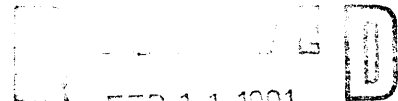


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Green Cove Springs Historic District other names/site number n/a

2. Location

street & number Multiple: see attached inventory n/a not for publication city, town Green Cove Springs n/a vicinity state Florida code FL county Clay code 019 zip code 32043

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories. Includes a table for contributing/noncontributing resources.

Name of related multiple property listing: Number of contributing resources previously listed in the National Register 1

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 Suzanne P. Walker (deputy) Date 1/16/91 Florida State Historic Preservation Officer State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. removed from the National Register. other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/ Single Dwelling
Commerce/Specialty Store
Landscape/Park
Government/City Hall & Courthouse
Religion/Religious Structure

Current Functions (enter categories from instructions)

Domestic/Single Dwelling
Commerce/Specialty Store
Landscape/Park
Government/City Hall
Religion/Religious Structure

7. Description

Architectural Classification

(enter categories from instructions)

Frame Vernacular
Masonry Vernacular
Queen Anne

Materials (enter categories from instructions)

foundation Brick
walls Brick
Wood
roof Asphalt
other Glass
Wood

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Commerce
Community Planning & Development

Period of Significance

1868-1938

Significant Dates

1878-1938

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Various

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

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

9. Major Bibliographical References

PLEASE SEE CONTINUATION 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 # _____

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 Approximately 30 acres

UTM References

A

1	7
---	---

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

3	3	1	8	4	5	0
---	---	---	---	---	---	---

 Zone Easting Northing

C

1	7
---	---

4	3	4	8	1	0
---	---	---	---	---	---

3	3	1	7	9	1	0
---	---	---	---	---	---	---

B

1	7
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4	3	4	6	5	0
---	---	---	---	---	---

3	3	1	8	5	4	0
---	---	---	---	---	---	---

 Zone Easting Northing

D

1	7
---	---

4	3	3	8	6	0
---	---	---	---	---	---

3	3	1	7	6	8	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

The boundary is indicated by the heavy line surrounding shaded areas on the accompanying map entitled, "Green Cove Springs Historic District".

See continuation sheet

Boundary Justification

PLEASE SEE CONTINUATION SHEET

See continuation sheet

11. Form Prepared By

name/title Stephen A. Olausen/ Barbara E. Mattick, Historic Sites Specialist

organization Bureau of Historic Preservation date November 1990

street & number R.A. Gray Bldg., 500 S. Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Green Cove Springs Historic District, Clay Co., FL

SUMMARY

The Green Cove Springs Historic District encompasses the most historically and architecturally significant resources in the City of Green Cove Springs, Clay County, Florida. The district is made up of two noncontiguous elements that share a common period of development, but have been separated over time by the destruction of historic resources and construction of non-contributing buildings in the area between them. Contributing resources include a site established in 1868, a structure, and seventy-nine (79) buildings constructed between 1878 and 1938. The properties served various kinds of functions, including residential, commercial, governmental, religious, recreational, and civic. The ratio of contributing to non-contributing resources within the district is 81:34 (70%). It is likely that the areas around the spring and the banks of the St. Johns River included in the district have potential to yield archaeological evidence of prehistoric occupation.

SETTING

The City of Green Cove Springs is located in northeast Florida, on the west bank of the St. Johns River. The seat of Clay County, Green Cove Springs is situated twenty-five miles southwest of Jacksonville and twenty-eight miles west of St. Augustine. The incorporated limits of the city encompass nearly 1,000 acres of flat lands. Vegetation in the form of pine, cedar, live oak, magnolia, and palm trees offer shade and add to the natural attractiveness of the city. The St. Johns River, which forms the city's eastern boundary, and the spring from which the city takes its name are the most significant natural features in Green Cove Springs. The city is served by two highways - U.S. Highway 17, which runs south from Jacksonville, and State Road 16, which winds its way west from St. Augustine - and the CSX Railroad. Agriculture and light industry form the economic base of the community.

The district is anchored on the east by the St. Johns River and runs west to the CSX railroad tracks. It encompasses all or parts of thirty-six blocks. The largest of the two noncontiguous areas contains ninety-eight (98)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Green Cove Springs Historic District, Clay Co., FL

resources, of which sixty-six (66) are contributing. That area embraces all of Green Cove Springs' historic commercial, governmental, recreational, and civic properties, as well as some significant residential and religious buildings. Development in that area occurred in an east to west fashion, with the oldest buildings located along the St. Johns River, near the area of the spring, and on Walnut Street, which historically served as the city's primary east/west running road. The second part of the district is located to the north and is roughly bounded by St. Elmo Street on the north, North St. Johns Avenue on the east, Center Street on the south, and Orange Avenue on the west. That area contains seventeen buildings, of which fifteen are contributing. It consists primarily of residential buildings constructed in the late nineteenth and early twentieth centuries, but also contains one of the most significant historic religious buildings in Green Cove Springs, the First Presbyterian Church at 300 Gum Street.

PRESENT PHYSICAL APPEARANCE**Historic Sites and Structure**

The one historic site in the district is Green Cove Spring Park which contains the spring for which the city is named. The park is a three acre historic greenspace bounded by Walnut Street, the St. Johns River, Spring Street, and Magnolia Avenue (photos 1-3). Sloping down from street level, the concave park is lush with vegetation including magnolia and live oak trees, as well as numerous shrubs. The park is crisscrossed with concrete walks and contains a number of small gazebos, a foot bridge over the creek near the river, and a picnic shelter and playground fronting along Spring Street.

Located in the base of the depression at the west end of the park is the natural warm sulphur Green Cove Spring. The spring is framed by a circular concrete curb topped by a two foot high concrete railing with arched openings (photo 4). A sluice draws water, which runs at a rate of 3,000 gallons per minute, into the adjacent swimming pool to the east locally known as the Spring Pool. The pool, twenty-five feet wide and seventy feet long, is surrounded by a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3 Green Cove Springs Historic District, Clay Co., FL

concrete patio and a chain link fence (photo 5). Water flows from the spring, through the pool, and empties from the east end into a winding creek that runs east to the St. Johns River (photos 1-2). The patio and Spring Pool, constructed as a WPA project in 1938, are considered one structure, the only contributing structure in the district. Adjacent to the pool on the north side is City Hall (photo 5, see **Historic Buildings** below).

Historic Buildings

The historic buildings of Green Cove Springs exhibit a wide range of forms and architectural styles. There are a total of 113 buildings within the district, of which 34 are considered non-contributing. All of the contributing buildings were constructed between 1878 and 1938. Stylistically, most of the contributing buildings (65) exhibit vernacular designs. Of that group, 42 are categorized as Frame Vernacular and 23 as Masonry Vernacular. Most of the Frame Vernacular designs are residential structures, while the Masonry Vernacular examples are almost uniformly commercial buildings. High styles in evidence in the district include Bungalow, Queen Anne, Italian Renaissance, Gothic Revival, Mission, and Art Deco.

RESIDENTIAL ARCHITECTURE

Most of the buildings in the district were originally constructed for residential purposes. All but three of these are wood frame buildings, with well over half in the Frame Vernacular Style. Other styles applied to residential structures in the district include Bungalow, Masonry Vernacular, Queen Anne, and Italian Renaissance.

The residential buildings are generally one or two stories in height, with balloon frame structural systems constructed of pine. They typically have a regular plan, usually rectangular, and rest on masonry piers, most often made of bricks. They have moderately pitched gable or hip roofs. Horizontal weatherboard and drop siding were the most widely used exterior wall surface materials. Windows are most commonly double-hung sash. Wood shingles were

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4 Green Cove Springs Historic District, Clay Co., FL

commonly used originally as a roof surfacing material, but almost all have been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature, and include one- and two-story end porches or verandas. Decoration is limited to ornamental woodwork, including a variety of patterned shingles, ornate vergeboard, turned porch columns and balustrades, and ornamental brackets and exposed rafter ends under the eaves.

One excellent example of a Frame Vernacular residential building in the district is Appleseed Antiques at 101 South Magnolia Avenue (photo 6). Built about 1887, the building was originally constructed as a private residence and was later used as a cottage for the Clarendon Hotel. Notable architectural features include a moderately-pitched side gable roof with open eaves and a central gable dormer. Two chimneys with corbelled brick caps extend from the rear (west) slope of the roof. A tiered porch with a shed roof supported by square posts runs the length of the front facade. A plain steel balustrade runs between the posts. The exterior is clad with weatherboard. Fenestration is symmetrical and consists of double-hung sash windows with 6/6 and 1/1 lights. Two doorways, the main entrance and a door that leads to the second story balcony, are located in the center of the facade and have sidelight and transom surrounds. The foundation is brick piers, although concrete block has been added to provide additional support. Other than the addition to the foundation, the building retains its architectural integrity to a large degree.

Another residential example of Frame Vernacular architecture is located at 101 North Pine Avenue (photo 7). Built about 1910, this building features a rectangular plan and has a moderately-pitched, side gable roof with exposed purlins under its eaves. A cross-gable roof breaks the plane of the eaves in the center of the main facade. Offset on the ridge of the main roof is a prominent chimney with a corbelled brick cap. The house is sheathed with horizontal wood drop, or novelty, siding. A veranda wraps around the main facade and south side of the building. It has a hipped roof supported by square panelled columns and bases. A

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5 Green Cove Springs Historic District, Clay Co., FL

stick balustrade runs between the columns. A hip roof polygonal bay extension projects from the south wall of the main block. The building has been altered slightly by the enclosure of the north side of the veranda. Fenestration is 9/6 or 6/4 double hung sash.

An example of the Bungalow style within the district is located at 400 North Magnolia Avenue (photo 8). Built c1924, this building exhibits its style through a moderately pitched, side gable roof with exposed rafter ends and triangular brackets under the eaves. A gable dormer extends from the center of the roof on the main facade. The main roof extends to cover a front end porch and is supported by tapered craftsman columns on brick piers. The second story is clad with wood shingles, while the first story has smooth stucco exterior wall fabric. The windows are double-hung sash with 4/4 lights.

The best example of the Queen Anne style in Green Cove Springs is the Kirkpatrick-Wilcox House located at 700 Walnut Street (photo 9). The building was constructed by a local merchant, J.L. Kirkpatrick, c1890. Notable architectural features include an irregular floor plan and steeply pitched, side gable roof with an intersecting polygonal extension. Two prominent chimneys with corbelled brick caps rise from the ridge of the roof. A veranda with a central second story balcony wraps around the main facade and two sides of the building. The porches are adorned with intricate stick and spindle work. Fenestration consists of double hung sash and casement windows. The building has drop siding and rests on a brick piers.

The former Riverview Hotel at 115 North St. Johns Avenue is a good example of the Italian Renaissance style as it was applied to residential buildings (photo 10). Constructed in the mid-1890s, the building features a low-pitched hip roof with carved brackets under its eaves. A square cupola with a hip roof rises from the center of the main roof. A partially enclosed veranda wraps around the east facade and south elevation. A gable roofed balcony is located above the central bays of the porch on the front facade. The roofs of the balcony and the veranda have chamfered posts with a decoratively carved balustrade

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 6 Green Cove Springs Historic District, Clay Co., FL

running between the supports. Two polygonal bays extend from the north wall of the main block. Fenestration consists of double hung sash windows with 9/9 lights. The main entrance has a panelled door with sidelights and a transom. Although the building has been altered by the enclosure of the southeast bays of the veranda and the replacement of the original wood siding with stucco, its basic configuration and fine architectural detailing remain intact and it retains its historic significance as one of the few historic hotels remaining from Green Cove Springs' heyday as a nineteenth century tourist center.

COMMERCIAL ARCHITECTURE

Commercial buildings in the district are primarily Masonry Vernacular. All but two of the contributing commercial buildings have one-part or two-part Masonry Vernacular designs; there is also one example each of the Art Deco and Mission Styles. Constructed between the mid-1890s and c1935, they are concentrated in a six block area bounded by Palmer and Spring Streets on the north and south, and Magnolia and Pine Avenues on the east and west. The extant commercial buildings in Green Cove Springs were originally red or buff brick or stucco and had flat roofs with parapets. In several instances, the original brick finish has been obscured through the application of paint or stucco. In virtually every instance the buildings have a boxy form and a rectangular plan. Unless they are detached or sited on a corner, they exhibit a single, primary facade where all entrances, windows, and decorative elements are placed. They generally contain fixed display windows on the first floor and double-hung sash windows on the second, usually in a 1/1 light pattern. Other noteworthy features of these buildings are corbelling and dentil and dog's tooth string courses.

A good example of a two-part commercial block is the Masonic Lodge Building at 428 Walnut Street (photo 17). Built c1917, this two-story structure has a flat roof with an ornamental cornice at the roof line. The brick exterior fabric is laid in common, or American, bond with a header course every six rows. The second story windows are 2/2 double hung sash with arched lintels and brick sills.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 7 Green Cove Springs Historic District, Clay Co., FL

Decorative masonry quoins define the corners of the building. The first story storefront features large plate glass display windows and a recessed entrance with a single transom.

The best example of a one-part commercial design is located at 418-422 Walnut Street (photo 18). Constructed c1909, the building has elements of Mediterranean Revival architecture. It has a flat, built-up roof, and features a curvilinear parapet. Urns adorn the caps of the corners and interior pilasters. A decorative cartouche is located in the center of the parapet. The bays of the storefront are divided by brick pilasters. Each bay has plate glass display windows and a recessed entrance. Stuccoed recessed panels are located over each of the bay storefronts. The building has been altered by the replacement of the original window surrounds and the enclosure of the west bay recessed entrance.

The Art Deco Style Clay Theatre at 326 Walnut Street is one of the most distinctive structures in the downtown commercial area and the only example of its style in the community (photo 19). Its construction in the mid-1930s marked the end of historic development in the commercial sector. Features that identify it as an example of Art Deco architecture include its flat, built-up roof, vertical recessed panels in the brick work of the main facade, and recessed entrance. A set of paired double-hung sash windows are located in the center of the second story. The first and second story are separated on the main facade by a recent shed roof overhang. The exterior is brick.

Built in 1907, the former Qui-Si-Sana Hotel at 321 Walnut Street is a relatively early example of the Mission Style (photos 20-21). The Qui-Si-Sana is a large, hollow square masonry building with a central courtyard. The hipped roof, once covered with barrel tile, is now covered with composition shingles. A central bay with a curvilinear parapet and a hip roof tower extends from the main (east) facade. The building has a stucco finish. The second story windows are rectangular double-hung sash. A loggia wraps around the north, east, and south elevations. The building has undergone several alterations, including the enclosure

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8 Green Cove Springs Historic District, Clay Co., FL

of the loggia on the north end, the removal of several of the second story windows, and the conversion of the hotel into a storage facility for the Carey Antiques complex.

RELIGIOUS BUILDINGS

There are two religious buildings located within the district, the First Presbyterian Church (1884) and the First Baptist Church (c1917). The First Presbyterian Church at 300 Gum Street is the most detailed of the Carpenter Gothic structures in Green Cove Springs (photos 28-29). Its styling is expressed by a steeply-pitched, front-facing gable roof with open eaves and wood shingle surfacing. Triangular louvered dormers extend from the slopes of the roof and provide ventilation for the building. Elaborate spindle-work and king post trusses adorn the gable ends which are clad with vertical picket board and batten siding. The lower portion of the building has horizontal drop siding. Three stained glass windows with triangular lintels are located in the center of the main facade. Fenestration on the other elevations consists of double hung sash lancet windows. A prominent conical steeple, set on an octagonal belfry, is attached to the north side of the building. The main entrance to the church is at the base of the steeple. Double four-panel doors under a triangular transom lead to the vestibule of the church. The only major alteration to the original structure has been the addition of a compatible, gable roof classroom, attached by an enclosed walkway on the north side.

The First Baptist Church is a two-story Masonry Vernacular building located at 615 Walnut Street (photo 30). Notable architectural features include a gable roof with gable returns, corner tower entry, pilasters, arched door surround, flat roof rear addition, sliding windows and fixed stained glass windows, and concrete block exterior finish.

GOVERNMENTAL BUILDINGS

There are three buildings in the district constructed to serve governmental purposes. The former Clay County Courthouse at 915 Walnut Street was designed by prominent local architect A. E. McClure in 1889 in the Italian

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9 Green Cove Springs Historic District, Clay Co., FL

Renaissance Style (photo 31). Notable architectural features include a hip roof, pressed metal clad pediments, wood bracketed eaves, inverted arch window crowns, and flat roof wings. Additional features include 1/1 double hung sash windows, eight interior brick chimneys with corbelled crowns, and painted brick exterior finish. The building has been altered by a one-story concrete block addition to the east side. The former courthouse was listed in the National Register of Historic Places in 1975.

Associated with the courthouse is the two-story Masonry Vernacular former Clay County Jail located at 21 Gratio Place (photo 32). Notable architectural features include a steeply pitched hip roof and a pyramidal tower, which contains the main entrance to the building. The cells of the jail were located in a flat roof extension in the rear of the building. A corbelled brick cornice wraps around the main block of the building. The exterior fabric is brick. Windows are set in segmental arch openings. The building has been altered by the replacement of the original windows with metal awning windows and a north side one-story concrete block addition.

Green Cove Springs City Hall at 229 Walnut Street is the third governmental building located in the district (photo 5). The WPA-funded City Hall was completed in 1938 and originally doubled as a community recreational center. It is a two-story Frame Vernacular building with a side gable roof. The building was built into the side of the north slope of Green Cove Springs Park. A vertical board facade runs the length of the front elevation. The original weatherboard fabric on the upper story of the building has been covered by vinyl siding. The original building remains intact.

EDUCATIONAL BUILDINGS

The former Clay County High School at 23 Green Street is the only educational facility located within the district (photos 33, 34, & 35). It is a complex of three buildings consisting of a main classroom building, an auditorium, and restrooms. All of the buildings feature brick exterior wall fabric and double hung sash windows. The main classroom

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10 Green Cove Springs Historic District, Clay Co., FL

building was constructed in several stages between 1917 and 1937. The central bay of the building was constructed in 1917, the south extension in 1935, and the north extension in 1937. Notable architectural features of the main classroom building are its hip roof, recessed porches on the east side, open breezeway, and 6/6 and 8/8 double hung sash windows. The auditorium, which is connected to the main building by a covered walkway, and the detached restroom were constructed in 1938. The auditorium has a gable roof with a small bell tower located on the ridge. The restroom is a simple rectangular brick building. The only major alteration to the buildings since the historic period is a side gable addition to the auditorium. The former school now houses the offices of the Clay County Board of Education.

CIVIC BUILDING

The Village Improvement Association (VIA) building at 17 North Palmetto Avenue is the sole civic building in the district (photo 36). It has Bungalow styling expressed by its low-pitched, front-facing gable roof with exposed beams and rafter ends, and a side hip roof extension. The wood frame building is clad with stucco, and fenestration consists of 6/6 double-hung sash. The main entrance is offset on the front facade and has side lights. Two sets of triple casement windows with transoms flank the main entrance. Constructed in 1915, the VIA building retains much of its original appearance.

NON-CONTRIBUTING BUILDINGS

There are 34 non-contributing buildings in the district. The old Green Cove Springs Bank Building (photo 22) is non-contributing due to the application of Permastone in the late 1940s. Most non-contributing buildings, however, are examples of post-World War II architecture or are buildings which have lost their original architectural integrity. An example of a non-contributing, non-residential building within the district is the Methodist Church at 500 Walnut Street (photo 37). The houses at 203 and 209 North Street (photo 38) are typical of the

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

National Register of Historic Places Continuation Sheet

Section number 7 **Page** 11 Green Cove Springs Historic District, Clay Co., FL

residential buildings that were built between the two
noncontiguous parts of the district.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 12 Green Cove Springs Historic District, Clay Co., FL

INVENTORY OF CONTRIBUTING PROPERTIES

SITES AND STRUCTURES (2)

Green Cove Springs Park and Spring	1868
Green Cove Springs Pool and Spring Surround	1938

BUILDINGS (79)

FV=Frame Vernacular, MV=Masonry Vernacular, B=Bungalow,
IR=Italian Renaissance, QA=Queen Anne, M=Mission, AD=Art
Deco, GR=Gothic Revival

<u>Address</u>	<u>Name</u>	<u>Date</u>	<u>Style</u>
Center Street			
213		c1897	FV
215		c1924	FV
312		c1909	FV
North Cypress Avenue			
20		c1924	FV
Ferris Street			
603		c1917	FV
610		c1924	FV
619		c1897	FV
714		c1925	FV
716		c1909	FV
811	Sunrise Apts.	c1917	FV
913		c1917	FV
Gratio Place			
21	Old Jail	c1903	MV

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 13 Green Cove Springs Historic District, Clay Co., FL

North Green Street			
11		c1924	B
South Green Street			
23 (3 blgs.)	Clay Co. High School	1917/1937-8	MV
Gum Street			
202		c1925	FV
204		c1925	FV
300	1st Presbyterian	1884	GR
North Magnolia Avenue			
27	Carey Antiques	c1897	MV
201		c1903	FV
215		c1924	FV
303	Wilson Bentley House	c1884	QA
311		c1924	FV
312		c1924	FV
315		c1924	FV
400		c1924	B
South Magnolia Avenue			
101	Appleseed Antiques	c1887	FV
North Street			
211		c1917	B
213		c1917	FV
Palmer Street			
218		c1884	FV
513		c1917	FV
515		c1917	FV
520		c1897	FV

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 14 Green Cove Springs Historic District, Clay Co., FL

North Palmetto Avenue			
17	Village Improvement Assn.	1915	B
South Palmetto Avenue			
24		c1909	MV
25		c1897	FV
100		c1924	FV
101	Ferris-Jensen House	c1903	QA
North Pine Avenue			
101		c1910	FV
South Pine Avenue			
107		c1909	FV
Spring Street			
205		c1917	FV
219		c1887	FV
627		c1890	FV
709		c1909	FV
710		c1930	FV
712		c1930	FV
713		c1909	FV
North St. Johns Avenue			
14		c1897	IR
15	Hallock Hotel	c1887	FV
115	Riverside Hotel	c1897	IR
200		c1917	MV
401		c1925	B
411		c1925	MV
Walnut Street			
110		c1917	FV
229	City Hall	1938	FV
321	Qui-Si-Sana/Carey Antiques	1907	M
326	Clay Theatre	c1935	AD
328		c1924	MV
330		c1903	MV
407-11	(3 blgs.) Country Carpenter	c1917	MV
412-14	(1 blg.)	c1917	MV
418-22	(1 blg.)	c1909	MV

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 15 Green Cove Springs Historic District, Clay Co., FL

Walnut Street (cont.)

423-29 (2 blgs.)	Fullerton Appliances	c1909	MV
428	Masonic Lodge	c1917	MV
505		c1924	MV
509-11 (1 blg.)	Gustafson Motor Co.	c1917	MV
515	House of Flowers	c1909	MV
605	Old Clay Co. Press Bldg.	c1917	MV
615	1st Baptist Church	c1917	MV
624		c1897	FV
700	Kirkpatrick-Wilcox House	c1890	QA
715	Connie's Cafe	c1909	FV
720		c1909	FV
800		c1909	FV
915	Clay Co. Courthouse	1889	IR

INVENTORY OF NON-CONTRIBUTING BUILDINGS

Cypress Street

7

Ferris Street

612

706

910

Green Street

24

North Magnolia Street

25

302

Palmetto Avenue

3

Pine Avenue

105

Spring Street

606

705

714

715

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 16 Green Cove Springs Historic District, Clay Co., FL

North St. Johns Avenue

10
102
104
105
405

Walnut Street

112
321 (1 outblg.)
401
403
404
406
408
417-19
421
424-26
500
604
609
701
710
713

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1 Green Cove Springs Historic District, Clay Co., FL**SUMMARY**

The Green Cove Springs Historic District is locally significant under Criterion A in the areas of commerce, entertainment/recreation, politics/government, social history, education, and religion. The district encompasses the historic core of the city which includes a park, created in 1868 around the natural spring from which the city takes its name, and buildings which reflect the city's history from its rise as a resort community in the late nineteenth century to its stabilization as a small town in the twentieth century. The buildings have further significance under Criterion C as good examples of nationwide trends in architecture.

HISTORICAL CONTEXT**Beginnings Through the Civil War**

The history of Green Cove Springs is inextricably tied to the St. Johns River and the natural spring for which the city is famous. Those natural features served as the principal attractions for the first aboriginal inhabitants of the area, who hunted and fished there as early as 5,000 B.C. Initial European contact with the region occurred early in the eighteenth century. Several abortive attempts were made during the colonial period (1565-1821) to settle the region, but it was not until after Florida achieved statehood (1845) that Green Cove (then known as White Sulfur) Springs experienced its first substantial development.

In 1854, David Palmer and Sarah Ferris made the first attempt to develop White Sulphur Springs. Palmer was originally from Connecticut, but had been living in the St. Johns River area, where he had supervised live oak timbering for his ship building company since the 1830s. In 1834 he and Darius Ferris, a real estate speculator from Jacksonville, purchased 1,000 acres of land, including present-day Green Cove Springs, from Charles and Rebecca Downing for \$750. After Darius Ferris died in the early 1850s, his share of the land passed to his widow, Sarah. In 1854, Sarah Ferris and David Palmer began to develop the

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 2 Green Cove Springs Historic District, Clay Co., FL

community of White Sulphur Springs. By 1855, the tract had been surveyed and partially cleared. Eight streets were laid out and a public square was created. The first structures built included a wharf, a general store, and several residences. Local residents began calling the new settlement Green Cove Springs, although that name would not become official until 1866. In 1860, approximately twenty people lived in the area. The nearest settlements were located across the river at Picolata and northwest at Whitesville and Middleburg. Live oak timbering continued to be the most significant local industry, and several saw mills operated near Middleburg in the 1840s and 1850s.

During the antebellum period, Florida experienced significant demographic, political, and physical changes. The population of the state increased nearly five-fold from 34,700 in 1830 to 140,424 by 1860. In 1845 Florida had been admitted to the union as a slave state. As Florida's population increased, residents in the more remote areas lobbied for the division of the larger counties into smaller, more manageable political units. The patronage, power, and economic benefits associated with local government were further incentives for the reorganization, and a number of counties were subdivided during the 1850s. In December 1858, Clay County was created from a part of Duval County. Middleburg became the temporary county seat, but was supplanted by Whitesville the following year.

The Civil War halted development at Green Cove Springs. As in other communities throughout the South, many residents joined the Confederate Army, creating havoc in local economies. In 1862, Jacksonville and St. Augustine were captured by the Union without opposition. The disorganized Confederates failed to contain Federal forces in those areas, and within several months Union gunboats and steamships patrolled the entire length of the St. Johns River. The Green Cove Springs vicinity served as the setting for several of the relatively few skirmishes that occurred in Florida during the war. In 1864, federal troops occupied the town, and from there launched forays into the central part of the state. In October 1864, troops under Captain J. J. Dickison, commander of the Second Florida Cavalry, engaged a Union raiding party at Halsey's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3 Green Cove Springs Historic District, Clay Co., FL

Plantation, between Green Cove Springs and Middleburg, inflicting heavy casualties on the federal forces.

Early Development of Green Cove Springs (1869-1884)

Reconstruction brought change and consolidation to Green Cove Springs. The Freedman's Bureau established a hospital for blacks there in 1866. In that same year, the Post Office opened its first branch in the town, whose name officially became Green Cove Springs. The first official plat of the town, recorded in 1869, featured an approximately fifty-four block area bounded by what are now Gum and Oak Streets on the north and south, and the St. Johns River and Green Street on the east and west. The plat also set aside the block that contained the spring as a park.

The most important event that sparked development during the Reconstruction period was the relocation of the Clay County seat to Green Cove Springs. The move was precipitated by several factors. Whitesville, the county seat since 1859, was situated on the narrow Black Creek, and could not be reached by large steamships on the St. Johns River. Furthermore, the county's buildings had begun to deteriorate, and a new jail had to be built immediately. The county officially moved its offices to Green Cove Springs in 1871 when Sarah Ferris donated land and agreed to provide temporary buildings for government use there. This relocation of the county seat sparked the settlement's first significant period of development. With the future success of the community secured, residents of the settlement took steps to form their own local government. In an election held on May 2, 1874, the local population voted to incorporate the Town of Green Cove Springs.

After the Civil War, Florida became a popular resort area for wealthy Northerners, and Green Cove Springs was among the first areas in the state to establish a reputation as a winter resort community. In 1872, the southern correspondent for the Washington Daily Patriot published a series of articles extolling the beauty of the St. Johns River and Green Cove Springs. He reported the community had become completely "northernized", boasting two excellent

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4 Green Cove Springs Historic District, Clay Co., FL

hotels, several boarding houses, three stores, two wharfs, and approximately thirty residential buildings. Many of those buildings had just been constructed, and accommodations in hotels rivaled those found in larger northern cities. Steamships from Palatka, Enterprise, and Jacksonville docked at the village daily. The correspondent described the spring, providing what may be the earliest account of its physical characteristics:

The bottom is beautifully green, like the Greenbrier White Sulfur, in Virginia, and is a circle about twenty feet in diameter. The water, which is very clear, rises from a cleft in a rock some eighteen feet down, but whence it comes no one can tell...The temperature is seventy-eight degrees, and the water is partly carried into a grand swimming bath twenty-five feet by one hundred...The water is a strong sulfur, and has undoubtably much value as an alternative and tonic water. It is drank [sic] at the spring and tables, with results upon the appetite which are very obvious.

Other early descriptions contained similar high praise for the newly established community. Guide books published by Ledyard Bill, "Rambler", and Sidney Lanier, three noted observers, included descriptions of Green Cove Springs. In 1869, Bill described Green Cove as the first village after Jacksonville and the "only considerable place" between it and Palatka. In 1875, "Rambler" extolled the community as the "Saratoga of the St. Johns". The following year, Lanier labeled Green Cove as one of the most popular winter resorts on the river.

The first significant addition to the town was made in 1884 when the North Suburb of Green Cove Springs was platted. Located north of the Forbes Line where the original town ended and extending to Governor's Creek, the North Suburb more than doubled the size of the town.

By 1884, Green Cove Springs boasted a population of about 800. To meet and encourage tourist demands, the Clarendon and St. Clair Hotels, both now demolished, were

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5 Green Cove Springs Historic District, Clay Co., FL

the largest buildings in town and provided seasonal employment for many local residents. These hotels, together with two smaller hotels and several boarding houses, brought the total number of rooms available for tourist occupancy to nearly 600. The Clarendon Hotel was located where the former Qui-Si-Sana Hotel now stands. It had exclusive rights to the use of the spring for hot and cold sulphur baths. Bath houses, ponds, and dressing rooms were built around the spring. The tourist-oriented commercial sector was centered north of the spring on Walnut and Palmer Streets between St. Johns and Orange Avenues. It contained five general stores, a post office, fruit stand, photography studio, bowling alley, restaurant, Presbyterian church, and several storage warehouses. The DeBary-Baya steamship line provided daily service to the community, docking at the newly constructed 550-foot long Green Cove Springs Wharf. Residential buildings were scattered along the river to the north and south of the commercial sector. A saw mill, south of the district and on the river, was serviced by the Jacksonville, Tampa, and Key West Railroad.

Expansion of Green Cove Springs (1885-1919)

In the 1880s and early 1890s Green Cove Springs matured into a resort community with a solid commercial center and a growing residential base. Challenges from other resort locations in Florida compelled Green Cove Springs to cultivate its image as a resort town. During the mid-1880s several new hotels were added to the downtown area, including the Oakland Hotel (demolished in 1989) on Spring Street and the Pines and Morganza Hotels (both demolished) on St. Johns Avenue. The Hallock Hotel (1887) at 15 North St. Johns Avenue is still extant. New houses constructed within the town took on a decidedly more permanent look. The house at 218 Palmer (c1884) is an example of a typical Frame Vernacular house, but many were designed in popular contemporary styles which reflected national trends in architecture.

The downtown also expanded during the 1880s to meet the needs and wants of the increasing population. The Crocker Block (demolished), built c1886 and located on the northwest corner of St. Johns Avenue and Walnut Street, was the first

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 6 Green Cove Springs Historic District, Clay Co., FL

brick commercial building constructed in Green Cove Springs. By 1887, a local paper, The Spring, was published weekly. A telegraph office was located on Spring Street next to a bowling alley, and steamer travel could be arranged at the ticket office on the northwest corner of Magnolia Avenue and Walnut Street (both demolished). There was also ample opportunity to engage in recreational activities in several newly constructed saloons and billiard halls.

During the 1890s Green Cove Springs' commercial area expanded northward to Center Street. The new construction occurred mainly in the three blocks bounded by Center and Walnut Streets on the north and south, and by St. Johns and Orange Avenues on the east and west. New buildings included Wilson's Hall, a combination jewelry store and theater; the Riverview Hotel, now a residence, located at 115 North St. Johns Avenue; and the commercial buildings located at 25 and 27 North Magnolia Avenue.

Residential building also boomed during the 1890s. The number of dwellings constructed grew proportionally with the population. New houses began to fill areas between the railroad tracks and the St. Johns. Extant buildings representative of this period of development are located at 213 Center Street and 303 North Magnolia Avenue.

Despite the rapid pace of development the town experienced during the 1890s, there were indications of an imminent change in fortune. First, after reaching about 1500 by mid-decade, population growth decreased dramatically, barely staying even at 1,561 at the turn of the century. Second, Green Cove Springs began to lose its reputation as one of Florida's premier winter tourist resorts, with competition coming from many directions. Henry Flagler's Florida East Coast Railway lay thirty miles east, and by 1897 was servicing points as far south as Miami. Wealthy vacationers who once may have been attracted to Green Cove Springs' Clarendon Hotel now patronized plush resort hotels like the Ponce de Leon in St. Augustine, the Ormond in Ormond Beach, the Breakers in West Palm Beach, and the Royal Palm in Miami. Additional competition also came from Henry Plant's railroad and steamship system, which opened the palatial Tampa Bay Hotel in 1891. For those who

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7 Green Cove Springs Historic District, Clay Co., FL

still preferred fresh water to salt, Plant's line provided access to the DeSoto House at DeLeon Springs, sixty miles south of Green Cove Springs, or to Silver Springs, arguably the most famous springs in Florida. The increase in Florida resort and vacation opportunities during the 1890s and early twentieth century seriously undercut Green Cove Springs' share of the tourist market.

The rise of the railroads in the late 1800s had a direct affect on a third factor that cast a shadow over Green Cove's economic future. Fading quickly during the 1890s, the steamship industry had all but collapsed by 1910. The romance of sailing a steamship to points that could be reached much faster and easier by railroad had begun to disappear by 1900. Although the Green Cove Springs Independent Line Steamers Company continued to operate day excursions on the river into the 1920s, its effectiveness in bringing large numbers of tourists to the community had passed by the early 1900s.

The Green Cove Springs economy had small agricultural and industrial components based on turpentine, timber and citrus. A final contributor to Green Cove Springs' decline was the "great freeze" of 1894 and 1895 which effectively destroyed the citrus industry in Green Cove Springs and the rest of North Florida. Local growers switched to strawberries, figs, grapes, plums, and pecans in an attempt to maintain an income and recoup lost investments.

The effect of those factors on the development of Green Cove Springs was dramatic. The tourist industry lapsed into serious decline, as indicated by the fact that new hotel construction, with one notable exception, ceased during the first decade of the twentieth century. Existing hotels were also affected. In 1896, the St. Clair was sold, and though it continued to operate as a boarding house and apartment building, the operation never again realized a profit and the building was razed in the early 1920s. The St. Elmo Hotel, one of the largest complexes in town, was sold to the Florida Military Academy in 1911. In 1919, the Academy abandoned the St. Elmo, and relocated in the Magnolia Springs Hotel, which had gone out of business about 1915. In the early 1920s, a period of better economic stability,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 8 Green Cove Springs Historic District, Clay Co., FL

the building was reopened as the New St. Elmo Hotel. The Oakland Hotel was closed for a period after 1917 and later reopened as an apartment building.

Perhaps the sole tourist success story after the turn of the century was the Qui-Si-Sana Hotel. Replacing the Clarendon, which had burned in 1900, the expansive Qui-Si-Sana was constructed in 1907. The extant three-story hotel features a square plan with a central open courtyard. It is an early example of the Spanish Mission Style. The Qui-Si-Sana owners replaced the bath houses that had been part of the spring complex since the 1880s with a new bath house and concrete pool, which also exhibited the Spanish Mission Style.

Although the tourist industry had declined, commercial and residential construction continued. By 1903, a distinct black district began to emerge north of town, on both sides of the Atlantic Coast Line Railroad tracks (now CSX tracks). Between 1903 and 1909, several new buildings were added to the commercial core, with buildings erected west of Orange on Walnut. The western city limits of the town were extended to the railroad tracks in 1905. Beginning in that same year, with Borden's Oak Street Subdivision on the south edge of town, the development of small private subdivisions became a regular occurrence. In 1906, P.B. Hamilton subdivided a small plat on the western end of town abutting the railroad right-of-way, and the following year L.E. Carter subdivided Lot 12 in Block 29 of the original plan. Small in scope, these developments did little to alter the appearance of the town.

It was not until 1911 that major changes in the physical landscape of the town occurred. During that year the area between Green Street and the railroad tracks was realigned to introduce curvilinear streets and park lands. An extension of philosophies espoused by the leaders of the national City Beautiful movement, curved streets and parks were installed to break the monotony of the otherwise orthogonal grid street plan. The 1912 Shands plat of Green Cove Springs, which became the official recording instrument for subsequent land transactions, shows the courthouse on a plot of land resembling a baseball diamond. The curved

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9 Green Cove Springs Historic District, Clay Co., FL

streets and the resulting irregular block shapes produced interesting building lots that are wholly distinctive from those in any other part of town.

Between 1909 and 1917, the commercial area of the historic district expanded with new buildings along Walnut Street west of Orange Avenue. An addition was constructed on the Clay County Courthouse, and new brick secondary and primary school buildings were located east of the government complex. By 1917, a number of service stations and garages had been constructed. Ultimately, the establishment of automobile dealerships and service stations became significant elements in the local economy as the community adjusted to the decline in the tourist industry. Between 1910 and 1920 the town grew at a slow but steady rate. Totalling 2,119 at the beginning of the decade, the population increased to 2,780 by 1920.

Boom and Depression (1920-1940)

During the 1920s, Florida entered a frenzied period of economic expansion. Between 1920 and 1930, the population of the state increased from 968,470 to 1,468,211. It is difficult to exaggerate the speculative proportions of the Florida land boom that erupted in the early 1920s. Miami and Palm Beach generally were regarded as the scenes of the most frenzied activity, but few communities in the state failed to experience a fever for land and property. In early 1925, some 20-25 trains were arriving daily at Jacksonville, whose Chamber of Commerce reported also that 150,000 automobiles had passed through the city that season. Twenty thousand people were thought to be arriving each day in the state by December, 1924. That fall, the Florida legislature had issued an open invitation to wealthy investors by approving a constitutional amendment which prohibited state income and inheritance taxes. The resulting influx of capital accelerated an already well developed surge of land purchasing.

Limited boom related activity occurred in Green Cove Springs during the 1920s. Some residential construction was evident north of town, where a number of one-story frame dwellings were erected. Other residential building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10 Green Cove Springs Historic District, Clay Co., FL

construction took place on Palmetto and Cypress Avenues between North and Center Streets. New subdivisions included O. A. Budington's (1922), Shands Subdivision of Blocks 54 and 56 (1922), Frederick Lewis' Idlewyld Park (1925), H.E. Bemis' Sunset Park (1928), and Charles Wilkinson's Wilkinson's Heights (1928).

Tourism played only a limited role in the local economy during the 1920s. The Qui-Si-Sana Hotel hosted most of the visitors who trickled into town, although the Riverside, Seminole, and Mohawk continued to operate. One writer of tour books billed Green Cove Springs as "one of the favorite interior resorts of Florida." Population figures, however, depict a community in decline, falling from 2,093 in 1920 to 1,719 by 1930. The reorganization of a number of businesses indicated a weak local economy. The Dowling-Shands Lumber Company was sold to the Florida Farms and Industries Company, and the Magnolia Springs Hotel was sold to the Florida Military Academy.

Commercial growth at this time centered instead around the automobile industry. In the 1920s, highway improvements made Green Cove Springs more accessible. By 1915, the Dixie Highway had been constructed throughout many cities along Florida's east coast. Three years later, Florida boasted 4,721 miles of paved roads. During the 1920s, U.S. Highway 17, which served as an important corridor to interior central Florida, was constructed through Green Cove Springs. In 1923, Highway 17 was hard surfaced between Jacksonville to a point immediately south of Green Cove Springs. Green Cove Springs' primary east-west passageway, State Road 16, was hard surfaced west to within several miles of Starke by 1925. The impact of these new roads on Green Cove Springs was manifested in the construction of several brick garages and filling stations. Construction of additional automobile-related facilities in the 1920s indicated that cars would play an important role in the future of the community.

Along with the rest of the nation, Green Cove Springs endured a period of economic calamity during the Great Depression. Several projects sponsored by the Works Progress Administration and the Civilian Conservation Corps,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 11 Green Cove Springs Historic District, Clay Co., FL

including the establishment of Gold Head State Park, bolstered the county economy. In Green Cove Springs, the Works Progress Administration constructed City Hall and the Spring Pool, expanded the local high school, and paved many of the streets with brick. The population of Green Cove Springs remained stable during the Depression, experiencing a slight increase from 1,719 to 1,752 between 1930 and 1940.

World War II to the Present (1940-1990)

During World War II, Green Cove Springs experienced renewed development and growth, primarily due to the creation of a military base near the city. Between 1940 and 1945, the population increased from 1,752 to 3,026. In 1939, the U.S. Navy created an air auxiliary complex southeast of the community. Following the war, the Navy assigned the Green Cove base to reserve status, a designation it held until 1961. In 1963 the City purchased the deactivated base and sold it to the J. Louis Reynolds Corporation. The base and some surrounding land were incorporated into Green Cove Springs when the city expanded its limits in 1984. The population of Green Cove Springs increased steadily through the 1950s and totalled 4,233 in 1960. The deactivation of the naval base in 1961 caused the population to fall to 3,857 by 1970, by 1990, the figure had increased to approximately 4,400.

HISTORICAL SIGNIFICANCE

Green Cove Spring Park, which contains the natural warm water sulphur spring for which the city is famous, is significant as a historic green space and for its association with the development of the city's tourist industry (photos 1-5). Set aside for use as a recreational area in the original 1868 town plan, the park evolved during the historic period as the primary social gathering place for residents and tourists of Green Cove Springs. The spring is the reason the city was established and grew into a prominent tourist destination during the late nineteenth century. Presently, the area that constitutes the park - the block bounded by Walnut Street, the St. Johns River,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 12 Green Cove Springs Historic District, Clay Co., FL

Spring Street, and Magnolia Avenue -also contains the contributing Spring Pool and Green Cove Springs City Hall.

The first development of the spring was made by the owners of the Clarendon Hotel, Green Cove Springs' most lavish hostelry during the late nineteenth century. Originally the spring was left in its natural configuration, but the course of the stream that carried its waters to the St. Johns River was altered by the digging of two rectangular bathing areas. The bath closest to the spring was set at a forty-five degree angle to Walnut Street. The second bath extended at a ninety degree angle from the southeast corner of the first. Dressing areas flanked both of the baths on the sides nearest Walnut Street. In the mid 1880s, a circular concrete walk, similar to the one that surrounds it now, was laid around the spring. During the mid 1890s, the bathing areas were expanded to accommodate the increase of visitors to the spring. Other improvements to the spring park area included a high wooden fence constructed around the pools and a croquet lawn set in the northwest corner of the park.

The spring remained relatively unchanged until 1907 when the Qui-Si-Sana Hotel was constructed on the site of the Clarendon, which had burned in 1900. The owners of the Qui-Si-Sana constructed a large concrete block pavilion in the Mission Style, echoing the design of the hotel. The bathing pools were again enlarged and the complex became known as the Qui-Si-Sana Bathing Pool and Casino Park. By 1917, the original square pavilion was extended to incorporate a dance hall and a third, smaller pool was added outside of the Casino. On the park grounds a newsstand was erected where the croquet lawn had been and two gazebos were placed along the spring creek.

The final change to the spring park area during the historic period occurred during the mid-1930s when the WPA-funded Green Cove Springs City Hall (229 Walnut Street) and Spring Pool were constructed (photo 5). The Works Progress Administration (WPA) was one of the federal assistance programs established during the Great Depression by President Franklin Roosevelt. Designed to provide funding for local public improvement projects, and thereby create

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 13 Green Cove Springs Historic District, Clay Co., FL

work for the unemployed, the WPA spent millions of dollars during the 1930s to aid the economic recovery process. Built in 1938, the City Hall is a two-story rectangular building constructed in the side of an embankment between the spring and Walnut Street. The Spring Pool is a twenty-five by seventy feet concrete swimming area fed by the spring. Originally the City Hall doubled as a community center where dances and other social gatherings were held.

Historic Buildings

Historic buildings within the district have local significance in the areas of commerce, government, education, religion, social history, and architecture. Buildings constructed during the initial period of Green Cove Springs' development (1869-1884) were located in the proximity of the spring and near the banks of the St. Johns River. They served residential, commercial, and religious functions. Among the surviving buildings in the district constructed during that period are the First Presbyterian Church, built c1884, and the residence at 218 Palmer Street, the oldest identified residence in Green Cove Springs (photo 13). The two-story house was constructed by Dustin R. Page, an early settler of Green Cove Springs, sometime between 1870 and 1884.

During the expansion period of Green Cove Springs (1885-1919) a number of important buildings were added to the district. A defined commercial area formed along Walnut Street, between Magnolia and Palmetto Avenues. The oldest extant commercial buildings in the district are located at 25 and 27 North Magnolia Avenue. Constructed together c1897, the buildings replaced the original DeBary-Baya steamship ticket office. The two buildings originally served as a general store, with 25 North Magnolia serving as the main store and 27 being used for storage of goods. By 1903 the buildings had been divided into separate establishments. A general store continued to operate out of 25 North Magnolia, but 27 then featured three stores: a grocery, a bakery, and a drugstore. During the remainder of the historic period various other businesses were located in the two buildings, including a hardware store, an undertaker's shop, a meat market, a restaurant, a furniture

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 14 Green Cove Springs Historic District, Clay Co., FL

store, and the city's post office. They are now part of the Carey Antiques complex. The building at 25 North Magnolia has been significantly altered, but 27 North Magnolia retains its historic character (Photos 23 & 24).

Other buildings associated with the early development of the commercial area are 330, and 423-429 Walnut Street, and 24 South Palmetto Avenue. The building at 330 Walnut Street (photo 26) was constructed about the same time as 25 and 27 North Magnolia Avenue. It was originally operated as a saloon, but was later used as a hardware store.

Fullerton's Appliance Store at 423-429 Walnut Street is a one-part Masonry Vernacular building (photo 25). Constructed c1909, the building originally served as a general store and drug store. Other businesses located there during the historic period were a dry goods store and a photography studio. The building at 24 South Palmetto Avenue was also constructed c1909 and served as a meat market throughout the historic period (photo 28).

Perhaps the sole commercial success story in the area of tourism after the turn of the century, when Green Cove Springs began losing its prominence as a vacation resort, was the Qui-Si-Sana Hotel at 321 Walnut Street (photos 20-21). Replacing the Clarendon Hotel, the expansive Qui-Si-Sana was constructed in 1907. The three story hotel has a square plan with a central open courtyard. It is an early example of the Spanish Mission Style, which had gotten its start in California during the mid-1890s. At the sulphur spring, the Qui-Si-Sana owners replaced bath houses that had been part of the spring complex since the 1880s with a new bath house and concrete pool, also exhibiting the Spanish Mission style. The Qui-Si-Sana is presently used as an apartment house and as a storage facility for Carey Antiques.

Another commercial building of note added during the period of economic expansion is the Gustafson Motor Company Showroom and Garage at 509-511 Walnut Street (photo 29). This two story Masonry Vernacular building is the only building in the district which is associated with the automobile industry, which has fueled the economy of Green

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 15 Green Cove Springs Historic District, Clay Co., FL

Cove Springs since World War II. The original building was constructed c1917 and featured a twenty car garage, an auto repair and service station, and a livery stable. After World War I, the garage was enlarged to accommodate the town's fire department, and a filling station was extended onto Walnut Street. In the 1930s the building was enlarged again to its present configuration. The rooms were then commodious enough to house an auto showroom in the east bay, new car storage in the west bay, and an auto repair shop and used car storage area in the rear. Since the historic period, a concrete block addition has been added to the southwest corner. The building now operates as a repair shop for the Gustafson Dairy, one of the largest business concerns in Green Cove Springs.

Other areas within the district surrounding the commercial sector also experienced growth during the final decades of the nineteenth century. Among the most impressive buildings with significant historical associations is the former Clay County Courthouse at 915 Walnut Street (photo 34). Begun in 1889 and completed in 1890, the courthouse is a two story brick building with Italianate influences. It replaced a temporary wood frame building that was donated by Sarah Ferris when Green Cove Springs was awarded the county seat in 1871. The new courthouse was built on land west of the original site donated to the county by John and Ellen Borden in October, 1889. County commissioners hired prominent Jacksonville architect A. E. McClure to design the building. McClure later designed the courthouse in Fernandina for Nassau County. Local builder W.A. McDuff was awarded the contract to construct the courthouse for \$13,215. Since the historic period, a concrete block addition to the east side has been the only major change. The building now houses the County's Public Safety offices and Museum. One of only four extant courthouses in Florida dating from the nineteenth century, the Clay County Courthouse was listed in the National Register of Historic Places in 1975.

Soon after the completion of the courthouse, a second county building, the Clay County Jail, was erected (photo 35). Located at 21 Gratio Place, the jail is a solid, two story Masonry Vernacular building with a central pyramidal

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 16 Green Cove Springs Historic District, Clay Co., FL

tower. It was constructed in a T-shaped plan, with the main (east) block housing the jail keeper's quarters and offices, and the rear extension housing the cells. By 1903, a fenced exercise yard was added to the north side of the building. In the 1930s, an addition was made to the north side of the building. Since the historic period, a one story concrete block addition and the replacement of the original barred windows have been the major alterations to the structure. The building now houses the County Maintenance Department.

The most significant historic social building in Green Cove Springs, the Village Improvement Association Clubhouse at 17 North Palmetto Street, was erected in the waning years of the period of economic expansion (photo 39). Established in February 1883, the Ladies Village Improvement Association (VIA) is the oldest women's club in Florida. The VIA has played an important role in the city's development since its inception, dedicated to promoting "neatness and order in the Village," improving and beautifying streets, and doing "whatever would lend to the improvement of the Village as a place of residence." It also sponsored the first public library in Green Cove Springs. The first home to the VIA was a wood frame building, which fronted on Palmer Street in the same block as the present building. Designed in the Bungalow Style, the present clubhouse was constructed in 1915. Since that time the building has retained much of its original appearance.

Located at 23 Green Street, the Clay County High School complex is the only historic educational facility in Green Cove Springs (photos 36-38). The original part of the School was constructed in 1917 as the Green Cove Spring High School. During the 1930s, however, the school was radically altered by a series of additions constructed under the auspices of the WPA. The first of the additions was made to the south end of the original building in 1935. The Masonry Vernacular addition featured a hip roof, brick exterior laid in running bond, and double hung sash windows. The north addition was completed on much the same plan in 1937. Two separate buildings, the school auditorium and bathroom building, were constructed in 1938. The only major alteration to the complex since the historic period is a south side gable addition to the auditorium. The building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 17 Green Cove Springs Historic District, Clay Co., FL

presently houses the offices of the Clay County School Board.

ARCHITECTURAL CONTEXT

Town Squares

Green Cove Spring Park is an adaptation of the town square, or common, which was brought to the colonies by the first settlers of the New World, and has remained a persistent theme in town planning to the present. Historically, the town square or greenspace has served a number of functions. Among these were its use as a fenced communal space for grazing and keeping cattle, an area for drilling the militia, a village "green" around which public and religious buildings were constructed, a purely ornamental feature of a town plan, or a fire break. In many instances open squares were included in town plans with no assigned uses. They were simply blocks upon which no development was to take place.

Commercial Architecture

The two-part block was the most common commercial design used in small cities and towns in the United States between 1850 and 1950. Generally limited to between two- to four-story buildings, it is characterized by a horizontal division into two distinct zones. The two zones are defined by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments.

The exterior design of two-part commercial blocks is usually homogeneous, but in some cases different building materials and exterior fabrics are used to visually divide the two zones. Decorative elements in vernacular commercial designs were mostly limited to brick, cast iron, or stonework incorporated into the main facade. Shop windows were flanked by pilasters which provided an inviting frame for displaying retail merchandise. Horizontal or kick panels, beginning at ground level and rising several feet,

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 18 Green Cove Springs Historic District, Clay Co., FL

framed the bases the of the display windows. Constructed of a variety of materials, most commonly wood, the panels were resistant to breakage and weather damage.

The business entry was frequently recessed to avoid visual competition with the display area. A common storefront configuration was a central entrance with two obliquely placed windows flanking the doorway, and a band of transom lights placed above it. Metal or wood canopies or canvas awnings were most extensively used over commercial storefronts. When signs were placed on them, they served as an advertising medium. They also provided shelter for shoppers and extended the display area of the building.

The one-part block is a one story, free standing building that was a popular commercial design in small cities and towns during the late nineteenth and early twentieth centuries. It was adapted from the lower part of the more common two-part commercial block during the Victorian period. The one-part block is a simple rectangular building, often with an ornate facade. It is most often utilized for retail or office space.

Art Deco

Art Deco was the first of the modernistic styles to become popular in America. It represented a complete break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style got its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925 as a showcase for new artistic designs. Like the European Art Nouveau movement of the 1890s and early twentieth century, Art Deco was an artistic movement that transcended all areas of the art world, from painting to architecture. Its decorative geometric patterns were mimicked in a wide variety of products, including household appliances, clothing, furniture, and jewelry. Art Deco was most popular as a commercial building style during the 1920s and early 1930s because its decorative designs were especially suited to tall buildings. Few private residences can be considered true examples of high style Art Deco.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 19 Green Cove Springs Historic District, Clay Co., FL

In Florida, Art Deco buildings are most often found in communities that continued to grow despite the collapse of the speculative land boom in 1926. Miami Beach contains the best collection of Art Deco commercial buildings in the state. After 1930 the related Art Moderne style became the more popular of the modernistic styles. Characteristics of the Art Deco style include a flat roof, irregular plan, stucco siding, and low relief, polychromatic ornamentation in straight line, zig-zag, geometric floral, and chevron designs. In Europe the ornamentation was influenced by cubism, while in the United States the designs were based on North and South American Indian Art.

Mission Style

The Spanish Mission Style is found almost solely in those states that have a Spanish colonial heritage. It originated in California during the 1890s and was given impetus when the Southern Pacific railways adopted it as the style for station houses and resort hotels throughout the west. Early high style domestic examples were faithful copies of their colonial ancestors, but during the first two decades of the 20th century other influences (most notably those of the Prairie and Bungalow styles) were added to produce new prototypes.

In Florida, the Spanish Mission Style was among the most dominant building styles during the decade before the collapse of the Florida Land Boom in 1926. It was adapted for a variety of building types ranging from grandiose tourist hotels to two room residences. It was so popular that many commercial buildings were renovated in the 1920s to reflect the style. Identifying features of the style include flat (sometimes hip) roofs, always with a curvilinear parapet or dormer either on the main or porch roof; ceramic tile roof surfacing; stuccoed facades; flat roof entrance porches, commonly with arched openings supported by square columns; casement and double hung sash windows; and ceramic tile decorations.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 20 Green Cove Springs Historic District, Clay Co., FL

Residential Architecture

Frame Vernacular

Frame Vernacular applies to the use of common wood frame construction techniques by lay or self-taught builders. A product of their experience, Frame Vernacular buildings were often constructed from memory by the builder, who utilized available resources and was sensitive to the local environment. Frame Vernacular buildings did not represent major contemporary stylistic trends, although individual building components of popular high styles were often applied.

Queen Anne Style

Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th century. The name of the style is misleading, for it actually draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited for developing the style in his designs for grand manor houses during the mid-nineteenth century. The first American example is generally considered to be the Watts-Sherman House in Newport, Rhode Island.

The Queen Anne Style was very popular in northern Florida between 1880 and 1910, as it was in most states in the South. Unfortunately, the buildings were often built close to commercial districts or along major transportation arteries. As towns grew into cities many of the Queen Annes were razed to create space for modern buildings. Examples of the style are now relatively scarce.

Identifying features of the Queen Anne style include steeply pitched roof lines with intersecting extensions; an irregularly shaped floor plan; decorative truss work and patterned shingles in the roof gables; verandas with spindle work or decorative brackets between turned porch roof supports; canted bay extensions; polygonal or conical

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 21 Green Cove Springs Historic District, Clay Co., FL

towers; various exterior fabrics, often different from one story to the next; multi-paned double hung sash windows with decorative glazing patterns; and massive corbelled chimneys with decorative brick work.

Italian Renaissance

Italian Renaissance buildings are based on earlier Italian architectural revivals, most recently the Italianate, which was popular in the United States before the Civil War. The Italian Renaissance style got its start in the Villard Houses designed by McKim, Mead, and White in New York in 1883. With the improvement of simulated masonry exterior fabrics after the turn of the century, Italian Renaissance motifs were adapted to simpler domestic designs. The style remained popular until the Great Depression.

Although Florida has a number of fine examples of the style, it was not as popular as the contemporary eclectic Spanish styles. Most of the state's Italian Renaissance style buildings were built in the decade preceding the collapse of the Florida Land Boom. Identifying features of the style include low-pitched hip roofs, usually covered with ceramic tiles; wide overhanging, boxed eaves commonly containing decorative brackets underneath; a symmetrical facade; second story windows that are generally smaller and less elaborate than the ones in the first story; and a recessed central entrance, usually with an arched opening, sometimes accentuated by small classical columns or pilasters.

Religious Buildings

Carpenter Gothic

The Carpenter Gothic style was most popular in the U.S. between 1840 and 1880, although it remained a popular building style for religious and educational buildings well into the 20th century. Andrew Jackson Downing is said to have built the first example in America in 1832. In subsequent years Jackson produced several pattern books in which he showed the suitability of adapting the style to modest domestic designs. Downing's efforts at popularizing

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 22 Green Cove Springs Historic District, Clay Co., FL

the Gothic Revival Style helped to make it one of the dominant building styles of the day.

Due to Florida's relatively late period of development, there are very few examples of high style Gothic Revival buildings in the state. There are, however, a number of folk adaptations of the style that may be better termed Neo-gothic. Identifying features of this style includes steeply pitched gable roofs, often with one or more intersecting cross gables; decorative vergeboard work in the gables; open eaves; wood siding, often board and batten; one story entrance or end porch; and varied window treatments, including lancet, cantilevered oriels, and double hung sash windows, often with diamond pane glazing.

ARCHITECTURAL SIGNIFICANCE

Commercial Buildings

The most distinctive example of a two-part commercial block in the district is the Masonic Lodge Building at 428 Walnut Street (photo 17). Built c1917, this two story structure features a flat roof with an ornamental cornice at the roof line, second story windows with arched lintels, decorative masonry quoins, and first story store front features with large plate glass display windows and a recessed entrance with a single transom light.

An ornate example of a one-part commercial design in the district is located at 418-422 Walnut Street (photo 18). Constructed c1909, the building has elements of Mediterranean Revival architecture. It features a flat, built-up roof with a curvilinear parapet, urn finials, a decorative cartouche, and a plate glass display window storefront.

The Art Deco style Clay Theater at 326 Walnut Street is one of the most distinctive structures in the downtown commercial area (photo 19). Its construction in the mid-1930s marked the end of historic development in the commercial district. Features that identify it as an example of Art Deco architecture include its flat, built-up

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 23 Green Cove Springs Historic District, Clay Co., FL

roof, vertical recessed panels in the brick work of the main facade, and recessed entrance. Unusual is the exposed brick work, which in most examples is coated with smooth stucco to enhance the streamline effect that most Art Deco structures exhibit.

Green Cove Springs had already entered a period of economic decline by the mid-1920s, when the Mission Style reached the height of its popularity in Florida, and correspondingly few buildings exhibiting any high style were constructed during that decade. Built in 1907, the Qui-Si-Sana Hotel at 321 Walnut Street, now part of the Carey Antiques complex, is a relatively early example of the Mediterranean Revival Style (photos 20-21). Perhaps inspired by the grand hotels constructed by Henry Flagler in St. Augustine, the Qui-Si-Sana is a large, hollow square masonry building with a central courtyard. The roof is hipped and was once covered with barrel tile, which has since been replaced with composition shingles. A central bay with a curvilinear parapet, the primary identifying feature of the style, and a hip roof tower extends from the main facade.

Residential Buildings

Frame Vernacular is the dominant architectural style in residential areas throughout Green Cove Springs during all periods of construction. During the 1920s and 1930s, Frame Vernacular remained an important influence on the architecture of the city. Its design reflected a trend toward simplicity. Residences influenced by it are smaller than those of the previous decade, usually measuring only one story in height.

One excellent example of a Frame Vernacular building in Green Cove Springs is the Appleseed Antiques shop at 101 South Magnolia Avenue (photo 6). Built c1887, the building was originally constructed as a private residence and was later used as a cottage for the Clarendon Hotel. Notable architectural features include a moderately pitched, side gable roof, a central gable dormer, two chimneys with corbelled brick caps, and a tiered porch.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 24 Green Cove Springs Historic District, Clay Co., FL

The building at 218 Palmer Street (photo 12) is another fine example of Frame Vernacular architecture. As it was originally constructed, the building featured a T-shaped plan with a two-story main block with a full height end porch and a rear one-story extension. Several changes were made to the property during the historic period. During the late-1890s a cistern (no longer extant) was added to the southeast corner of the property. About 1917, a second story was added to the rear extension. In the early 1920s the original two-story porch was removed and the present one-story porch was erected. Since then, with the exception of the enclosure of the southwest bay of the porch, few major changes have been made to the building.

A third example of good Frame Vernacular architecture is located at 101 North Pine Avenue (photo 7). Built c1910, this building features a rectangular plan and has a moderately pitched gable roof with exposed purlins under its eaves, a central cross-gable roof, a prominent chimney with a corbelled brick cap, a polygonal bay extension, and a veranda.

A classic example of the Queen Anne style is the Kirkpatrick-Wilcox House located at 700 Walnut Street (photo 9). The building was constructed by local merchant J.L. Kirkpatrick about 1890. Notable architectural features include an irregular floor plan and steeply pitched, side gable roof with an intersecting polygonal extension, prominent chimneys with corbelled brick caps, and a veranda with a central second story balcony. The porches have intricate stick and spindle work.

The former Riverview Hotel, now a private residence at 115 North St. Johns Avenue, is the best of only two residential examples of the Italian Renaissance style (photo 10). Constructed in the mid-1890s, the building features a low pitched, hip roof with carved brackets under its enclosed eaves, square cupola, two polygonal bays, and a veranda with a central gable roof balcony. The veranda has chamfered posts with a decoratively carved balustrade running between the supports.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 25 Green Cove Springs Historic District, Clay Co., FL

Religious Buildings

The First Presbyterian Church at 300 Gum Street is the most detailed of the two churches in the district (photos 28-29). Constructed c1884, it is one of the oldest buildings in the district. Its styling is expressed by a steeply pitched gable roof, triangular louvered dormers, elaborate spindlework and king post trusses, stained glass lancet windows, and conical steeple with an octagonal belfry.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1 Green Cove Springs Historic District, Clay Co., FL

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 2 Green Cove Springs Historic District, Clay Co., FL

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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 3 Green Cove Springs Historic District, Clay Co., FL

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National Register of Historic Places
Continuation Sheet

Section number 9 Page 4 Green Cove Springs Historic District, Clay Co., FL

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 5 Green Cove Springs Historic District, Clay Co., FL

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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 6 Green Cove Springs Historic District, Clay Co., FL

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1 Green Cove Springs Historic District, Clay Co., FL

BOUNDARY JUSTIFICATION

The boundary encompasses nearly all of the buildings in the City of Green Cove Springs that are eligible for listing in the National Register of Historic Places. The district is comprised of two noncontiguous areas that share a common period of development, but that have been separated over time due to destruction of historic resources and the introduction of new buildings in the area between them. The boundary is consistent with National Register guidelines, following along natural features and block and property lines. It contains the highest and most significant concentration of historic buildings in the city.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 1 Green Cove Springs Historic District, Clay Co., FL
Section number _____ Page _____

1. Spring Park, Green Cove Springs Historic District
2. Green Cove Springs, Clay Co., Florida
3. Stephen Olausen
4. 1990
5. Historic Property Associates, St. Augustine, FL
6. Spring Park, looking W
7. 1 of 44

Numbers 2-5 are the same for the remaining photographs.

1. Spring Park, Green Cove Springs Historic District
6. Looking E from S bank of Spring Creek
7. 2 of 44

1. Spring Park, Green Cove Springs Historic District
6. Looking E at Spring Pool and City Hall
7. 3 of 44

1. Green Cove Spring, Green Cove Springs Historic District
6. Camera facing N
7. 4 of 44

1. City Hall and Spring Pool, Green Cove Springs Historic District
6. Front (S) facade of City Hall and Spring Pool, camera facing N
7. 5 of 44

1. Appleseed Antiques, 101 South Magnolia Avenue, Green Cove Springs Historic District
6. Oblique view showing front (E) facade and N elevation, facing SW
7. 6 of 44

1. 101 North Pine Avenue, Green Cove Springs Historic District
6. Oblique view showing front (E) facade and S elevation facing NW
7. 7 of 44

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 2 Green Cove Springs Historic District, Clay Co., FL

Section number _____ Page _____

1. 400 North Magnolia Avenue, Green Cove Springs Historic District
6. Oblique view of front (W) facade and N elevation, facing SE
7. 8 of 44

1. Kirkpatrick-Wilcox House, 700 Walnut Street, Green Cove Springs Historic District
6. View showing front (S) facade, facing N
7. 9 of 44

1. Former Riverview Hotel, 115 North St. Johns Avenue, Green Cove Springs Historic District
6. Oblique view of front (E) facade and N elevation, facing SW
7. 10 of 44

1. Former Hallock Hotel, 15 North St. Johns Avenue, Green Cove Springs Historic District
6. Oblique view of front (E) facade and S elevation, facing NW
7. 11 of 44

1. 218 Palmer Street, Green Cove Springs Historic District
6. Oblique view of Front (S) facade and E elevation, facing NW
7. 12 of 44

1. Streetscape, S side of 700 block of Spring Street, Green Cove Springs Historic District
6. View from NW corner of Cypress Street, facing SW
7. 13 of 44

1. Streetscape, W side of 300 block of North Magnolia Avenue, Green Cove Springs Historic District
6. View from SE corner of North Street, facing NW
7. 14 of 44

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 3 Green Cove Springs Historic District, Clay Co., FL

Section number _____ Page _____

1. Streetscape, 400 block of Walnut Street, Green Cove Springs Historic District
6. Facing E from Palmetto Avenue
7. 15 of 44

1. Streetscape, N side of 400 block of Walnut Street, Green Cove Springs Historic District
6. Facing NE from SW corner of Palmetto Avenue
7. 16 of 44

1. Masonic Lodge, 428 Walnut Street, Green Cove Springs Historic District
6. Oblique view of front (S) facade and W elevation, facing NE
7. 17 of 44

1. 418-422 Walnut Street, Green Cove Springs Historic District
6. View of front (S) facade, facing NW
7. 18 of 44

1. Clay Theatre, 326 Walnut Street, Green Cove Springs Historic District
6. Oblique view of front (S) facade and E elevation, facing NW
7. 19 of 44

1. Former Qui-Si-Sana Hotel, 321 Walnut Street, Green Cove Springs Historic District
6. View of front (E) facade, facing NW
7. 20 of 44

1. Former Qui-Si-Sana Hotel courtyard, 321 Walnut Street, Green Cove Springs Historic District
6. Facing NW
7. 21 of 44

1. 25 North Magnolia Avenue (non-contributing), Green Cove Springs Historic District
6. Oblique view of front (E) facade and S side, facing NW
7. 22 of 44

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 4 Green Cove Springs Historic District, Clay Co., FL

Section number _____ Page _____

1. 27 North Magnolia Avenue, Green Cove Springs Historic District
6. View of Front (E) facade, facing W
7. 23 of 44

1. Fullerton's Appliance Store, 423-429 Walnut Street, Green Cove Springs Historic District
6. Oblique view of front (N) facade and W side, facing SE
7. 24 of 44

1. 330 Walnut Street, Green Cove Springs Historic District
6. View of front (S) facade, facing N
7. 25 of 44

1. 24 North Palmetto Avenue, Green Cove Springs Historic District
6. Oblique view of Front (W) facade and N side, facing SE
7. 26 of 44

1. Gustafson Motor Company, 509-511 Walnut Street, Green Cove Springs Historic District
6. View of front (N) facade, facing S
7. 27 of 44

1. First Presbyterian Church, 300 Gum Street, Green Cove Springs Historic District
6. View of N side with addition, facing S
7. 28 of 44

1. First Presbyterian Church, 300 Gum Street, Green Cove Springs Historic District
6. Closeup view of decorative spindlework in front (E) gable, facing W
7. 29 of 44

1. First Baptist Church, 615 Walnut Avenue, Green Cove Springs Historic District
6. Oblique view of Main (W) facade and N side, facing SE
7. 30 of 44

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 5 Green Cove Springs Historic District, Clay Co., FL
Section number _____ Page _____

1. Clay County Courthouse, 915 Walnut Street, Green Cove Springs Historic District
6. Oblique view of Rear (S) facade and E side, facing NW
7. 31 of 44

1. Clay County Jail, 21 Gratio Place, Green Cove Springs Historic District
6. Oblique view of front (E) facade and S side, facing NW
7. 32 of 44

1. Former Clay County High School, 23 South Green Street, Green Cove Springs Historic District
6. Oblique view N facade and W side of the 1937 WPA addition, facing SE
7. 33 of 44

1. Former Clay County High School, 23 South Green Street, Green Cove Springs Historic District
6. View of E facade of original 1917 Green Cove Springs High School, facing W
7. 34 of 44

1. Former Clay County High School, 23 South Green Street, Green Cove Springs Historic District
6. View of front (E) facade of Auditorium, facing W
7. 35 of 44

1. Village Improvement Association Clubhouse, 17 North Palmetto Avenue, Green Cove Springs Historic District
6. View of front (E) facade, facing W
7. 36 of 44

1. Non-contributing Methodist Church, 500 Walnut Street, Green Cove Springs Historic District
6. Oblique view of front (E) facade and S side, facing NW
7. 37 of 44

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs 6 Green Cove Springs Historic District, Clay Co., FL

Section number _____ Page _____

1. Non-contributing buildings on the S side of 200 block of North Street, Green Cove Springs Historic District
6. Facing SW from NE corner of North St. Johns Avenue
7. 38 of 44

1. Streetscape, S side of Ferris Street, Green Cove Springs Historic District
6. Camera facing E from NW corner of Gratio Place
7. 39 of 44

1. Streetscape of Palmer Street, Green Cove Springs Historic District
6. Camera facing E from edge of district at Green Street
7. 40 of 44

1. Streetscape of Palmetto Avenue, Green Cove Springs Historic District
6. View from Walnut Street, camera facing N
7. 41 of 44

1. Streetscape of Palmetto Avenue, Green Cove Springs Historic District
6. View looking NE from SW corner of Spring Street and Palmetto Street
7. 42 of 44

1. Streetscape of Center Street, Green Cove Springs Historic District
6. View looking E from Magnolia Avenue
7. 43 of 44

1. Streetscape of Magnolia Avenue, Green Cove Springs Historic District
6. View looking N from Gum Street
7. 44 of 44