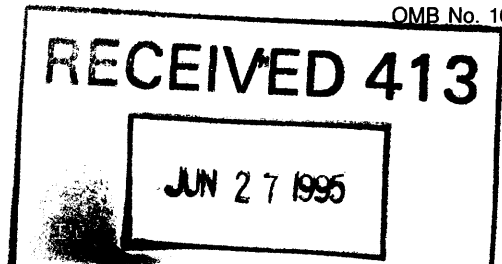


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. Use this form to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Mims

other names/site number FMSF# 8BR01658

2. Location

street & number 3202 State Road 46 N/A  not for publication

city or town Mims N/A  vicinity

state FLORIDA code FL county Brevard code 009 zip code 32754

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
Suzanne P. Walker / Deputy SHPO 6/21/95  
Signature of certifying official/Title Date  
Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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:)

Edson H. Beall Signature of the Keeper Date of Action 7/26/95  
Entered in the National Register

Hotel Mims

Brevard, FL

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: hotel

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

COMMERCE: speciality store

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: frame vernacular

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE PIERS

walls ASBESTOS SHINGLE

roof METAL

other GLASS

BRICK

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING
- COMMERCE
- EARLY SETTLEMENT

**Period of Significance**

c.1889 - 1945

**Significant Dates**

c.1889

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown/unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Hotel Mims  
Name of Property

Brevard, FL  
County and State

### 10. Geographical Data

Acreage of Property less than 1 acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

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

3 

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Zone Easting Northing

4 

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 See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Sidney Johnston/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date June, 1995

street & number R.A. Gray Building, 500 S. Bronough St. telephone 904-487-2333

city or town Tallahassee state FL zip code 32399-0250

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name J.T. Shealy

street & number 3201 State Road 46 telephone 407-267-3565

city or town Mims state FL zip code 32754

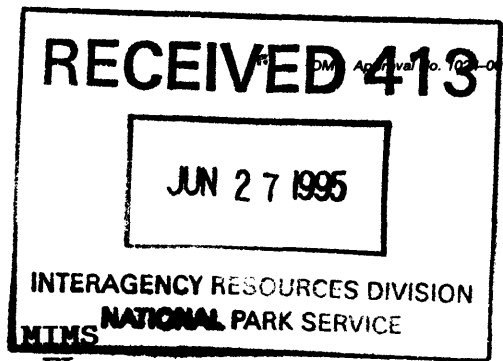
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

HOTEL MIMS, MIMS  
BREVARD CO., FL



Section number 7 Page 1

## SUMMARY

The Hotel Mims is located at 3202 State Road 46 in the unincorporated community of Mims. Constructed about 1889, the building is the best example of the "I" house variant of frame vernacular construction in the community. It is two stories and unornamented, in keeping with late nineteenth and early twentieth century farm houses. Although asbestos shingles have been installed over much of the original exterior wall fabric, the building possesses a high degree of architectural integrity and is a prominent feature of the community.

## SETTING

State Road 46 is an east/west highway locally known as Main Street. U.S. Highway 1, the other primary corridor through the community, extends north to south one block to the east of the property. The Florida East Coast Railway runs north/south through Mims one block to the west.

The building is located in the China Ward of the Town of Mims, one of four wards comprising the historic town plan. It stands near the center of the historic core of town. Surrounding buildings consist of relatively new retail stores to the east and south, a retail store and post office to the west, and a fire station immediately to the north. A historic church is located several blocks north, and several older residential buildings are located to the southwest. A windshield survey indicates that the community contains approximately thirty-five historic buildings. The landscape is relatively flat. Foliage, consisting of live oak, pine, and palm trees, adds to the natural beauty of the area.

## PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The 1,300 square foot building rests on brick and concrete piers. The two story building has a steeply-pitched, side-facing gable roof surfaced in 3-V crimp metal

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HOTEL MIMS, MIMS  
BREVARD CO., FL

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panels; end porch; carved rafter ends; corbeled brick chimneys; one-story gable extension; double-hung sash windows; and wood drop siding and asbestos shingle exterior wall fabrics (photo 1).

**Exterior**

The front (south) facade is symmetrical and consists of double-hung sash windows and a centrally located, paneled wood entrance door. A one-story porch that extends across the facade is protected with a hip roof supported by wood posts (photo 2). The porch is enclosed with a knee wall and screen, and terminates in a porte cochere at the southeast corner. Asbestos shingles cover the original wood drop siding exterior wall fabric, except where the first story is protected by the porch. Centered in the first story of the facade, the entrance is flanked by a pair of 1/1 double-hung sash windows.

The west elevation is symmetrical with a corbeled brick chimney flanked by four 1/1 double-hung sash windows (photo 3). A one-story cross gable extension protrudes from the northwest corner and is covered by a steeply-pitched gable roof surfaced with 3-V crimp metal panels. It has two 1/1 double hung sash windows.

The north elevation displays a variety of asymmetrical forms, including the two-story facade with offset double-hung sash windows on the upper story, a one-story cross gable extension, and a "L" shape rear porch (photo 4). The gable extension includes an offset corbeled brick chimney, and a replacement 4 light aluminum awning window. The rear porch has a hip roof.

The east elevation displays the porte cochere and a two-story gable end with centrally placed 1/1 double-hung sash windows (photo 5). The one-story rear porch and cross-gable extension are also visible. The rear porch from this perspective exhibits an enclosed portion in the foreground and an open area with a knee wall, screen, and door that extends along the gable extension.

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HOTEL MIMS, MIMS  
BREVARD CO., FL

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**Interior**

The interior configuration displays a conventional "I" house plan, having a central hall with staircase that divides the living spaces. Ceilings rise to eight feet and the interior details of paneled wood doors with brass hardware, door and window surrounds, brick fireplace, floors of tongue-and-groove pine, and walls and ceilings finished with tongue-and-groove beaded board, remain intact.

The main entrance empties into a central hall with a staircase that extends along the east wall (photo 6). The staircase displays a newel post with crown and frieze molding, carved handrail, and square balusters. Small winders at the base of the staircase, treads, risers, and finishing string are original.

The central hall is flanked by a bedroom on the east and a parlor on the west (photo 7). A small bathroom, housed in an enclosed section of the rear porch, serves the bedroom. The parlor displays a brick hearth and fireplace located in the center of the west wall. The remainder of the first floor is comprised of a dining area and kitchen, both of which are contained within the one-story gable extension (photo 8). The walls, ceiling, and floors are finished with pine tongue-and-groove beaded board. The original wood siding remains exposed within the rear porch area (photo 9).

The second story consists of two rectangular bedrooms that are located off the central stair landing and hall. A third small central bedroom lies immediately west of the staircase. The bedrooms are finished with the pine flooring and the walls and ceilings with beaded board. Ceilings and walls are canted along the north and south elevations to accommodate the roof pitch (photo 10).

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**National Register of Historic Places  
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**HOTEL MIMS, MIMS  
BREVARD CO., FL**

Section number 7 Page 4

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**ALTERATIONS**

The original porch extended across the front facade, displaying a hip roof supported by turned posts. About 1925, the southeast corner of the porch was extended and wrapped around the east elevation to form a porte cochere. The roof surfacing of the building appears to have been upgraded with metal 3-V crimp panels at the same time. The asbestos shingle siding dates to about 1937.

**NON-CONTRIBUTING BUILDING**

A concrete block garage with gabled roof stands behind the primary building (photo 11). It was not built during the historic period. The original opening has been enclosed with wood framing and plywood sheeting. A central vehicle door, at the gable end, provides access to the interior.



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HOTEL MIMS, MIMS,  
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**SUMMARY**

The Hotel Mims is significant under Criterion A in the areas of Commerce, Community Planning and Development, and Early Settlement, and under Criterion C in the area of Architecture. The period of significance is c.1889 to 1945. Robert Mims, one of the founders of the community, developed the building as a hotel. It served that purpose into the 1930s. Among the oldest buildings in Mims, it is a good example of "I" house vernacular construction. Its characteristics are consistent with national and statewide construction in this form; it retains a high degree of architectural integrity.

**HISTORICAL CONTEXT**

Mims, a small unincorporated community in north Brevard County, was settled in the 1880s by Robert, Britton, and Casper Mims, Georgia farmers who moved to the area after the Civil War. They located in La Grange, a small settlement two miles north of Titusville and one mile south of present day Mims. Britton successfully developed citrus groves and a farm in the 1870s. He and Robert relocated several miles north in the early 1880s. They acquired large parcels along the tracks of the newly-constructed Atlantic Coast, St. Johns, and Indian River Railway, which connected Enterprise with Titusville. They named the area Mims, planted large citrus groves, created a town plan, and began selling lots for development.

A church was organized in 1884, and a post office opened several years later. In 1886, railroad tracks that connected Enterprise with Titusville were extended through Mims. An 1886 town plat provided a plan for development along the railroad, which eventually became the Enterprise Branch of the Florida East Coast Railway system. By 1890, the population reached approximately seventy-five. A church, depot, packing house, hotel, and several other buildings dotted the landscape. Nutrient rich wetlands west of the settlement were drained to provide agricultural

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HOTEL MIMS, MIMS,  
BREVARD CO., FL

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acreage, and in 1891 nearly 500 acres in groves were established there. Most residents developed citrus groves and small farms.

Devastating freezes in the mid 1890s killed many citrus trees which were replanted over the following decade. About 1904, a small black settlement emerged. It had a number of residences, a school, a church, and citrus groves. In 1910, the population reached approximately 150 and additional farms, residences, barns, and packing houses were developed during the following decade. The Titusville East Coast Advocate newspaper ran hyperbolic columns that suggest Mims experienced a building boom during the period. In early 1911, the Advocate reported that

Mims is putting on quite an attractive appearance--new paint, new houses and newly erected fences. Let the good work continue. The ever energetic real estate men tell us that there are only a few more tracts of land here that are open to settlement. Hurry up, you would-be homeseekers in this land of sunshine and flowers.

A community building was constructed about 1911, a new post office in 1914, a school in 1917, and by 1915 a citrus grower's association was formed. The Mims Mill was incorporated in 1916 and specialized in the construction of citrus and vegetable crates. Land reclamation projects and the 1915 opening of Southmere, an agricultural settlement west of Mims, spurred additional development. Nevertheless, more attractive building sites, improved services, and better economic possibilities in the larger neighboring communities of New Smyrna, Sanford, and Titusville curtailed development in Mims.

During the land boom of the 1920s, Mims experienced a relatively small population increase, rising from 571 in 1920, to 791 by 1930. About 1923, U.S. Highway 1, popularly known as the "Dixie Highway," was extended through the community, and several years later State Road 46 connected Mims with Sanford. Those highway connections helped promote

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growth. A few investors from nearby communities opened developments in Mims, including Orange Park, a small residential subdivision established in 1925 by Roy Perry, a Melbourne developer. A number of new houses, small apartment buildings, and a filling station were constructed, and by the mid 1920s approximately fifty buildings dotted the landscape. In 1925, the town of Mims was incorporated with some seventy-five voters casting ballots. The local economy depended heavily upon agriculture, and by the mid 1920s five citrus packing houses operated each season. In the late 1920s, Mediterranean fruit flies infested citrus groves, creating hardships for local growers. The neighboring communities of Aurantia and Southmere experienced severe agricultural difficulties followed by population losses, and by 1929 post offices in both settlements were consolidated in Mims.

During the Great Depression of the 1930s, the community experienced some growth. Although railroad service decreased, the small depot north of town continued to provide passenger service and shipment of truck crops and citrus. Citrus packing houses employed numerous people in the community and exported Indian River citrus to northern markets. A small tourist camp was located north of town on U.S. Highway 1. In the early 1940s, the population reached 1,081.

**HISTORICAL SIGNIFICANCE**

The Hotel Mims was constructed about 1889 by Robert Mims. He selected a site one block east of the railroad that he believed to be well-suited for lodging the occasional visitor or land speculator. There he financed the construction of a two-story, wood frame building, which he named the Hotel Mims. The hotel cost about \$150 to build. It is believed that Louis Myers, an Austrian born carpenter who moved to the area in the 1880s, supervised construction. Mims hired a manager for the hotel, which was really little more than a rooming and boarding house, and maintained ownership for several decades. Although the hotel never generated a large profit, it supplemented Mims'

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HOTEL MIMS, MIMS,  
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income and was the only commercial lodging in the community for several decades.

In 1893, Mims showed sensitivity to the cultural needs of the growing community by deeding a lot one block north of the hotel to the local Methodist Church. A church was completed on the site later that year. Mims devoted most of his time developing real estate investments in downtown Titusville, and Cocoa, and citrus groves in Mims and Bonaventure, a small community south of Cocoa where he later moved. Mims also served as superintendent of public schools and later on the Brevard County School Board. He died in 1907 and his widow sold the property in 1910.

In 1910, Tom Bevill, a local saw mill operator, acquired the property and later that year sold it to his father-in-law, Mitchell Jones, a wealthy citrus grower. Born in Georgia in 1838, Jones moved to La Grange following the Civil War and then to Mims in the 1880s. By 1891, Jones cultivated nearly 100 acres of citrus groves in the region. Jones completed his own private residence in the community in 1910 and hired a manager to supervise the hotel, behind which he planted a citrus grove.

In 1914, Jones sold the property for \$575 to Benjamin Carpenter, a native of Osteen in Volusia County. Carpenter's family arrived in Volusia County in the 1850s and by 1900 had extended throughout much of southeast Volusia and north Brevard counties. Carpenter, a farmer, maintained a residence elsewhere in Mims and, following in the footsteps of previous owners, hired a manager to supervise hotel operations. Like the others he derived little profit from the business. In 1917, Carpenter was approached by Edwin Hulett, a local merchant who had arrived in Mims about 1912 and offered him \$1,500 for the property.

Hulett operated the business for only three years. In 1920, he sold the property to Kim Sawyer and Charles Elder for \$3,000. Sawyer and Elder, owners of a local lumber mill, closed the hotel and used the property as their private residence for several years. Elder built a small

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HOTEL MIMS, MIMS,  
BREVARD CO., FL

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general store west of the house which no longer stands. Sawyer and Elder in 1922 sold the property to Thomas Bossler for \$2,000. Bossler, a businessman who operated a garage and lumber mill, reopened the hotel and mortgaged the property several months later. It is believed that Bossler added the small porte cochere to the original porch about 1925. In 1930, unable to maintain the mortgage payments, Bossler lost the house to foreclosure.

Edward Green, a native of South Carolina who moved in 1904 to Mims where he opened a general merchandise store with his brothers, obtained the property. In the late 1920s, Green moved his residence to Titusville, but still maintained a general store in Mims. He continued to operate the hotel during the 1930s. In 1937, he sold it to Addie Bevill, whose husband had briefly owned the property in 1910. Addie then deeded the building to her youngest son, Mitchell, who used the building as his private residence. It is believed that Bevill installed the asbestos shingles over the original exterior wall fabric shortly after he occupied the residence. J.T. Shealy acquired the building in the mid 1980s, and currently uses it as a craft and antique retail store.

**ARCHITECTURAL CONTEXT AND SIGNIFICANCE**

Typical of late 19th century Florida vernacular buildings, the pine and cypress materials were locally grown and milled. Pier foundations, made of brick, encourage air circulation under the house. The most common roofing material, tin, is used for the main roofs and porch.

Asbestos shingle siding dates to about 1937. Asbestos was among the first in a host of man-made building materials developed during the early twentieth century to cosmetically upgrade and lower maintenance costs of older buildings. Asbestos became popular about 1905 as a roofing material because of its fire retardant and weather-resistant qualities. In the late 1920s, when the shingles were first applied to wall surfaces, a new industry of re-siding older

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**HOTEL MIMS, MIMS,  
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buildings was spawned. It was a popular material until aluminum siding was introduced in the late 1940s.

The Hotel Mims embodies a distinct variant of frame vernacular construction known as the "I" house. Frequently found on farms, the form is considered a large version of the "dog trot" house. It is characteristically a narrow, two-story building with a two gabled roof and chimneys placed on the exterior of the gable ends. A centrally located entrance opens to a central hallway with stairs and two rooms downstairs and two rooms upstairs. Kitchens are contained within offset, one-story cross gable extensions protruding at the rear, with fireplaces at the gable ends. The roofed, one-story porch, as usual, extends across the building's main facade.

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National Park Service

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Continuation Sheet**

HOTEL MIMS, MIMS,  
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HOTEL MIMS, MIMS,  
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# **National Register of Historic Places Continuation Sheet**

**HOTEL MIMS, MIMS,  
BREVARD CO., FL**

Section number 10 Page 1

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## **VERBAL BOUNDARY DESCRIPTION**

The historic Hotel Mims is located in lots 26 and 27, China Ward, Town of Mims in Township 21 South Range 35 East Section 17, Brevard County, Florida.

## **BOUNDARY JUSTIFICATION**

The boundary encloses the property historically associated with the Hotel Mims.

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HOTEL MIMS, MIMS,  
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Section number \_\_\_\_\_ photographs Page 1

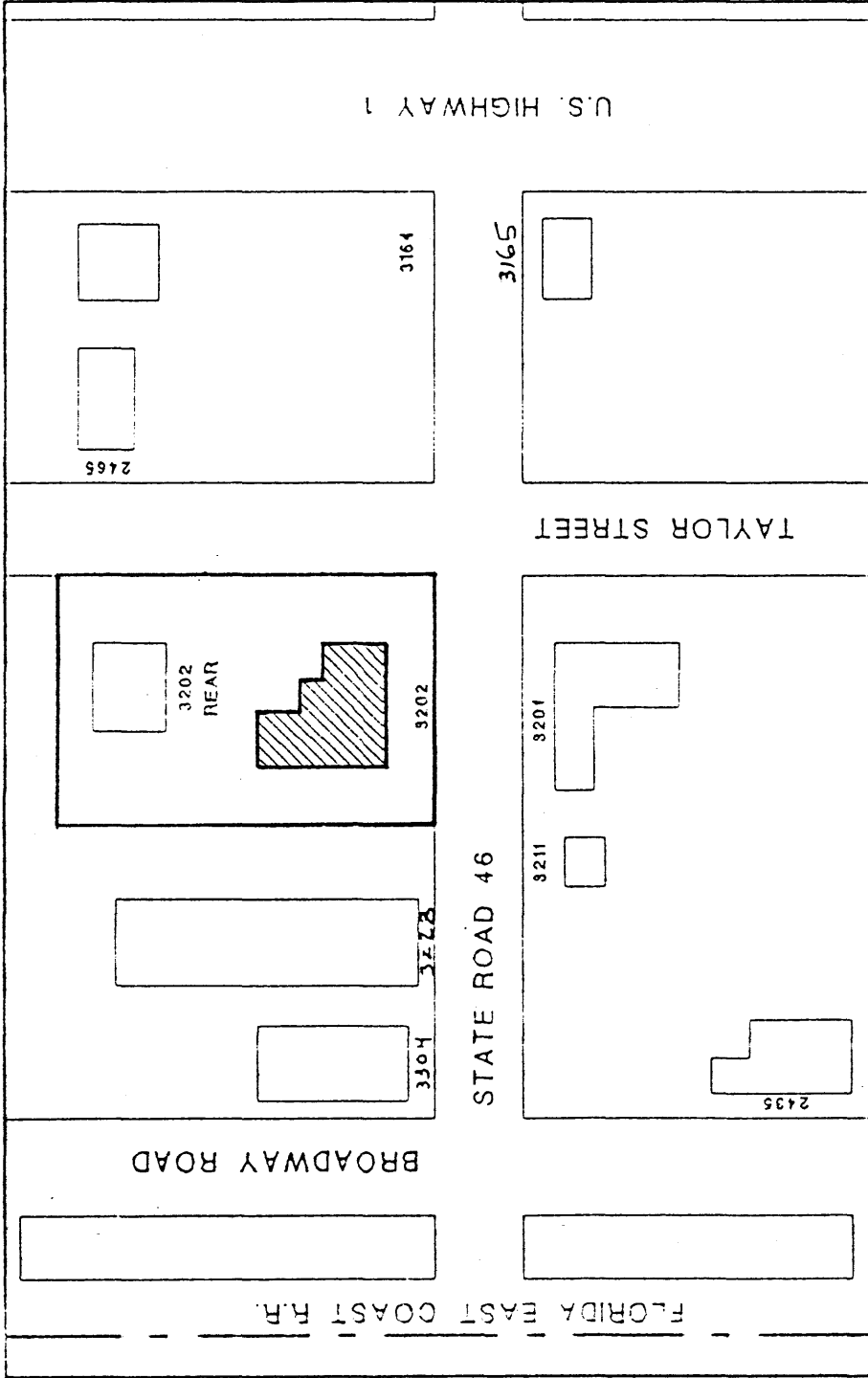
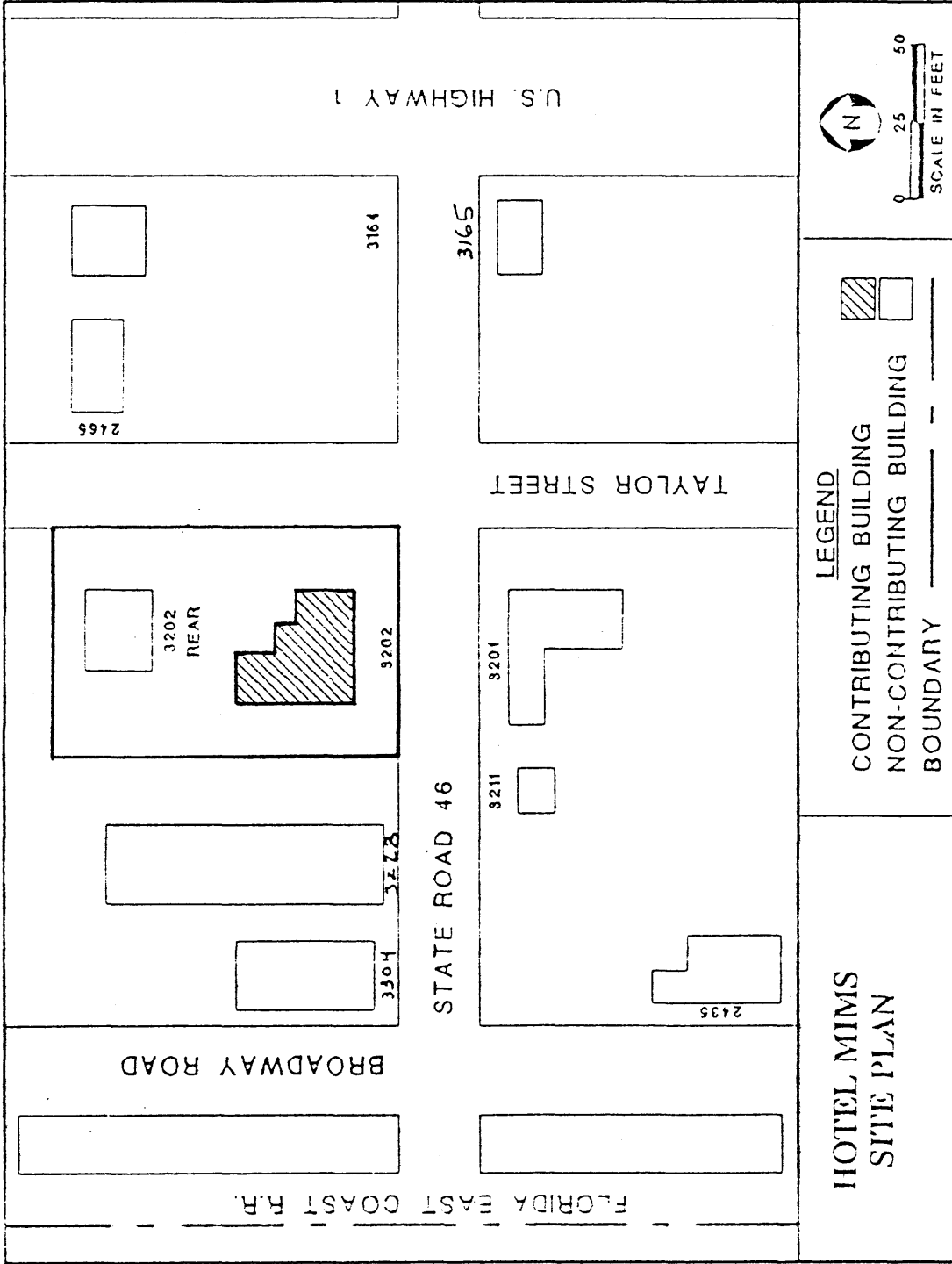
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INVENTORY OF PHOTOGRAPHS

1. HOTEL MIMS, 3202 STATE ROAD 46
2. MIMS, BREVARD COUNTY, FLORIDA
3. SIDNEY JOHNSTON
4. 1993
5. HISTORIC PROPERTY ASSOCIATES
6. VIEW SHOWING SOUTH (FRONT) ELEVATION, FACING NORTH
7. PHOTO NO. 1 OF 11


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


6. VIEW SHOWING FRONT PORCH, FACING WEST
7. PHOTO NO. 2 OF 11
  
6. VIEW SHOWING WEST FACADE, FACING EAST
7. PHOTO NO. 3 OF 11
  
6. OBLIQUE VIEW SHOWING NORTH FACADE, FACING SOUTHEAST
7. PHOTO NO. 4 OF 11
  
6. VIEW SHOWING EAST FACADE, FACING WEST
7. PHOTO NO. 5 OF 11
  
6. VIEW SHOWING ENTRANCE HALL AND STAIRCASE, FACING NORTH
7. PHOTO NO. 6 OF 11
  
6. VIEW SHOWING PARLOR, FACING EAST
7. PHOTO NO. 7 OF 11
  
6. VIEW SHOWING KITCHEN, FACING WEST
7. PHOTO NO. 8 OF 11
  
6. VIEW SHOWING REAR PORCH, FACING SOUTH
7. PHOTO NO. 9 OF 11
  
6. VIEW SHOWING SECOND STORY BEDROOM, FACING SOUTHWEST
7. PHOTO NO. 10 OF 11
  
6. VIEW SHOWING OUTBUILDING, FACING NORTHWEST
7. PHOTO NO. 11 OF 11





**HOTEL MIMS  
SITE PLAN**

**LEGEND**

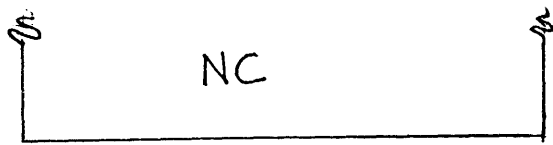
CONTRIBUTING BUILDING 

NON-CONTRIBUTING BUILDING 

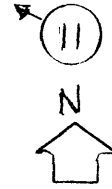
BOUNDARY 

 **N**

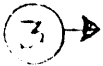
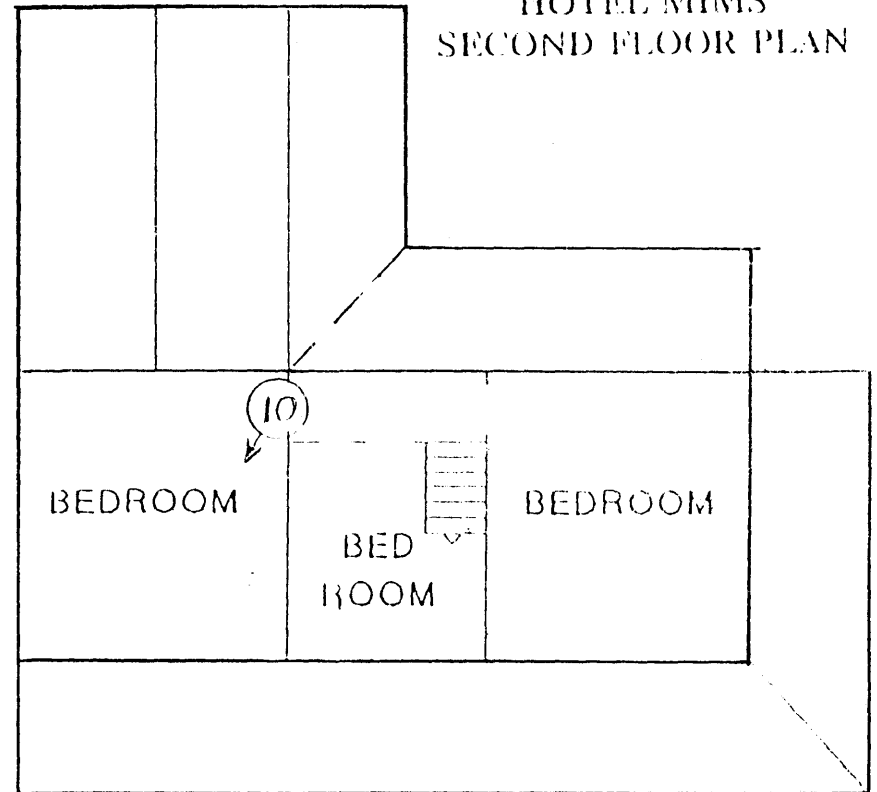
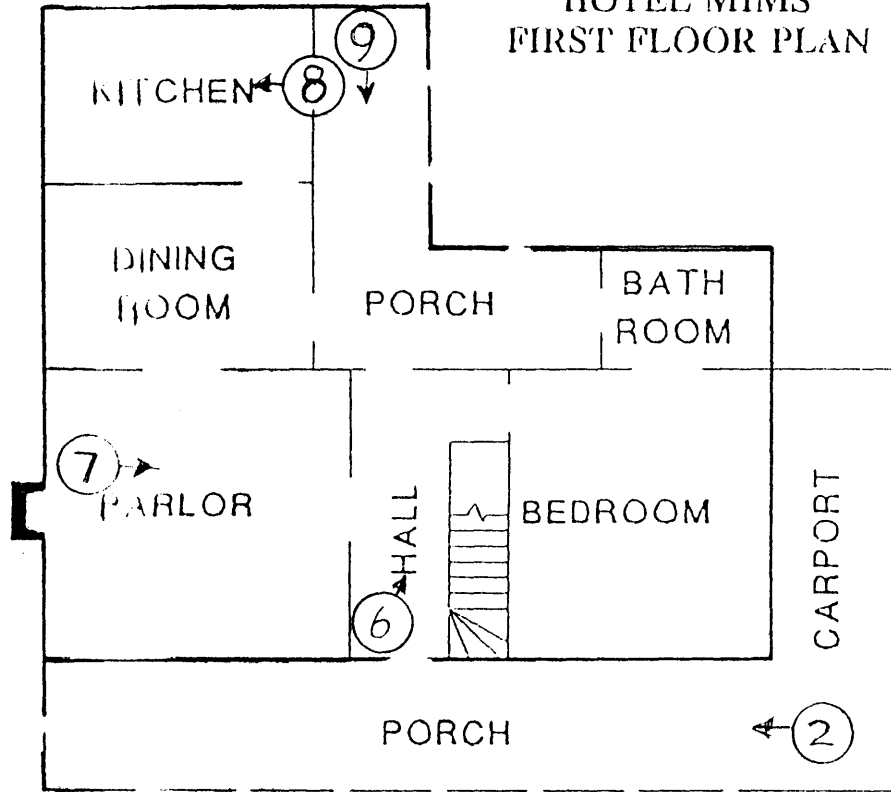
0 25 50  
SCALE IN FEET



HOTEL MIMS  
FIRST FLOOR PLAN



HOTEL MIMS  
SECOND FLOOR PLAN



PHOTOGRAPHIC DIAGRAM  
Hotel Mims, Mims, Brevard Co., FL

← ○ indicates photographer's direction