West Warren Avenue	The Enchanted Cottage	c 1950
228 West Warren Avenue	Artistic Concepts	c 1950
228 West Warren Avenue	Outbuilding	c 1950
242 West Warren Avenue		c 1950
<u>Wilma Street</u>		
194 Wilma Street	Community Building	c 1935

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Description (Photo List)

-
1. 114 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking South
 7. Photo No. 1 of 63
-
1. 117 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking North
 7. Photo No. 2 of 63
-
1. 133 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking North
 7. Photo No. 3 of 63
-
1. 138 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking South
 7. Photo No. 4 of 63
-
1. 204 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Facade and East Elevation, Looking Southwest
 7. Photo No. 5 of 63
-
1. 211 West Bay Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking North
 7. Photo No. 6 of 63

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Description (Photo List)

1. 212 West Bay Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Southwest
7. Photo No. 7 of 63

1. 241 West Bay Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 8 of 63

1. 242 West Bay Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 9 of 63

1. 130 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 10 of 63

1. 152 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and West Elevation, Looking Southeast
7. Photo No. 11 of 63

1. 172 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and West Elevation, Looking Southeast
7. Photo No. 12 of 63

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Description (Photo List)

1. 192 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 13 of 63

1. 211 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 14 of 63

1. 216 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 15 of 63

1. 241 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 16 of 63

1. 272 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. East Elevation, Looking West
7. Photo No. 17 of 63

1. 107 East Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. South Facade, Looking Northeast
7. Photo No. 18 of 63

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Description (Photo List)

1. 117 East Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 19 of 63

1. 141 West Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. South Facade, Looking North
7. Photo No. 20 of 63

1. 150 West Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. South Facade, Looking North
7. Photo No. 21 of 63

1. 151 West Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Northwest
7. Photo No. 22 of 63

1. 219 West Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Southwest
7. Photo No. 23 of 63

1. 138 West Jessup Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Southwest
7. Photo No. 24 of 63

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Description (Photo List)

1. 110 West Magnolia Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Southwest
7. Photo No. 25 of 63

1. 288 Freeman St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and North Elevation, Looking Southwest
7. Photo No. 26 of 63

1. 346 Freeman St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and North Elevation, Looking Southwest
7. Photo No. 27 of 63

1. 398 Freeman St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking West
7. Photo No. 28 of 63

1. 200 East Palmetto Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 29 of 63

1. 202 Wilma St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and East Elevation, Looking Southwest
7. Photo No. 30 of 63

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Description (Photo List)

-
1. 274 Wilma St., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade and South Elevation, Looking Northeast
 7. Photo No. 31 of 63

1. 390 Wilma St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking West
7. Photo No. 32 of 63

1. 402 Wilma St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main facade and North Elevation, Looking Southwest
7. Photo No. 33 of 63

1. 101 South C.R. 427, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and North Elevation, Looking Southeast
7. Photo No. 34 of 63

1. 150 South C.R. 427, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and South Elevation, Looking West
7. Photo No. 35 of 63

1. 159 South C.R. 427, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking Southeast
7. Photo No. 36 of 63

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Description (Photo List)

-
1. 177 South C.R. 427, Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade and South Elevation, Looking Northeast
 7. Photo No. 37 of 63

1. 127 West Church Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and West Elevation, Looking Northeast
7. Photo No. 38 of 63

1. 174 West Church St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 39 of 63

1. 175 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 40 of 63

1. 221 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 41 of 63

1. 228 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking South
7. Photo No. 42 of 63

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Description (Photo List)

1. 242 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade and West Elevation, Looking Southeast
7. Photo No. 43 of 63

1. 194 Wilma St., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking West
7. Photo No. 44 of 63

1. Wilma Street, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking South from Pine Avenue
7. Photo No. 45 of 63

1. West Pine Avenue, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking West from Wilma Street
7. Photo No. 46 of 63

1. Wilma Street, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking North from Pine Avenue
7. Photo No. 47 of 63

1. Wilma Street, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking South from Warren Avenue
7. Photo No. 48 of 63

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Description (Photo List)

-
1. West Warren Avenue, Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Looking West from Wilma Street
 7. Photo No. 49 of 63

1. Wilma Street, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking North from Warren Avenue
7. Photo No. 50 of 63

1. West Warren Avenue, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking East from Wilma Street
7. Photo No. 51 of 63

1. County Road 427, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking North from Railroad Crossing
7. Photo No. 52 of 63

1. West Warren Avenue, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking West from County Road 427
7. Photo No. 53 of 63

1. West Church Avenue, Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Looking East from County Road 427
7. Photo No. 54 of 63

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Description (Photo List)

-
1. East Church Avenue, Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Looking West from Railroad Crossing
 7. Photo No. 55 of 63
-
1. 200 East Palmetto Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. North Garage, South and East Elevations, Looking Northwest
 7. Photo No. 56 of 63
-
1. 192 West Warren Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Garage, North and East Elevations, Looking Southwest
 7. Photo No. 57 of 63
-
1. 228 West Warren Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. East Rear Building, Main Facade, Looking South
 7. Photo No. 58 of 63
-
1. 228 West Warren Ave., Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. West Rear Building, Main Facade, Looking Southeast
 7. Photo No. 59 of 63
-
1. 102 South C.R. 427, Longwood Historic District
 2. Longwood (Seminole County), FL
 3. Yeilding & Provost
 4. 1990
 5. City of Longwood
 6. Main Facade, Looking West
 7. Photo No. 60 of 63

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Description (Photo List)

1. 200 East Palmetto Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. West Garage, East and South Elevations, Looking Northwest
7. Photo No. 61 of 63

1. 172 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Garage, North and West Elevations, Looking Southeast
7. Photo No. 62 of 63

1. 155 West Warren Ave., Longwood Historic District
2. Longwood (Seminole County), FL
3. Yeilding & Provost
4. 1990
5. City of Longwood
6. Main Facade, Looking North
7. Photo No. 63 of 63

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Significance

Summary

The Longwood Historic District is significant under criteria A, B, and C in the areas of Agriculture, Architecture, Exploration/Settlement, Recreation/Entertainment (tourism), and Transportation. The community was founded as a center of the citrus and timber industries and had an important impact on the growth of the area as a whole. The town also attained early prominence as a destination for tourists and winter residents. Some of Longwood's founders and leading citizens played prominent roles in the construction of the pioneer railroads of Central Florida, leading to the establishment of new towns still in existence. Existing buildings in the district were built and occupied by persons that shaped the physical and economic character of the community. The district further contains a number of examples of late nineteenth and early twentieth century buildings that are individually and collectively significant in the area of architecture. Two of these structures are already individually listed in the National Register. The district possesses good physical integrity and clearly reflects Longwood's historic period of significance of approximately 1873-1929.

Historic Context

Soon after Florida became a state in 1845, Orange County was created from the much larger Mosquito County, and the county seat was established at the settlement of Enterprise. The county comprised an area that today includes Volusia, Seminole, and Lake counties, and the northern parts of Brevard and Osceola counties. In 1856 Orange County was first reduced in size with the formation of Brevard, Volusia and Sumter Counties, and the county seat moved from Enterprise (now in Volusia County) to Jernigan, which was renamed Orlando. There were few settled communities in the county at the time, the population consisting mainly of farmers on scattered homesteads. In 1860, the population of a still sizable Orange County stood at 987.

Before the outbreak of the Civil War, settlers began moving into Central Florida at an increasing rate, most of them seeking locations where they could raise cotton and cattle. By 1860, Orlando was a tiny settlement sitting in the middle of a huge cotton plantation with cattle ranging on the outskirts. Mellonville (now Sanford), on the shores of Lake Monroe, was only a tiny village but served as the principal shipping point for cotton grown in the area.

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During the Civil War period, migration to Central Florida essentially ceased. The Union blockade of the ports made travel to the region difficult and also made it nearly impossible to obtain supplies from outside the state. After the cessation of hostilities, however, settlers once more began drifting into Orange County. Commercial steamboat activity increased on the St. Johns River, with many immigrants continuing to end of the line at Mellonville. The outlying areas around Orlando were also being settled, and Central Florida was beginning to experience growth that would continue at an ever increasing rate until the mid-1890s.

By 1870 the population of Orange County had grown to more than 2,000 persons. As interest in Florida grew in other parts of the nation and better steamboat service made access to the interior of the state easier, travel guides were published to assist those interested in visiting or settling in the rapidly developing area. These books described the Orange County area circa 1875 as having a number of settlements of "respectable size." Many of these settlers were engaged in the growing of citrus, and the county was studded with orange groves, with new groves springing up everywhere.

In 1870, a Connecticut businessman named Henry Sanford purchased approximately 12,500 acres of land on the south side of Lake Monroe and changed the name of the settlement of Mellonville to the town of Sanford. Lake Monroe is the headwaters of the St. Johns River, and Sanford a natural shipping point for distributing the agricultural bounty of Central Florida to Northern markets. Apparently there were still no settlers living on the site of Longwood as late as 1872. What may have been Longwood's earliest, John Neill Searcy, arrived at Sanford in March of 1873. The Tennessee native planned to go to Maitland but got as far as Longwood and decided to homestead in the area. He built a house in an area that is now northeast of central Longwood and initially earned a living by selling cypress from the land he owned.

In 1879, he gained employment as a surveyor for the South Florida Railroad and also worked as a carpenter. He was married in early 1885 and built another house in 1888. This house is still standing at 593 West Church Avenue. Searcy was also the first Longwood resident to plant an orange grove in the area. An 1887 business directory of Orange County lists Searcy as having

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10 acres of citrus trees. In 1889 Searcy became postmaster of Longwood, a position he held for several years.

A few months after Searcy arrived, Edward W. Henck arrived by steamer at Sanford. Henck came to Florida from Boston and established a homestead within the present city limits of Longwood. Henck settled initially just south of East Lake and quickly became involved in a variety of activities. He was named first postmaster when the Longwood post office was established in 1876. Henck held that position until 1885. He became a prominent businessman in the community and helped procure the charter for the first railroad to be constructed in Central Florida.

Another early settler of Longwood was Frederick H. Rand who arrived in Longwood the year the post office was established. Like Henck he was from Boston. He purchased several large tracts of land on the west side of Longwood and planted citrus. In 1891, it was reported that he owned 40 acres of citrus, one of the largest grove owners in the Longwood area at the time. Rand helped organize the first Episcopal mission in Longwood in 1877 which constructed Christ Church on West Church Avenue in 1880. The church, which is still being used, was dedicated on Easter Sunday, April 19, 1882 and is the oldest existing church in Seminole County. Rand was also a generous supporter of the Holy Cross Episcopal Church in Sanford and served as treasurer of the Episcopal Missionary District of Southern Florida Diocese for thirty years from its beginning in 1893 to 1923.

Both Henck and Rand were involved in organizing the South Florida Railroad. The Lake Monroe and Orlando Railroad which had been chartered in 1875, was acquired and renamed The South Florida Railroad in 1879. Frederick Rand, Edward W. Henck, A. Muser, and E.T. Crafts of Longwood joined with C.C. Haskell of Maitland to obtain the new articles of incorporation. The new charter established the route of the railroad as linking the St. Johns River at Sanford with Charlotte Harbor on the Gulf of Mexico. The organizational structure in January 1880 included Edward W. Henck as President, C.C. Haskell, Treasurer, E.T. Crafts, Secretary and F. C. Tucker, Chief Engineer. Rand became the statewide general freight and passenger agent for the South Florida Railroad.

Construction of the line began on January 10, 1880 with a ground breaking ceremony in Sanford, where former President Ulysses S. Grant--who was making a tour of Florida--turned the

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first spadeful of earth. The building of the narrow gauge line proceeded rapidly, reaching Longwood by June of the same year and finally arriving in Orlando via Maitland on October 1, 1880, in all a distance of 23 miles. A small wooden railroad depot was constructed in Longwood on the south side of Church Avenue. This structure no longer stands on the site. In the early 1960s the depot was vacated by the railroad and was moved a few years later to Hilliard, Florida where it was modified for use as a residence.

In July of 1881, construction began on an extension of the line to Kissimmee, 18 miles south of Orlando. This section was put into service in March of 1882. In May 1883, a 60 percent interest in the South Florida Railroad was sold to the Henry Bradley Plant, one of Florida's most prominent early railroad developers. Plant also acquired the rights to a franchise for a rail line between Kissimmee and Tampa, which was about to lapse. To beat the deadline, crews began work at both ends of the line and completed the line in February 1884 two days ahead of the expiration date. Therefore, by early 1884 it was possible to travel from Sanford to Tampa by train. There was, however, no connection north between Sanford and Palatka. The final connection between Jacksonville and Tampa was made with the completion of the Jacksonville, Tampa & Key West Railway as far as Sanford in 1886.

This rail line connecting Jacksonville with Tampa became the backbone of the system serving Central Florida. Today the route--which follows essentially the same alignment laid out in the 1880s--is owned by the CSX Corporation and is the main Amtrak route linking Jacksonville and Tampa.

Progress on the construction of the rail line linking Longwood with other communities in Central Florida prompted the incorporation of the town in 1883, and the first election of town officials was held in December of that year. Edward W. Henck, was named Longwood's first mayor. The other municipal officials were: Samuel M. Brewster, Town Clerk; and W.J. Russell, Town Marshal. The town aldermen were: Josiah B. Clouser, Samuel F. Gove, A. Hansburgh, John S. Ball, and Henry Hand. Henck was again elected mayor at the next annual election in 1884.

Steamboats brought passengers to the rail head in Sanford, and Longwood began to enjoy the economic benefits brought by tourists and winter residents arriving in Orange County. To accommodate these transients, Edward Henck built a small wooden

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hotel in 1883 on East Warren Avenue and began construction of a much larger resort hotel on West Warren Avenue. The small hotel, which was the first "Longwood Hotel," burned in the 1890s. Construction of the building that today is known as the Longwood Hotel (listed in N.R. 5/10/84) also began in 1883, but it remained incomplete until 1885 when it was put up for sale. Construction was finished in 1886 and opened under the name the "Waltham Hotel." The structure is located at 150 South Lake Avenue (C.R. 427) and today is used as a professional office building. Its exterior remains substantially as originally constructed.

The second Longwood Hotel was built by Josiah B. Clouser, who was involved in the construction of a number of the buildings in Longwood. Clouser moved from Pennsylvania to Longwood with his wife and children in November of 1881 to work as a master carpenter for E. W. Henck. His first residence was the small cottage he built at 219 West Church Avenue lot. The dwelling is still owned by his descendants. In 1886, Clouser built Henck the residence that stands at Freeman Street. Henck owned the house until he died in 1930, but in the mid-1890s he moved temporarily to Plainfield, New Jersey, where he worked as a stockbroker and investment advisor. He returned to Longwood about 1915. During his absence, J. B. Clouser and others were retained by Henck to maintain the house. When he did return, Henck once again took up residence there.

During the mid-1880s, Clouser built his primary residence 211 West Warren Avenue, and the family lived in the house until the early 1900s. This large house has been renovated and is currently the Longwood Birthing Center. In the late 1880s, Clouser constructed a small cabinetmaking shop at the corner of Wilma Street and West Bay Avenue. At the time of its construction the building faced West Bay Avenue but was later turned to face Wilma Street and additions were made to each end. The address of the building is now 274 Wilma Street. Clouser was also involved in politics and served several terms as alderman and was elected mayor of Longwood three times between 1889 and 1912. From the mid-1890s to about 1910 he operated a general merchandise store.

Soon after the railroad linking Sanford with Orlando was completed in 1880, a major building boom began in Central Florida. To fill the need for building materials, Peter A. Demens, an immigrant from St. Petersburg, Russia, opened the P.A. Demens & Co. sash, door, and blind factory. In the mid-1880s

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this factory was a major source of lumber and building materials used in Longwood and much of the surrounding area. Demens had arrived in Longwood about eight years earlier, buying an 80 acre orange grove and a one-third interest in a sawmill. In 1883, he bought out his partners and expanded the sawmill into a factory to produce a wide variety of building materials. His business grew rapidly, and he received the contract to build railroad depots for that portion of the South Florida Railroad Line under construction between Lakeland and Dade City. Over the next four years, he received many contracts for building construction or materials including the supplying of labor and material for buildings at Rollins College.

In 1885 Demens received a contract to provide railroad ties for the new Orange Belt Railway which had offices in Longwood and Sanford. The railroad was to run from the community of Lake Monroe, west of Sanford, to the south side of Lake Apopka. However, the organizers of the railroad were unable to pay Demens the \$9,400 they owed him and he accepted the charter of the railroad in lieu of payment. Demens already had a narrow gauge rail line that ran out West Bay Avenue to the logging area in the pinelands west of Longwood. He decided to abandon this line and to use the rails and ties in the construction of his new railroad. By November of 1886 work on the Orange Belt Railway had been completed between Lake Monroe and the new town of Oakland. The rail company continued to experience financial problems but was completed to Pinellas Peninsula in June 1888. The new town at the end of the line was named St. Petersburg in honor of Demens' birthplace. Shortly thereafter, the railroad company went into receivership. Demens was left personally bankrupt and in 1889 moved to North Carolina. The Orange Belt Railway was eventually purchased by the Plant System.

In the summer of 1886, construction began in Longwood on yet another rail line, the Florida Midland Railroad which was to run from Lake Jessup to Kissimmee via Apopka. The railroad reached Ocoee in December 1886 and Kissimmee in February 1890. The line experienced financial losses from the start and went into receivership soon after it was completed. In 1896, it was sold to The Plant System and a few years later the Longwood-Apopka portion of the route was abandoned. During its operation, the Florida Midland tracks provided access to the Orange Belt Railway tracks which it crossed west of Longwood.

The extent of development in Longwood in the 1885-1886 period was represented in a bird's eye view of the town published

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by the P.A. Demens & Co. This sketch of the community shows over 75 residential and commercial buildings with approximately 50 buildings located in the central area of Longwood. The major concentration of buildings is shown along Warren Avenue, between Myrtle Avenue and Wilma Street, and along East Lake between Jessup Avenue and Warren Avenue. Approximately half of the buildings represented, including most of the commercial buildings in the central core, have been identified, and at least six buildings still exist. These are the Longwood Hotel, Christ Church, J.B. Clouser's cottage and residence, the old schoolhouse on Wilma Street, and the Self Union Chapel in West Longwood (both of the latter two buildings are now incorporated into the Civic League Women's Club at 150 West Church Avenue).

During the 1885-1895 period, it does not appear that Longwood grew substantially. Both an 1886 directory and an 1889 directory list the population as 1000 while an 1895 directory gives the population as only 800. Even the latter estimate seems somewhat exaggerated and probably included persons living in the environs of the town. Still, Longwood ranked as one of the larger and more progressive communities in Orange County.

Two devastating freezes in December of 1894 and February of 1895 destroyed nearly all of the citrus crop in Central Florida. A newsletter published in Orlando reported in its October, 1895 issue that the loss of the citrus crop and groves had left widespread indebtedness. Dismaying reports of the widespread destruction and financial losses discouraged new settlers from coming to the area, and old settlers wished to leave but were unable to obtain the money to do so. Soon after the freeze, the Longwood Hotel closed and did not reopen until 1910.

Over the next few years many people moved out of Central Florida and the Longwood area population dropped dramatically. The 1900 census for the Longwood area was 325. However, the population began to rebound somewhat during the first decade of the twentieth century and a business directory published in 1913 indicates a population of 400 and provides a listing of 110 families living in Longwood. Also in 1913, Seminole County was formed from the northern section of Orange County that included the town of Longwood.

As the twentieth century completed its second decade, Florida began to experience an unparalleled period of growth that has become known as the "Florida Land Boom." The "boom" began in Miami, spreading northward to the rest of the state. The coastal

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areas were the most dramatically affected, with the population of some cities increasing ten fold within just a few years. Some communities in the interior of the peninsula were dramatically affected as well. The population of Orlando more than tripled during the boom, and satellite communities like Longwood were also affected. The growth of Longwood was reflected by its reincorporating as a city in 1923. During this period the Dixie Highway, linking Jacksonville and Tampa, was constructed through the center of Longwood funnelling thousands of tourists through the community. By 1925 the population of Longwood had grown to 600.

The land boom which had begun in 1921 suddenly collapsed throughout much of the state in 1926. Following the end of the boom, the pace of development throughout Florida slowed dramatically and the virtually stopped after the stock market crash in the fall of 1929. Once again Longwood lost population, and during the 1930s the community became just one of several small towns in Seminole County without any special characteristics. The number of residents in the city dropped to just over 300, and the depressed conditions prompted some Longwood citizens to petition the state legislature to revoke the city's articles of incorporation. This move, however, failed.

By this time, Longwood had become just one of many small towns in Seminole County without any major feature to give it prominence. By 1940 the population had once again risen to over 400 persons, but there were no important changes made to the core of the city. The growth in population resulted primarily from residential construction in the area east and southeast of the central Area. The character of Longwood remained largely unchanged until the early 1960s when the rapid growth of Orlando began to have it effect on the surrounding communities. Today, historic Longwood is found in the midst of a multi-county metropolitan area having Orlando as its center.

Statement of Significance

As can be seen from the historical context narrative, Longwood possesses significance in a variety of areas, all of which were named in the beginning summary statement. When the first settlers arrived ca. 1873, all of Orange County was but sparsely settled with no towns of important size or consequence in the area, not even Orlando, the county seat. The Longwood area, however, showed great promise for developing the citrus and timber industries and attracted several hundred new settlers over

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the next decade, most of them involved to some degree in these agricultural enterprises. These same citizens became involved in the construction of railroad lines, the impact of which is still reflected in the physical and cultural development of Central Florida.

Among the early residents of the community were persons who worked diligently to make their fledgling town a model for other municipalities to follow, building permanent homes, churches, and businesses which Longwood's citizens strove to support. The pride of the pioneer settlement is reflected in its architectural resources, many of them the oldest and best preserved for that period in Central Florida.

Unforeseen circumstances and adversity eventually caused the city of Longwood to lose the prominence it had enjoyed in the 1880s, and eventually it was outstripped in size and economic importance by the neighboring communities of Orlando and Sanford. However, its brief period of ascendancy is still reflected in its architectural resources.

Architectural Significance

The district contains a number of late nineteenth and early twentieth century buildings that are individually and collectively significant in the area of architecture. These residential and commercial structures are representative of styles common in American construction during the period 1880 to 1930, and the district contains a greater variety of types than one might expect in such a small geographical area. The different building types and styles are discussed below.

Wood Frame Vernacular

Twelve buildings in the district can be classified as wood frame vernacular. These are simple structures representing no particular style and possess little in the way of decoration. Such buildings were constructed throughout the period of significance. The majority of these residences are one-story in height and sheathed in drop siding. Roof forms may be gable, hip, or a combination of the two. Most of the buildings rest on brick piers and have porches on the main facade. In some cases the porch may be enclosed.

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Gable roofed houses are the most common type in the historic district and may have a front gable, as in the case of the house at 219 West Church Avenue (Photo No. 23), a side gable, as at 200 East Palmetto Avenue (Photo No. 29), or a gable and wing, as at 172 West Warren Avenue (Photo No. 12). Two houses having other roof forms are 242 West Bay Avenue (Photo No. 9), which has a hip roof and 398 Freeman Street (Photo No. 28), which has a gable on hip roof.

Bungalows

The most common house type in the Longwood Historic District after frame vernacular is the bungalow. This house type originated with the work of several California architects in the 1890s and was made popular through a variety of magazines and catalogues over the next several decades. Its greatest impact in Florida was felt during the period 1900-1935. Bungalows adopted a wide variety of superficial styles, e.g., Japanese, Swiss chalet, and Tudor, as well as being constructed in what is often called the "Craftsman" mode, which emphasized the "natural" character of the building materials and economy of form. Bungalows of all types generally share certain characteristics, such as a gently sloping roof with wide eaves and an irregular floor plan. Great emphasis was given to the porch on the main facade which usually extended the width of the main facade and had short--often tapered--columns set on masonry pier or thick balustrade walls. Many bungalows had casement windows or double hung sashes with three vertical lights in the upper sash and one light in the lower sash. There are eight residences in the district that show some influence of the Bungalow style, all of them constructed between 1920 and 1926. Two of the better bungalows in Longwood are 138 West Jessup Avenue (Photo No. 24) and 288 Freeman Street (Photo No. 26).

Eastern Stick Style

The district claims four structures reflecting the influence of the Eastern Stick style, a native, hybrid type of domestic architecture that links the earlier Gothic Revival with the later Queen Anne Style. The style grew out of the Picturesque Gothic ideals of designs by mid-nineteenth century architects like Andrew Jackson Downing and was widely illustrated in pattern books during the 1860s and 1870s. Unlike Gothic Revival buildings, the Stick Style stressed the wall surface itself as a decorative element, rather than merely as a plane with the principal decorative detailing applied at the doors, windows, and

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cornices. Elaborate examples of buildings executed in the style often display a wide and imaginative use of exterior siding, including half-timber motifs, horizontal and vertical bands, and shingles.

Stick style buildings are usually simpler and more compact in plan than Queen Anne structures. Gabled and cross gable roofs with overhanging eaves are the most common type, and these often have decorative trusses at the apex. Among the most characteristic features of the style is the wide use of vertical and horizontal "stickwork" in the construction of porch posts and balusters. It is the simplicity and angularity of stickwork decoration that lend otherwise very simple buildings their Stick style feeling.

The most elaborate of the Stick Style houses in Longwood is the Bradlee-McIntyre House (Photo No. 10), which was constructed in Altamonte Springs in 1885 and moved to Longwood in 1973. The house combines the scale and massing of the Queen Anne style with Stick style detailing on the porch and in the gable of the main facade. The Stick influence on the houses at 133 West Bay Avenue (Photo No. 3), 211 West Warren Avenue (Photo No. 14), and 141 West Church Avenue (Photo No 20) is seen mainly on the porches and is a type of decorative often called "Chinese" or "Chinese Chippendale" fretwork.

Queen Anne

There are only two houses in the district that clearly reflect the influence of the Queen Anne style: the Bradlee-McIntyre House mentioned above and the Niemeyer House (Photo No 13) at 192 West Warren Avenue, which was constructed in 1889. The Queen Anne style was named and popularized by a group of 19th century English architects led by Richard Norman Shaw (1831-1912), a successful designer of country homes. The name given to the genre in which they worked had little to do with the formal Renaissance architectural forms that were dominant in the reign (1702-1714) of the British monarch with which it is associated. The models drawn upon were instead those medieval house types characteristic of the earlier Jacobean and Elizabethan periods. In America, only the patterned masonry and half-timber subtypes are truly similar to the work of Shaw and his colleagues. An abundance of forests and native inventiveness in the use of the wood lather produced the elaborate millwork and variety of visual forms associated with the Queen Anne style in the United State.

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The Queen Anne Style was popular in Florida from about 1876 until 1910. The fully developed Queen Anne house is usually a two-story structure, distinguished by asymmetrical massing and an elaborate use of shapes and textures intent on producing a highly picturesque effect. Vertical elements are separated by horizontal bands in which one finds the use of various siding materials, including shingles of different shapes. Steep gables, towers, dormers, balconies, and verandas further enrich the surface of the building and complicate its profile. Porches feature turned posts and spindlework, and roofs are marked by tall chimney stacks and ridge cresting. Classical details often mingle freely with medieval motifs.

Although simple in form and detailing when compared with more elaborate examples of the Queen Anne style elsewhere, the Bradlee-McIntyre house contains many of the styles requisite features, among the most important of which is the large tower on the east elevation. The Niemeyer house, on the other hand, embodies little more than the basic plan of the Queen Anne house and some minor decorative details. The characteristic tower is absent from this structure; however, its overall feeling remains Queen Anne.

Gothic Revival

The only Gothic Revival structure in the district is Christ Episcopal Church, erected in 1880. Episcopal churches constructed in Florida during the 1870s and 1880s were usually simple board-and-batten buildings with steeply pitched gable roofs, pointed arch windows, a bell tower, and a minimum of external ornament, the more elaborate detailing usually being reserved for the interior. Such edifices were inspired by the "natural" and "primitive" qualities of medieval English parish churches. These churches were based on prototypes developed for inexpensive rural churches by American architect Richard Upjohn. The church has undergone some changes since 1880. In 1964, the sanctuary was enlarged somewhat, and in 1988 the building was relocated approximately 100 feet west of its original site.

Classical Revival

The Longwood Historic District does not contain any true examples of the Classical Revival style, but the large, wood frame vernacular Longwood Hotel (Photo No. 35) offers massing and a few details that are classical in feeling. The style is based upon the adaptation of ancient Greek and Roman forms--

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particularly the formal Doric, Ionic, Corinthian, and Composite orders--to a wide variety of building types. "Temple front" houses, those with a gable facing the street that could be fitted out with a pediment, were particularly favored; however, any building with a formally balanced facade that could be fitted out with wooden columns and a few millwork details would do. The "classical feature of the Longwood hotel are limited to the broken pediment over the central pavilion on the main facade, the wide bracketed cornice surrounding the roof, and the architrave moldings over the facade doors and windows. The veranda that embraces three sides of the building is supported by simple wooden posts and is not classical in feeling.

Masonry Vernacular

All of the contributing masonry buildings in the district can be classified as masonry vernacular and are constructed of concrete block or brick. The most distinctive masonry material used in the district is rusticated face concrete block, examples of which can be found at 107 East Church Street (Photo No. 18), 117 East Church Street (Photo No. 19), 177 South C.R. 427 (Photo No. 37), and 200 East Palmetto Avenue (Photo No. 61). Rusticated face concrete block was used extensively in Florida between ca. 1900 and 1930, but began to decline in favor by about 1920. The block were cast in special hand-operated molds on the construction site.

The most significant brick building in the district is the one at 101 South C.R. 427 (Photo No. 34). The small, one-story building is distinguished by a "cut-corner" entrance at the intersection of East Church Avenue and South C.R. 427. It also features a high parapet with a molded coping and frieze panels above the awning level.

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Location, Significance, and Geographical Data

2. Location: street & number

The rough boundaries of the historic district are West Pine Avenue on the south, County Road 427 on the east, Palmetto Avenue on the north and South Milwee Street on the west.

8. Statement of Significance: significant person

Edward W. Henck
Frederick H. Rand
Peter A. Demens
Josiah B. Clouser

10. Geographical Data: verbal boundary description

Begin at the northwest corner of the intersection of County Road 427 and West Warren Avenue and run north along the west curb line of County Road 427 to a point parallel with the south property line of 117 County Road 427; then run east along said line to the east property line of 117 County Road 427; then run north along the east property lines of the buildings fronting on the east side of County Road 427 and continue across East Church Avenue and along the east property line of 117 East Church Avenue to the north boundary line of said property; then run west along the north property lines of the buildings fronting on the south side of East Church Avenue to a point parallel with the west property line of 107 East Church Avenue; then run south to the north curb line of East Church Avenue;

then run west along the north curb line of Church Avenue, crossing County Road 427 and continuing to a point parallel with the east property line of 127 West Church Avenue; then run north along said property line and continue along the east property line of 138 West Jessup Avenue to the north curb line of West Florida Avenue; then run east along said curb line to the intersection with Freeman Street; then run north along the west curb line of Freeman Street to the north curb line of East Palmetto Avenue; then run east along said curb line to a point parallel with the east property line of 200 East Palmetto Avenue; then run north along said line to the north property line; then run west along the north line to the west property line;

then run south along the west line and continue along the west property lines of 398 and 346 Freeman Street to the south curb line of West Magnolia Avenue; then run west along said curb line

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to a point parallel with the west property line of 110 West Magnolia Avenue; then run south along said line and continue to the south curb line of West Jessup Avenue; then run west along said curb line to a point parallel with the west property line of 138 West Jessup Avenue; then run south along said line to the north property line of 150 West Church Avenue; then run west along said line and continue along the north property line of 141 West Church Avenue to the west property line of 141 West Church Avenue; then run south along said line to the north curb line of West Church Avenue; then run west along said curb line to a point parallel with the east property line of 151 West Church Avenue; then run north along said line to the north property line, which is the south curb line of West Jessup Avenue; then run west along said line to the west property line of 151 West Church Avenue; then run south along said line to the north property line of 211 West Warren Avenue; then run west along said line to the west property line of 241 West Warren Avenue; then run south along said line to the south curb line of West Warren Avenue; then run west along said curb line to a point parallel with the west property line of 272 West Warren Avenue; then run south along said line to the north curb line of West Bay Avenue; then run east along said curb line to the west property line of 242 West Bay Avenue; then run south along said line to the south property line of 242 West Bay Avenue; then run east along said line to the west property lines of the buildings fronting on the west side of Wilma Street; then run south along said property lines to the south property line of 402 Wilma Street; then run east along said line to the west curb line of Wilma Street; then run north along said line to a point parallel with the south property line of 192 West Warren Avenue; then run east along said line approximately 250 feet; then run south to the north curb line of West Bay Avenue; then run east along said curb line to a point parallel with the west property line of 138 West Bay Avenue; then run south along said line to the south line of the property; then run east along said line to the east property line of 114 West Bay Avenue; then run north along said line and continue along the east property line of 130 West Warren Avenue to the north curb line of West Warren Avenue; then run east along said curb line to the intersection of County Road 427, the point of beginning.

10. Geographical Data: Boundary Justification

The boundaries of the historic district are based on a comprehensive physical survey of the city of Longwood and on documentary research relating to the historical development of

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the community and the construction of its existing and vanished resources. The buildings in the district represent the surviving resources most closely associated with persons and events significant in the early history of Longwood. The survey did not locate any significant resources associated with the historical development of Longwood immediately outside these boundaries that might warrant their inclusion in the historic district or consideration for individual listing in the National Register.