

424

United States Department of the Interior  
National Park Service

RECEIVED

FEB 14 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 Sebring Downtown Historic District

other names/site number \_\_\_\_\_

2. Location

street & number S. & N. Circle Dr., 100 Blocks S. & N. Ridgewood Dr. N/A not for publication

city, town Sebring N/A vicinity

state Florida code FL county Highlands code FL 055 zip code 33870

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

| Contributing | Noncontributing    |
|--------------|--------------------|
| <u>22</u>    | <u>5</u> buildings |
| _____        | _____ sites        |
| _____        | _____ structures   |
| _____        | _____ objects      |
| <u>22</u>    | <u>5</u> Total     |

Name of related multiple property listing:  
Multiple Resource Area of Sebring, Florida

Number of contributing resources previously listed in the National Register N/A

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 of certifying official [Signature]  
State Historic Preservation Officer  
Florida Dept. of State-Bureau of Historic Preservation  
State or Federal agency and bureau

Date 2/5/90

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

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

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

Entered in the  
National Register

Mark J. Baker

16 March 1990

[Signature]  
Signature of the Keeper

Date of Action

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**6. Function or Use**

---

Historic Functions (enter categories from instructions)

COMMERCE/TRADE-businessCOMMERCE/TRADE-organizationalCOMMERCE/TRADE-financial institution

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Current Functions (enter categories from instructions)

COMMERCE/TRADE-businessCOMMERCE/TRADE-organizationalCOMMERCE/TRADE-financial institution

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---

**7. Description**

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Architectural Classification

(enter categories from instructions)

OTHER/masonry vernacularCLASSICAL REVIVAL-neo-classical revival

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Materials (enter categories from instructions)

foundation concretewalls brickstuccoroof rolled compositionother wood

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Describe present and historic physical appearance.

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National Park Service

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Section number 7 Page 1

Sebring Downtown Historic District

SUMMARY

The Sebring Downtown Historic District is a small circular commercial district comprised of 27 structures surrounding a central park. There are 22 contributing and 7 noncontributing buildings. The majority of structures are masonry vernacular with several examples of the Neo-Classical Revival style interspersed among them. The central, circular park is landscaped with native and exotic vegetation and original, recently restored, iron lampposts.

PRESENT APPEARANCE

The buildings located in the Sebring Downtown Historic District were constructed between 1916 and 1927. The masonry buildings are generally divided into two levels, with public spaces for banks, insurance offices, hotel lobbies, and retail stores on the first level, and office, hotel rooms and meeting spaces on the upper floors. The majority of facades contain storefronts which provide a frame for the display of retail merchandise. The main entrance is frequently centered. "Kick" panels located below the display windows are constructed of a variety of materials, most commonly wood. Metal or wood canopies or canvas awnings are used above the storefront and act as an advertising medium for signs, as shelter for shoppers and as an extension of the display surface of the building. The upper stories contain signage and the decorative elements of the building. Decoration is minimal and frequently limited to decorative brick or stonework with particular attention given to the cornice.

These extant commercial buildings of Sebring are basically rectangular in plan and constructed of red or buff brick or stucco with flat roofs and parapets. In some instances, the original brick finish has been obscured through painting or the application of stucco during the historic period. Decorative features include corbelling, dentils, belt courses and name and date panels. Several good examples are 208 Circle Drive, 134-138 North Ridgewood Drive, and the Hotel Nan-ces-O-Wee at 133 North Ridgewood.

One of the distinguishing features of the district is the curvilinear facades of the main buildings abutting the central circular park. Buildings are sited with their main facades aligned with the circle with six radiating side streets. The

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**National Register of Historic Places  
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Section number 7 Page 2

Sebring Downtown Historic District

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basic plan of the area radiating from this central business axis is hexagonal rather than the quadrangular form common to the traditional town square. Corner orientation is emphasized by a second circle, Wall Street, which circumscribes the first, creating a rear alley that provided secondary shop and store spaces during the historic period.

The circular plan of Sebring combines with the various radiating streets to produce structures that contain two primary elevations with main facades. The two main elevations are integrated by various common elements that include continuous sills, lintels, and belt courses and corner entrances. The Gilbert Drugs Building at South Commerce and Circle Drive has a canted entrance at the corner, set at a 45 degree angle to the main elevations. 209-213 South Circle has a concave second story porch. The Buckeye Building and 115-117 North Ridgewood have rounded entrances and turned corners, a feature that anticipated the Moderne style of the 1930s and 1940s.

Among the more striking buildings in the downtown commercial area are the Buckeye Building, the Highland County Bank Building, and 115-117 North Ridgewood. Their design breaks with the masonry vernacular architecture of the surrounding buildings through the use of the Neo-Classical Revival style. Details of the style in Sebring include such classical features as Ionic and Corinthian columns, monumental entrances, roof line balustrades and projecting cornice lines accented by elaborate moldings, dentils, and modillions. The buildings contrast with the masonry vernacular architecture of the surrounding buildings and form a significant component of the architectural legacy of downtown Sebring.

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National Park Service

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Sebring Downtown Historic District

LIST OF CONTRIBUTING AND NON-CONTRIBUTING STRUCTURES

| NAME                       | ADDRESS                    | C-NC | DATE   |
|----------------------------|----------------------------|------|--------|
| 115 E. CENTER AVENUE       | 115 E. CENTER AVENUE       | C    | c.1914 |
| 127-139 E. CENTER AVENUE   | 127-139 E. CENTER AVENUE   | C    | c.1925 |
| 100 N. CIRCLE DRIVE        | 100 N. CIRCLE DRIVE        | NC   |        |
| 104 N. CIRCLE DRIVE        | 104 N. CIRCLE DRIVE        | C    | c.1913 |
| BUCKEYE BUILDING           | 108 N. CIRCLE DRIVE        | C    | c.1922 |
| HIGHLANDS BANK & TRUST     | 200 N. CIRCLE DRIVE        | C    | 1919   |
| HIGHLANDS THEATER          | 202-210 N. CIRCLE DRIVE    | C    | c.1923 |
| SKIPPER BANK BUILDING      | 300 N. CIRCLE DRIVE        | C    | c.1913 |
| 304-308 N. CIRCLE DRIVE    | 304-308 N. CIRCLE DRIVE    | C    | c.1920 |
| TOBIN BUILDING             | 101-103 S. CIRCLE DRIVE    | C    | 1926   |
| 107 S. CIRCLE DRIVE        | 107 S. CIRCLE DRIVE        | C    | c.1913 |
| 113 S. CIRCLE DRIVE        | 113 S. CIRCLE DRIVE        | NC   |        |
| ROANOKE HOTEL              | 209-213 S. CIRCLE DRIVE    | C    | c.1920 |
| 301 S. CIRCLE DRIVE        | 301 S. CIRCLE DRIVE        | NC   |        |
| 305 S. CIRCLE DRIVE        | 305 S. CIRCLE DRIVE        | NC   |        |
| BOARD OF TRADE BUILDING    | 309 S. CIRCLE DRIVE        | C    | 1916   |
| 313 S. CIRCLE DRIVE        | 313 S. CIRCLE DRIVE        | C    | c.1915 |
| 115-117 N. RIDGEWOOD DRIVE | 115-117 N. RIDGEWOOD DRIVE | C    | c.1920 |
| 121-127 N. RIDGEWOOD DRIVE | 121-127 N. RIDGEWOOD DRIVE | C    | 1923   |
| NAN-CES-O-WEE HOTEL        | 133-145 N. RIDGEWOOD DRIVE | C    | 1923   |
| HAINZ BUILDING             | 134-138 N. RIDGEWOOD DRIVE | C    | 1923   |
| 105-115 S. RIDGEWOOD DRIVE | 105-115 S. RIDGEWOOD DRIVE | C    | c.1926 |
| CIRCLE HOTEL               | 106 S. RIDGEWOOD DRIVE     | C    | 1923   |
| 112-116 S. RIDGEWOOD DRIVE | 112-116 S. RIDGEWOOD DRIVE | C    | c.1927 |
| 130 S. RIDGEWOOD DRIVE     | 130 S. RIDGEWOOD DRIVE     | NC   |        |
| 136 S. RIDGEWOOD DRIVE     | 136 S. RIDGEWOOD DRIVE     | C    | c.1914 |
| 144-154 S. RIDGEWOOD DRIVE | 144-154 S. RIDGEWOOD DRIVE | C    | c.1919 |

TOTAL RESOURCES

22 CONTRIBUTING STRUCTURES  
5 NON-CONTRIBUTING STRUCTURES  
27 TOTAL RESOURCES

**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)

COMMERCE  
COMMUNITY PLANNING AND DEVELOPMENT  
ARCHITECTURE

Period of Significance

1913-1927

Significant Dates

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

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

See continuation sheet

**9. Major Bibliographical References**

PLEASE SEE COVER NOMINATION-MULTIPLE RESOURCE AREA OF SEBRING, FLORIDA

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:

Bureau of Historic Preservation

**10. Geographical Data**

Acreage of property approximately two acres

UTM References

A 17 456410 3041210  
 Zone Easting Northing

C         

B           
 Zone Easting Northing

D         

See continuation sheet

Verbal Boundary Description

The boundary follows the broken line on the accompanying map entitled, "Sebring Downtown Historic District."

See continuation sheet

Boundary Justification

The boundary includes the historic resources that form the cohesive downtown commercial historic district in Sebring, Florida. The lines are drawn as to exclude as many non-contributing resources as possible without compromising the integrity or the cohesiveness of the district.

See continuation sheet

**11. Form Prepared By**

name/title Vicki L. Welcher - Historic Sites Specialist

organization Bureau of Historic Preservation date February 1, 1990

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

city or town Tallahassee state Florida zip code 32399-0250

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National Park ServiceNational Register of Historic Places  
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Sebring Downtown Historic District

## SUMMARY

The Sebring Downtown Historic District is significant at the local level under Criterion A in the areas of commerce and community planning and development during the years 1913-1927 in Sebring, Florida. The district is also significant at the local level under Criterion C as a cohesive collection of masonry vernacular architecture displaying elements of the Neo-Classical Revival style. The district is constructed around a central park, resulting in the formation of unusual, curvilinear main facades on several structures.

The district is the implementation of George Sebring's plan for the Town of Sebring. The creation of the town with a central business district was developed according to his plan. The first buildings on the circle were either owned by the Sebring family or business associates. Some of the most significant buildings during the initial period of growth include the Board of Trade Building at 309 South Circle Drive, and the bank building at 300 North Circle Drive. The circle developed in direct relation to the development of the town through the end of 1926. By early 1927, however, construction adjacent to the circle stagnated as a result of the hurricane that devastated the Florida economy in 1926. The district is a tangible resource that chronicles the commercial development of Sebring from its inception to the real estate bust in the late 1920s.

The district is architecturally significant as a cohesive collection of commercial architecture from the first two decades of the early twentieth century in Florida. A number of the buildings are significant for their design features associated with the circular town plan of Sebring. Such structures as the Roanoke Hotel at 209-213 South Circle Drive and the Circle Hotel at 106 South Ridgewood Drive (second address is 201 South Circle Drive) created concave facades to take full advantage of the circle. Other buildings used canted corners to take advantage of their corner lots. While the majority of structures are not of high style, they do present a good collection of vernacular architecture which has retained their historic appearance. Such structures as 144-154 South Ridgewood Avenue and 130 North Ridgewood Avenue are excellent examples of the commercial vernacular style of the period.



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Sebring Downtown Historic District

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1. 108 North Circle Drive, Sebring Downtown Historic District
2. Sebring, Florida
3. Paul Weaver
4. 1988
5. Historic Property Associates
6. Buckeye Building main facade facing northeast
7. Photo 1 of 18

Items 2-5 are identical for photos 1-6

1. 200 North Circle Drive, Sebring Downtown Historic District
6. Highlands County Bank facade facing northwest
7. Photo 2 of 18

1. 133-145 N. Ridgewood Dr., Sebring Downtown Historic District
6. Nan-Ces-O-Wee Hotel facing southwest
7. Photo 3 of 18

1. 200 Block, S. Circle Dr., Sebring Downtown Historic District
6. Main facades facing south
7. Photo 4 of 18

1. 200 Block, N. Ridgewood Dr., Sebring Downtown Historic District
6. Streetscape outside district boundary facing south
7. Photo 5 of 18

1. South Ridgewood Drive, Sebring Downtown Historic District
6. Streetscape from circle facing south
7. Photo 6 of 18

1. 105-115 S. Ridgewood Dr., Sebring Downtown Historic District
2. Sebring, Florida
3. Sheila Klein
4. August, 1989
5. Sebring Downtown Redevelopment Agency
6. Main Facades facing west
7. Photo 7 of 18

Items 2-5 are identical for photos 7-18

1. 112-116 S. Ridgewood Dr., Sebring Downtown Historic District
6. Main facade facing east
7. Photo 8 of 18

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Section number Photos Page 2

Sebring Downtown Historic District

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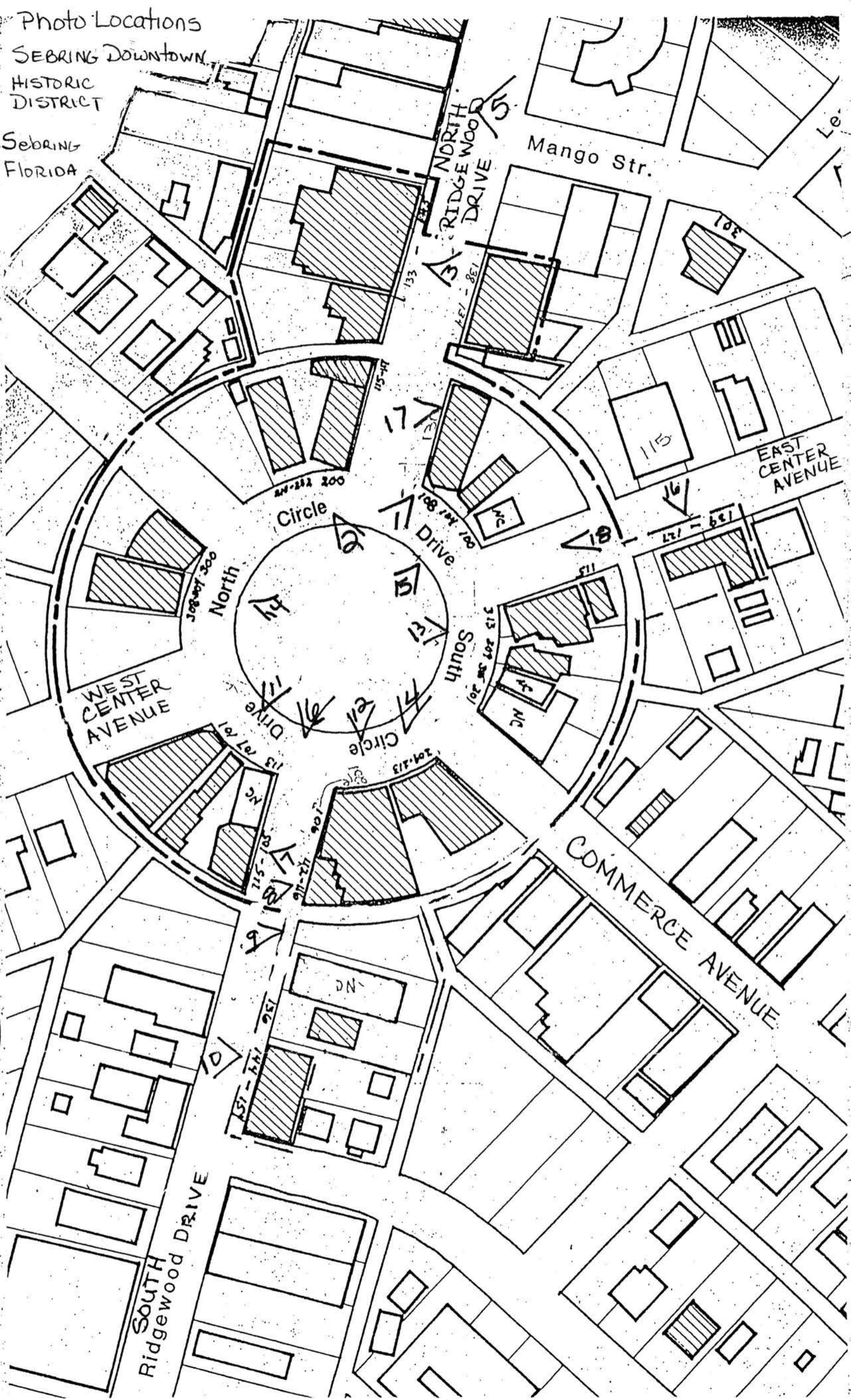
1. 130 S. Ridgewood Dr., Sebring Downtown Historic District
6. Main facade facing east
7. Photo 9 of 18
  
1. 144-154 S. Ridgewood Dr., Sebring Downtown Historic District
6. Main facade facing east
7. Photo 10 of 18
  
1. 100 Block S. Circle Dr., Sebring Downtown Historic District
6. Main facades facing southwest
7. Photo 11 of 18
  
1. 201 S. Circle Dr., Sebring Downtown Historic District
6. Main facade facing south
7. Photo 12 of 18
  
1. 300 Block S. Circle Dr., Sebring Downtown Historic District
6. Main facades facing east
7. Photo 13 of 18
  
1. 300 Block N. Circle Dr., Sebring Downtown Historic District
6. Main facades facing west
7. Photo 14 of 18
  
1. 100 Block N. Circle Dr., Sebring Downtown Historic District
6. Main facades facing northeast
7. Photo 15 of 18
  
1. 127-139 East Center Ave., Sebring Downtown Historic District
6. Main facade facing southeast
7. Photo 16 of 18
  
1. 130 N. Ridgewood Ave., Sebring Downtown Historic District
6. Main facade facing east
7. Photo 17 of 18
  
1. Circle, Sebring Downtown Historic District
6. Circle facing southwest
7. Photo 18 of 18

Photo Locations

SEBRING DOWNTOWN

HISTORIC DISTRICT

Sebring Florida



NORTH RIDGE WOOD DRIVE

Mango Str.

EAST CENTER AVENUE

Circle

Drive

North

South

WEST CENTER AVENUE

Circle

COMMERCE AVENUE

SOUTH RIDGEWOOD DRIVE

7/3/89

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Section number \_\_\_\_\_ Page \_\_\_\_\_

Sebring MPS Highlands County, FLORIDA

|   | Date Listed |
|---|-------------|
| COVER                                   | 8/14/89     |
| 1. Central Station                      | 8/14/89     |
| 2. Heinz, Edward, House                 | 8/14/89     |
| 3. Highlands County Courthouse          | 8/14/89     |
| 4. Sebring, H. Orvel, House             | 8/14/89     |
| 5. Vinson, Paul L., House               | 8/14/89     |
| 6. Harder Hall                          | 6/20/90     |
| 7. Sebring Downtown Historic District   | 3/16/90     |
| 8. Seaboard Air Line Depot--Old Sebring | 3/16/90     |



BUCKEYE

COLONY  
SHOPS

COLONY  
SHOPS

108 N. Circle Drive, Sebring Downtown HD  
Photo 1  
Highland Co. Rd



200 N. Circle Drive, Sebring Downtown H/D.

Photo 2

Hightower Co Rd





53-145 N. Ridgewood Dr, Sebring Downtown

Photo 3

photos with



CATHOUSE  
RESTAURANT

Reynolds HOTEL

Photo STUDIO

Rosella's

ZEMLEN



OPEN

Block S. Circle Dr., Sebring Downtown

Hypocenter Core

photo 4



200 Block N. Ridgewood Dr, Sebring 18W111000.

Photo 5

~~Highway 212~~



South Ridgewood Drive, Sebring Downtown HI)

Photo 6

Supplanned, Corral





WARREN  
MORRIS  
FUNERAL  
HOME  
SHEET & CHAMBERLAIN  
THE HOME OF BEST OF THE  
SOUTH

BOOKS

SPEED  
LIMIT  
5

105-115 S. Ridgewood Drive, Sebring  
Downtown HD Highland C&F

Photo 7

~~101-113 S. RIDGEWOOD DR~~



112-116 S. Redgewood Drive, Sebring Down, HD.  
Photo 8 Highlands C&H

112

116

SOUTH RIDGEWOOD



9/9

130 S. Ridgewood Drive Seeking Downtown HD  
Highlands C&L

Photo 9

~~130 S. RIDGEWOOD~~



144-1548. Ridgewood Dr., Sebring Downtown 140  
Heglands wife  
Photo 10

~~136-143 S. Ridgewood~~





103 - 113 S. Circle Dr, Sebring Downtown HO

Photo 11

Highland Circle

103  
SOUTH  
CIRCLE

107  
S. CIRCLE

113 S. CIRCLE



201 S. Circle Drive

(100 S. Ridgewood Dr. Also) Sebring Downtown HO  
Highlands Golf

Photo 12

201

SOUTH CIRCLE



300 Block S. Circle Drive, Sebring Downtown HO  
Highlands ETL

301

305

309

313

South Circle Drive



REAL ESTATE

YONYS  
ITALIAN RESTAURANT

YONYS

DALLA STORIA DI YONYS

300 Block N. Circle Drive, Sebring Downtown MI  
Photo 14 Highlands Circle

300 N Circle

304

308

NORTH Circle





100 Block N. Circle Drive, Sebring <sup>15</sup> Downtown HI  
Photo 15 Highlands Hotel.

100

104

108

North Circle Drive



LOCKSMITH

OPEN MON-FRI 9-5

127-139 East Center Ave, Sebring Downtown HO

Photo 16 Highlands Co FL

139

131

127

East Center Ave



10 N. Ridgewood Drive, Sebring Downtown  
Highlands Co FL  
no to 17

130

NORTH Ridgewood

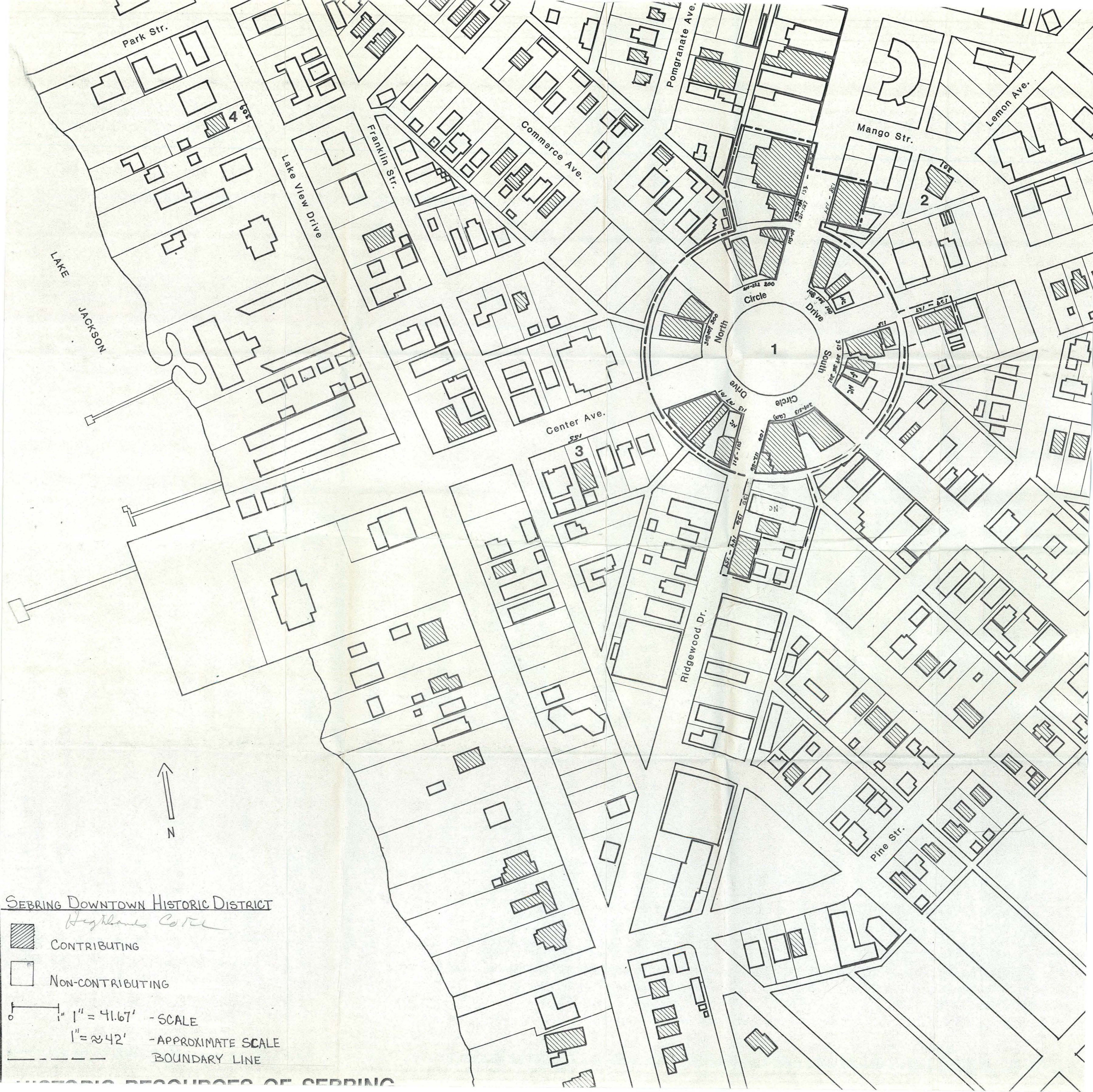


Circle, Sebring Downtown HI)

Photo 18

Hughes Center





Park Str.

4

Lake View Drive

Franklin Str.

Commerce Ave.

Pomgranate Ave.

Mango Str.

Lemon Ave.

2

LAKE JACKSON

Circle

1

North Circle

South Circle

Center Ave.

3

Ridgewood Dr.

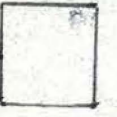
Pine Str.




SEBRING DOWNTOWN HISTORIC DISTRICT

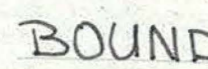
*Highlands Hotel*

 CONTRIBUTING

 NON-CONTRIBUTING

 1" = 41.67' - SCALE

1" = 42' - APPROXIMATE SCALE

 BOUNDARY LINE

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500125

# National Register of Historic Places

## Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sebring Downtown Historic District

MULTIPLE NAME: Sebring MPS

STATE & COUNTY: FLORIDA, Highlands

DATE RECEIVED: 2/24/14 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/12/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000424

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 4.14.14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

**SEBRING DOWNTOWN HISTORIC DISTRICT  
Sebring, Highlands Co., FL  
(Additional Information)**

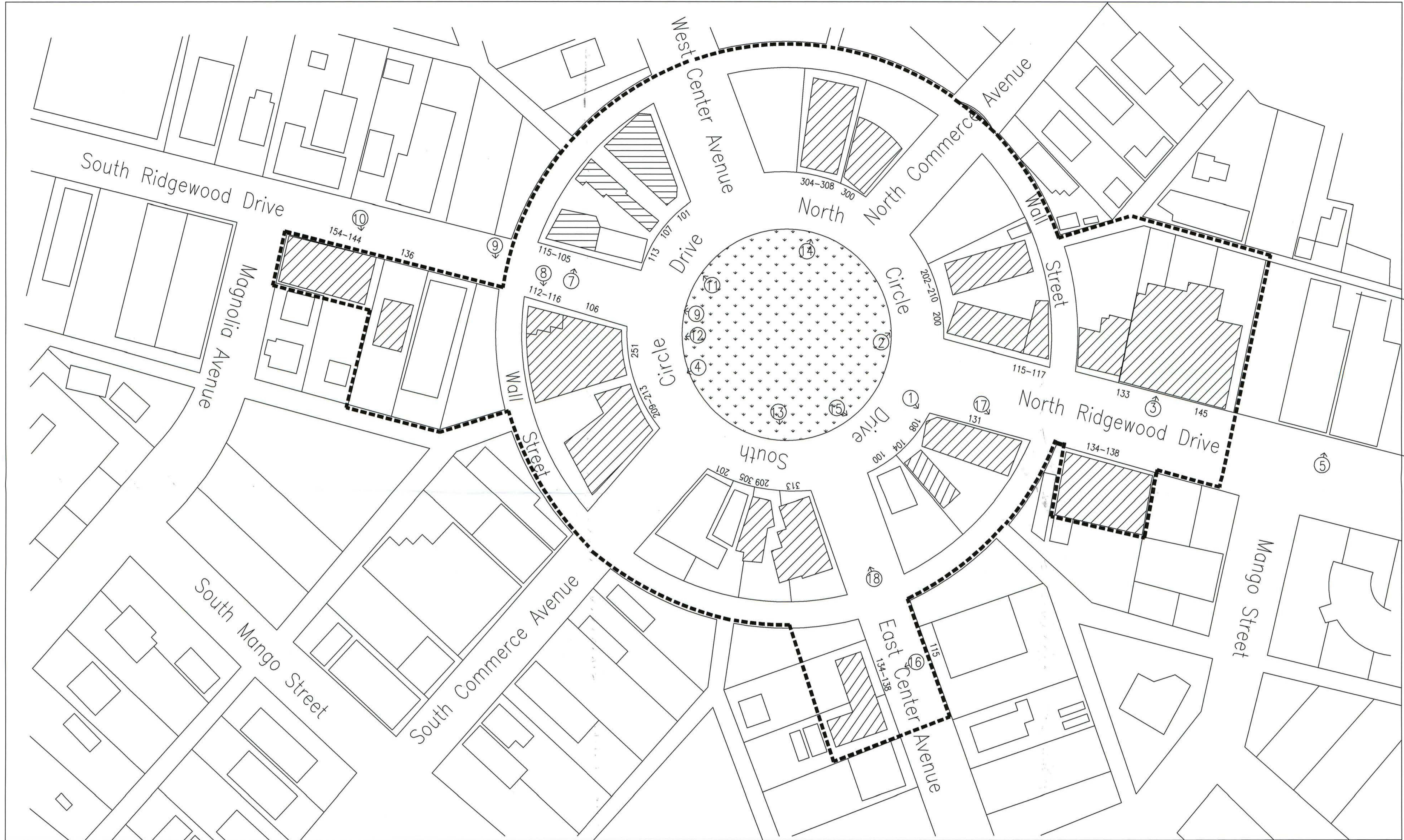
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**VERBAL BOUNDARY DESCRIPTION FOR THE SEBRING HISTORIC DISTRICT**

Beginning at the NE corner at the intersection of East Center Avenue and the circular alley behind the properties that front on Circle Drive (the alley commonly referred to as Wall Street), proceed north and west around the outer perimeter of Wall Street to the intersection of North Wall Street and North Ridgewood Drive. Proceed NW along the SE curb line of North Ridgewood Drive to the SW property line at 134-138 N. Ridgewood Drive (suggest using Lot and Block rather than addresses in all instances) and follow the boundary lines of that property back to North Ridgewood Drive. Proceed NE along the southern curb line of North Ridgewood Drive to a point that is opposite the northeast property line at 133-145 North Ridgewood Drive. Follow the NE property line NW to the far side of the alley located behind the buildings located at 133-45, following that line SW and S to the intersection of the alley and North Wall Street. Proceed W around the outer curb line of Wall Street to the SE side of South Ridgewood Drive, then SW along the curb line of the properties located at 136 and 144-154 S. Ridgewood Drive (Lot 8, Blk 63). Proceed S along the curb line at the SW intersection of South Ridgewood Drive and Magnolia Avenue, thence along the S property line of 144-154 South Ridgewood Drive, thence S along the SW property line of 136 South Ridgewood Drive (Lot 7, Blk 63) to the NW curb line all of the alley at the rear of that property. From that point, follow the N curb line of the alley to its intersection with South Wall Street. Proceed E and then N along the outer curb line of South Wall Street to the property line aligned with the southern property line of 134-138 East Center Avenue. Proceed SE along that property line to the eastern property line of 134-138 East Center Avenue. Proceed NE along that property line across to the N side of East Center Avenue, and then NW along the curb line to the Point of Beginning.

**BOUNDARY JUSTIFICATION**

The boundary encompasses the highest concentration of contributing resources in the Sebring Downtown Historic District when the property was listed in 1990. The boundary as refined is drawn to include streets and alleys that were part of the historic layout of the district.

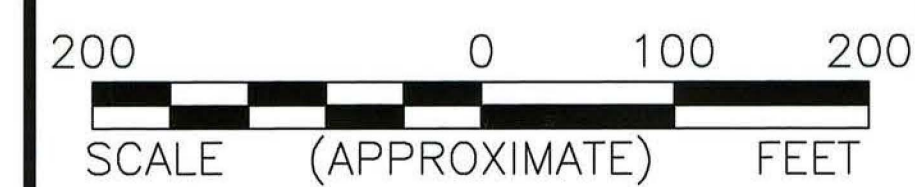


LEGEND

|                          |                    |
|--------------------------|--------------------|
| CONTRIBUTING BUILDING    |                    |
| NONCONTRIBUTING BUILDING |                    |
| GREENSPACE               |                    |
| STREET NAME              | South Mango Street |
| STREET ADDRESS           | 313                |
| DISTRICT BOUNDARY        |                    |
| PHOTO INDICATORS         |                    |

**SEBRING DOWNTOWN HISTORIC DISTRICT**

SEBRING (HIGHLANDS COUNTY), FLORIDA



NORTH



MAP EDITED AND REVISED BY W. CARL SHIVER  
HISTORIC PRESERVATIONIST

REVISED DATE: JANUARY 2012

BUREAU OF HISTORIC PRESERVATION  
R.A. GRAY BUILDING  
500 S. BROWNHOUGH STREET  
TALLAHASSEE, FL. 32399-0250  
TELEPHONE: (850) 245-6333  
TOLL FREE NUMBER: 1-800-7278  
FAX NUMBER: (850) 245-6437

THE REVISED SEBRING DOWNTOWN HISTORIC DISTRICT MAP WAS DRAWN FROM THE ORIGINAL HAND-DRAWN SKETCH MAP SUBMITTED TO THE NATIONAL PARK SERVICE WITH THE NATIONAL REGISTER NOMINATION PROPOSAL. PORTIONS OF THE MAP AND ITS DISTRICT BOUNDARIES WERE DIFFICULT TO READ, PROMPTING THE PRODUCTION OF THIS REVISED MAP. THE MAP WAS PREPARED USING THE AUTOCAD COMPUTER DRAWING PROGRAM.

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sebring Downtown Historic District  
NAME:

MULTIPLE Sebring MPS  
NAME:

STATE & COUNTY: FLORIDA, Highlands

DATE RECEIVED: 2/14/90 DATE OF PENDING LIST: 2/27/90  
DATE OF 16TH DAY: 3/15/90 DATE OF 45TH DAY: 3/31/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000424

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 16 March 1990 DATE Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTMs       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE  
**Kurt S. Browning**  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

January 26, 2012

Mr. Pete Pollard  
Sebring CRA  
368 S. Commerce Avenue  
Sebring, Florida 33870

Dear Mr. Pollard:

Enclosed are a revised map and a verbal boundary description for the Sebring Downtown Historic District. When the nomination, including the district map, was prepared in 1990, there was not the technology to create a precise map. As you requested, we have clarified the boundary. It now coincides with the outer curbs of "Wall Street" and with property lines. The revised boundary also is drawn to include the adjacent parts of downtown Sebring's historic street and alley layout.

Please review the map and the verbal boundary description for accuracy. This map only addresses the actual boundary. Any changes in the buildings or addresses will need to be corrected through a resurvey and update of the entire district. Once we have your comments, we will make any needed corrections and forward the information to the National Register of Historic Places in Washington as a technical correction.

Sincerely,

Barbara E. Mattick, Ph.D.  
Deputy State Historic Preservation Officer  
for Survey & Registration

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## FLORIDA DEPARTMENT of STATE

RICK SCOTT  
Governor



February 10, 2014

Mr. Jim Gabbert  
National Register of Historic Places  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Jim:

Enclosed is additional information to clarify the boundary description for the Sebring Downtown Historic District. Included a new Section 10 and a new district map, as well as the letter we sent to Mr. Pete Pollard, who requested the clarification. Mr. Pollard has since retired. We received his hearty approval of the map and boundary description. A resurvey has yet to be completed to verify the addresses.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Barbara".

Barbara E. Mattick, Ph.D.  
Deputy State Historic Preservation Officer  
for Survey & Registration

Enclosures



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