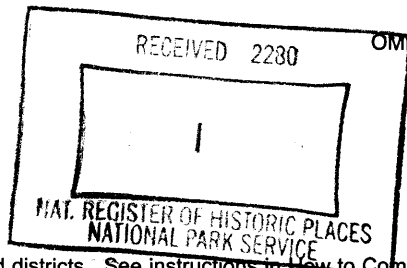


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



OMB No. 1024-0018
1318

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

1. Name of Property

historic name SIKES HOUSE

other names/site number FMSF# CO945

2. Location

street & number 288 Ellis Street N/A not for publication

city or town Fort White N/A vicinity

state Florida code FL county Columbia code 023 zip code 32038

3. State/Federal Agency Certification

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

Barbara E. Mattick 12-14-06
Signature of certifying official/Title DSHPO Date

Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 2.1.07
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
2	1	buildings
0	0	sites
1	0	structures
0	0	objects
3	1	total

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

Number of contributing resources previously listed in the National Register

"N/A"

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals: Colonial Revival
Late 19th & 20th Century American Movements: Craftsman
Late Victorian: Queen Anne

Materials

(Enter categories from instructions)

foundation BRICK
walls WOOD
roof ASPHALT
other GLASS

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) 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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1900 - 1907

Significant Dates

1900

1907

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Lites, Charles/designer & builder

Primary location of additional data:

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

Name of Repository

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

SUMMARY

The Sikes House is nominated to the National Register for local significance under criterion C in the area of Architecture. The Sikes House is a two-story Colonial Revival residence with Craftsman and Queen Anne features. The construction was influenced by readily available manufactured materials and popular trends in architectural styles. The character of the house was given by Mr. James R. Lites when he built it in 1900, with its north and south gable extensions, cross gable roof, north verandah with Queen Anne balustrade, and dramatic diamond and ocular windows. The house acquired its current configuration and indoor plumbing in 1907, when Mr. John M. Sikes bought the house. Sikes modified the porch columns to the Craftsman Style. The house has only had minor alterations since 1907.

SETTING

Fort White is located 26 miles from Lake City that is the government seat for Columbia County. The primary roads servicing The Town of Fort White are United States Highway 27 and United States Highway 47 that intersect at the center of town. The Sikes House is bordered to the west by Highway 47; on the south by Yulam, a two lane city street; on the east by a residential property; and on the north by Ellis Street. The Sikes House is one block south of the intersection of Highway 27 and Highway 47 at the center of town. City Hall and the library are located one block south of the Sikes House. A massive pecan tree is centered in the backyard and pear trees are along the property line to the east.

PHYSICAL DESCRIPTION

Exterior

The house measures approximately 78 by 47 feet, with an irregular foot print. The house has a pitched and complex intersecting roof line. The foundation consists of brick piers set on brick footers. It has a corbeled brick chimney set near the center of the house that services all five fireplaces. Cypress lap siding covers the exterior, and unornamented boards trim the corners, doors and windows. Most windows are filled by 3/1 double-hung wooden sashes with the exception of one round and two diamond openings with fixed glass. The two-story building has a wrap around porch on the north, east, and west elevations on both stories, and the porches are sheltered by a complex hip roof.

The north, main façade has a centrally located gabled extension that projects northward from the home's main two-story block (Photo #1). The elevation is spanned by the two-story covered porch except at the east corner. The north porch includes four square tapered wood columns on concrete block pedestals. Square columns on the second story are aligned with those on the first story, and have a hand rail between them that has scroll-sawn balusters (Photo #2). The complex hip roof for the porch attaches under the eaves of the cross-gable main roof. The underside of the second story porch provides a tongue and groove narrow board ceiling for the first story

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

porch. The second-story porch has exposed roof rafters. The concrete block pedestals appear to be coquina blocks with a flat coquina cap, but are in fact iron reinforced concrete with a 1/4" coquina face on all sides. The main, north door is accessed off the porch which is accessed by five concrete steps with coquina surfaced block cheeks. The main door has a light in the upper half that has a wooden cornice with brackets under the light. The entry has narrow 3/4 length side-lights and a transom with three glass panes ornamented with etched geometric designs. Two additional entry doors are at the east and west ends of the porch within the main building block. One additional window is at the east corner of the elevation. The doors and windows on the second story are aligned with the doors and window on the first. The façade includes diamond windows flanking the main door, sidelights and transom, scroll-sawn balusters on the second-story porch, and wainscoting and horizontal beaded boards that are only used facing the north porch.

The west elevation has the gable end of the two-story main block, the two-story side porch that wraps the main block, and one-story gable extension that extends to the south (Photo #3). The porch has battered columns and concrete pedestals as on the north elevation. The second-story porch has knee walls. Four concrete steps access the south end of the first-story porch. The gable end of the main block contains a circular window in the first-story (Photo #4), and a single window is at the south end of the porch. The circular window is a fixed pane of "clue-chipped" etched glass. The second story has a single window and door that provides access onto the porch. The extension to the south contains a grouping of three windows, and one small awning window is towards the south end. At the south end is a small extension with shed roof. Visible to the north is a single window in the north extension.

The south elevation displays the complex roof lines at varied heights, and the hip roofed porches on the west (Photo #5). The small shed extension with one window is connected at the southwest corner of the one-story gable extension. To the east of the shed extension is a single 2/1 window, and to the east of that the south end of a shed roofed, enclosed porch with four concrete steps visible near the southeast corner. The porch is enclosed with vinyl sliding glass windows. A central gable extension from the two-story main block contains a single window, and displays a secondary roof line where a second-story addition was made in 1907. A shed roof at the first story is at the east corner. A single window in the second story is above the shed roof.

A rear/south covered porch at the southeast corner has been enclosed with lapboard from the original hip-wall to the roof line to provide closet space in the interior (Photo #6).

The east elevation displays the main two-story block of the building to the north, and the one-story extension to the south (Photo #6). The two-story portion with gable end has a single window centered in each story. The eastern edge of the two-story wrap around porch begins at this elevation.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

Interior

The floor plan of the house, unaltered since 1907, retains its historic integrity to a high degree. Original paneled doors, window glass, porcelain knobs, and brass hinges and knobs are intact and working. The original wood floors are in good condition, and covered with carpet in some areas. Most walls are exposed, with beaverboard removed, and are of wide cypress planks with tongue and groove wainscot. Drywall covers the first floor living space of the two-story block. Fireplaces are of red brick that branch off of the one central chimney. Interior stairway scroll-sawn balusters match the design of the exterior porch balustrade.

The main door opens into a combined entrance-parlor area (Photo #7) with a canted fireplace in the southeast corner (Photo #8). All fireplaces have raised panels on the wooden surrounds. A broad opening to a living room to the south is framed with square, tapered wooden columns on pedestals that repeat the motif of the main porch. These wooden columns are stained dark to conform to other doors and moldings. This room contains a canted fireplace in the northeast corner that backs up to the entrance room (Photo #9). The south room contains a French door in the south wall which leads to the glass enclosed sun room. From the sun room the dining room and kitchen to the south can be entered. To the east of the kitchen and dining room is the one-story east porch that is now has a hot water heater and washing machine (Photo #10). Vinyl windows have been installed. The pantry off the kitchen is a good example of cabinetry of this period with brass hinges and locks intact and working (Photo #11). From the parlor the first floor bedroom and bathroom to the east can be accessed, and an exterior door located in the bedroom provides an exit to the front porch. A fireplace in the bedroom makes use of the central chimney. The enclosure of an original covered porch provides closet space for this bedroom. Entry to the west hallway, which contains the half turn staircase, can be made from the parlor or an exterior front door (Photo #12). The scroll-sawn decorative staircase balusters are also used on the upstairs landing railing (Photo #13). The newel posts are solid turned wood. Interior walls are wide rough milled lumber with vertical wainscot. Remnants of cloth and wallpaper are adhered to the trim around the circle window and double hung window at the stair landing. These remnants show what wall paper Mr. Lites used. Two of the three upper bedrooms, both with fireplaces (Photo #14), can be reached from the landing. Two additional doorways on the landing lead outside to the north (front) porch, and to the west side porch (Photo #15). The upstairs bathroom (Photo #16) has a claw-foot tub with original fixtures (Photo #17), and corner porcelain sink. The east side bedroom can be entered by way of an outside doorway at the northeast corner of the building (Photo #18), or through the bedroom at the south of the landing.

ALTERATIONS

Major alterations to the original home occurred around September 1907, when Mr. Sikes remodeled the house after purchasing it from Mr. Lites, and moving in with his new bride. These changes included the addition of the dining room, kitchen, and bathrooms with indoor plumbing. Wallboard of a cardboard quality, commonly known as beaverboard, was installed on the walls throughout the house. Mantels were placed around the

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

original brick fireboxes. Current 2005 changes to the Sikes House have been to provide air conditioning and upgrade the electric service. Dry wall has been used to cover interior wood walls in some first floor areas. Beaverboard has been removed with the intention to return the non-dry-walled areas to the wainscoted and wallpaper treatment of Mr. Lites. The east porch off of the kitchen and dining room had vinyl sashes added to replace the screens.

OUTBUILDINGS

To the east side of the house is one contributing structure and one contributing building (Photo #19). The most obvious is a twenty foot tall metal frame tower that held a windmill and water tank for the kitchen and bathrooms. This is a historic structure installed by Sikes. The other historic building is a frame, two car garage with corrugated metal exterior. The metal frame tower is rusted at some points, and the wood frame of the garage is deteriorated in areas.

Adjacent to these historic resources is one non-contributing building. It is a 1993, concrete block building to shelter a water pump.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **SIKES HOUSE, FT. WHITE, COLUMBIA,
COUNTY, FLORIDA**

SUMMARY

The Sikes House is nominated to the National Register for local significance under criterion C in the area of Architecture, reflecting its Colonial Revival Style with Queen Anne and Craftsman features. Built in 1900 by James Lites, the residence was enlarged in 1907 when it became the home of John M. Sikes and his wife Mollie Sikes. The architecturally eclectic house is a uniquely designed house, and a landmark in the city. Mr. Sikes was a businessman instrumental to the growth of Fort White.

HISTORICAL CONTEXT

Fort White, named for the Seminole Indian War fort located nearby, was incorporated in 1884. By 1900, Fort White and the surrounding area had a population of about 2000. Pitts Phosphate Company was one of the largest industries in the area. Phosphate was transported into Fort White, and then transferred to the Plant Railroad Line. In turn the phosphate was taken to Fernandina for export. Corn, cotton, and livestock were also transported from Fort White. The Plant Railroad Line later became the Atlantic Railroad. The growth the town was experiencing slowed when the new ownership of the railroad rejected Fort White for a shop and hospital for the railroad, and located them in High Springs instead. By 1925 the population had shrunk to about 600. The town of Fort White was connected to Lake City and Gainesville by way of Atlantic Coastline Railroad, yet it was self sufficient, having churches, grocery stores, a post office and bank.

The Sikes House, located in the downtown of Fort White, is associated with an important local businessman, John Moreland Sikes. Born in Huntsville, Alabama, June 3, 1869, Sikes moved to Fort White, as a young man. He was a clerk for Mr. Stein at the general store in town. Marrying Lennie Moreland, a daughter of a local affluent family, they had a boy named Julian. Lennie died two years later. Sikes was married again on August 7, 1907, to Mollie Moreland (Figure I: photos of Sikes, his wife, and a daughter). At this time he purchased the Sikes House from Mr. Lites. After renovating the house the couple occupied it and eventually had six children. The youngest was named Fredrick Cone Sikes after Governor Fred Cone of Florida (1937-1941), who was friend of the family and business associate. In March of 1912, Sikes was instrumental in opening Columbia County Bank in Lake City, Florida, with then Senator Cone. Columbia County Bank has grown into an enduring financial institution recognized for its superior service and five-star strength. Senator Cone was elected president of the bank, and Sikes was first vice president. The initial capital stock was \$50,000 which has grown to \$185 million in assets today. By the year 1925, Sikes owned a general store in Fort White at 7716 Highway 27, and was president of a bank across the street at 7699 Highway 27. These two enterprises were at the main intersection in town. Sikes at the time of his death in 1940 was widely respected as a man of influence in his home town of Fort White, and the entire Columbia County. He served as a bond trustee, member of the selective service draft board, was a lieutenant-colonel on the staff of Governor Cone, and held every office in the Methodist Church. His youngest son, F.C. Sikes, at the time of his father's death in 1940, worked in the office of Senator Andrews. The widow Sikes retained the residence in Fort White until the Sikes House was

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 **SIKES HOUSE, FT. WHITE, COLUMBIA,
COUNTY, FLORIDA**

sold in 1952.

ARCHITECTURAL CONTEXT

Colonial Revival

The Colonial Revival Style of home construction was popular from 1880 to 1955. The style derived from an admiration of early American, English and Dutch construction, particularly Georgian and Adam prototypes. The influential architectural firm of McKim, Meade, White, and Bigelow toured New England in 1877, to study first hand colonial buildings. Landmark houses they constructed in the 1880s were not copies, but syntheses of their discoveries. Publications of illustrated studies of colonial homes spread an understanding and appreciation of the homes throughout the nation, prompting a trend to more imitative architecture. The style was simplified during the Great Depression years. The style is characterized by rectangular two-story construction with gable roofs, and accented by prominent front doors centered on the façade. The entry usually includes a decorative pediment, sidelights, transom or fan-light transom. The façade usually has a symmetrical and balanced window arrangement. Windows are filled with double-hung sashes with multiple lights, and sashes are often paired. Porches are usually small gabled porticos to shelter the main entrance, but in the early twentieth century one-story full width porches became more frequent.

Queen Anne

The Queen Anne Style was a popular residential style favored by the affluent from 1880 to 1910. The name, Queen Anne, is misleading, for the style derived from earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture associated with the reign of Queen Anne (1702-1714). Richard Norman Shaw, an English architect, is credited for developing the style for grand manor houses in the 1860s. One of the first American examples was the Sherman House in Newport, Rhode Island, designed by H.H. Richardson in 1874. The American Architect and Building News architecture journal featured early models and disseminated the style. Typically expansive in scale, the buildings were too large for America's diminishing family size. The Queen Anne Style has a vertical emphasis through the use of steeply pitched roofs with gable extensions and multiple wall surfaces. Wall texture variations are provided with exterior fabrics ranging from brick, rough-face block, or stone, to various wood shingles and sidings. Bay extensions and towers often protrude from a corner of the house. Decorative truss work and patterned shingles adorn gable ends. Verandas are embellished with turned posts, spindle work, and decorative brackets. Later models often have Colonial Revival details including Palladian windows, round columns with classical capitals supporting porches. Double-hung sash windows often have with multi-light patterns, and corbeled brick chimneys extend far above the roof.

Craftsman

The Arts and Crafts Movement was a reaction to the industrial age that emphasized individual craftsmanship in building construction, furnishings, and landscape. Augustus Pugin and William Morris were two of the early

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 **SIKES HOUSE, FT. WHITE, COLUMBIA,
COUNTY, FLORIDA**

prominent proponents of the movement in England. The movement developed in the United States during the 1880s, and the magazine House Beautiful published since 1895, gave voice to the principles, and popularized design trends. Gustav Stickley, who was a furniture maker, began publishing the The Craftsman magazine in 1901, which featured house designs as well as furnishings. He articulated a philosophy of honesty of materials and fabrication, simplicity of design, and utility of the product. His house designs included many windows to utilize natural light. The eclectic architectural Craftsman Style, popular from 1905 to 1930, derived its name from the influential Craftsman magazine. The style was typified by low-pitched gable roofs with broad eaves and exposed rafter ends. Full and partial porches were supported by large square columns, often tapered or "battered" columns placed on pedestals. Fenestration usually included multi-light upper sash with single-light lower sash. The emphasis on the use of indigenous materials resulted in a variety of exterior materials in different regions of the county.

ARCHITECTURAL SIGNIFICANCE

The Sikes House is an excellent example of an eclectic Colonial Revival construction with Queen Anne and Craftsman elements. In keeping with the Colonial Revival Style, the main two-story block was rectangular with a side gable main roof, and centrally located cross gables that extended the footprint to the north and south. The extension to the north contains the main entrance that is enhanced with sidelights and a transom. The two-story porch that spans the north and west elevations of the main block includes a scroll-sawn balustrade on the second story. The north porch has beaded horizontal siding and wainscoting. Large diamond windows flank the main entrance, and a circular window is in the west elevation. These Queen Anne elements give the house an eclectic distinction. The construction was influenced by readily available manufactured materials and popular trends in architectural styles. This two-story portion is the 1900 house built by James Lites. Lites set the chimney on a diamond that resulted in fireplaces canted within the living and bedrooms.

This 1900 house was bought in 1907 by John M. Sikes who modified it to its current configuration that year with the addition of the one-story extension to the south, which added the kitchen, dining room, and porch. He also added indoor plumbing and bathrooms to the first and second floors. The metal tower on the east edge of the property held a windmill that lifted water into a holding tank. The porch columns were remade into battered columns and placed on block pedestals in the Craftsman Style. During repairs in 2005, a more ornately carved post created by Lites was discovered within the battered columns. Located one block off of the main cross streets in Fort White, the house is a landmark, and a one-of-a-kind eclectic building in the city.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

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Interview, Betty Bush with Gail Bisbee, March 2006. (niece of Sikes)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

VERBAL BOUNDARY DESCRIPTION

Fort White: W/ ½ Block 67. Parcel #00-00-00-14440-000.

BOUNDARY JUSTIFICATION

The boundary encompasses the property historically associated with the Sikes House.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photo _____ Page 1 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

PHOTOGRAPHIC LIST

1. Sikes House, 2883 S.W. Ellis Street, Ft. White
2. Columbia County, Florida
3. Gail Bisbee
4. September 2006
5. Bisbee, Gainesville
6. North, main elevation, looking south
7. Photo #1 of 19

Items # 1-5 are the same for the following photographs.

6. Second-story porch, northwest corner, looking east
7. Photo #2 of 19

6. West elevation, looking east
7. Photo #3 of 19

6. Ocular window, looking east
7. Photo #4 of 19

6. South elevation, looking north
7. Photo #5 of 19

6. East elevation, looking southwest
7. Photo #6 of 19

6. Interior of main door and entry, looking north
7. Photo #7 of 19

6. Entry room with fireplace, and entry to living room, looking south
7. Photo #8 of 19

6. Fireplace in living room, looking northeast
7. Photo #9 of 19

6. One-story east porch, looking north
7. Photo #10 of 19

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photo _____ Page 2 **SIKES HOUSE, FT. WHITE, COLUMBIA
COUNTY, FLORIDA**

- 6. Pantry, looking south
- 7. Photo #11 of 19

- 6. Stairway, looking south
- 7. Photo #12 of 19

- 6. Second floor stair landing, door to north porch, looking north
- 7. Photo #13 of 19

- 6. Second floor, north bedroom fireplace, looking southeast
- 7. Photo #14 of 19

- 6. Second floor west porch, looking south
- 7. Photo #15 of 19

- 6. Second floor south bedroom, looking southeast
- 7. Photo #16 of 19

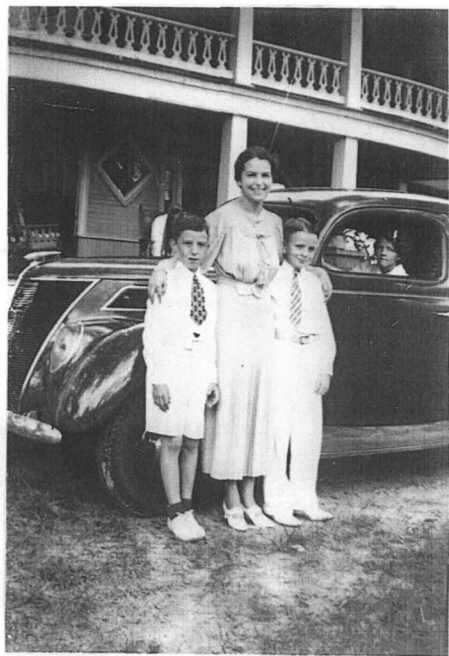
- 6. Tube within second floor bathroom, looking east
- 7. Photo #17 of 19

- 6. Second floor east bedroom, looking north
- 7. Photo #18 of 19

- 6. Tower, garage, and pump house outbuildings, looking southeast
- 7. Photo #19 of 19



John Moreland and Mollie Sikes, 1938



Daughter Minnie Lee Sikes

FIGURE # 1



SIKES HOUSE, Fort White, Columbia Co., Florida

Locator Map

Fort White

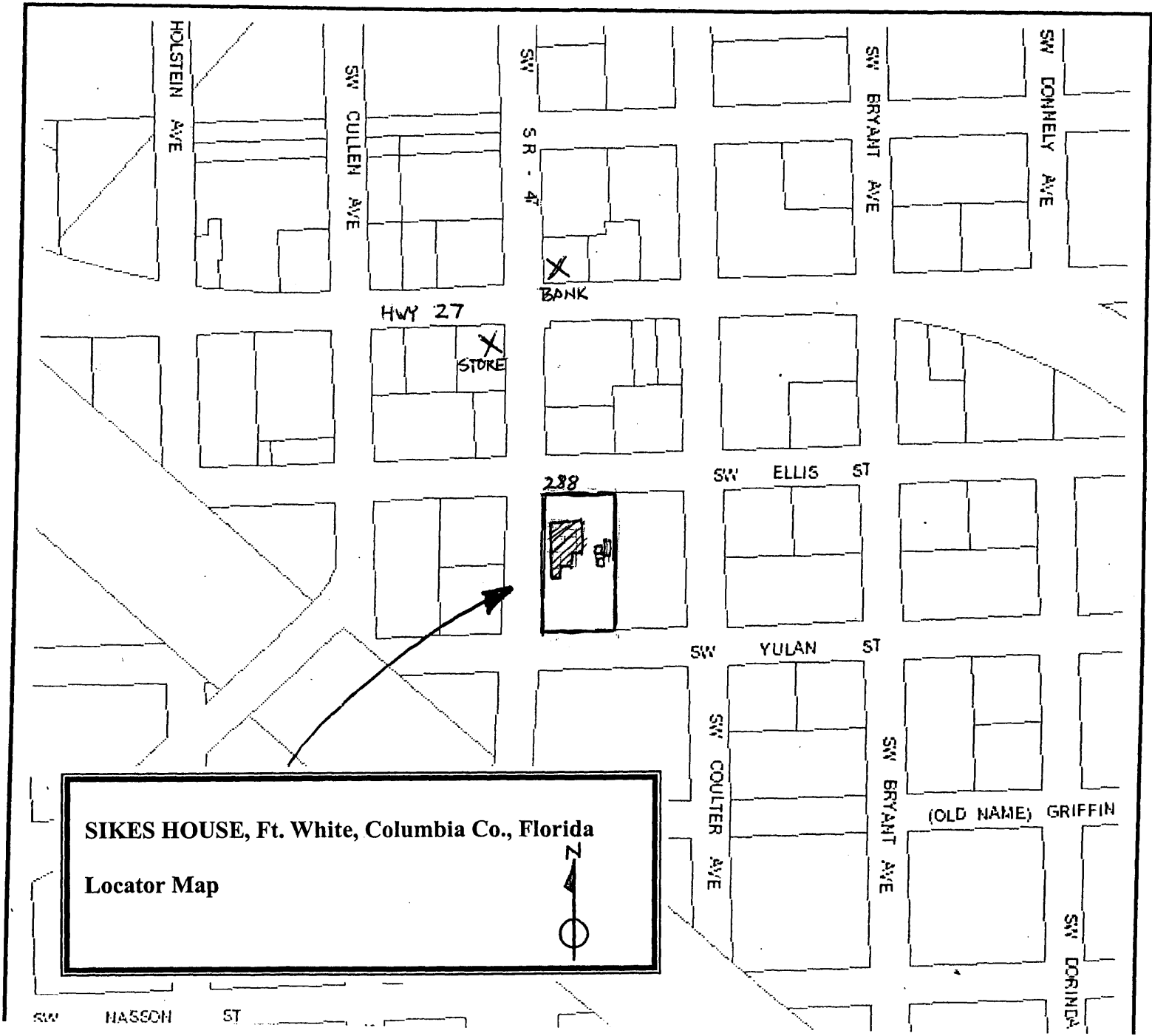
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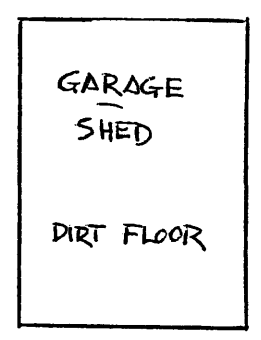
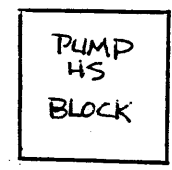
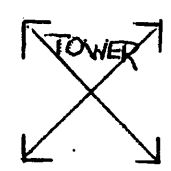
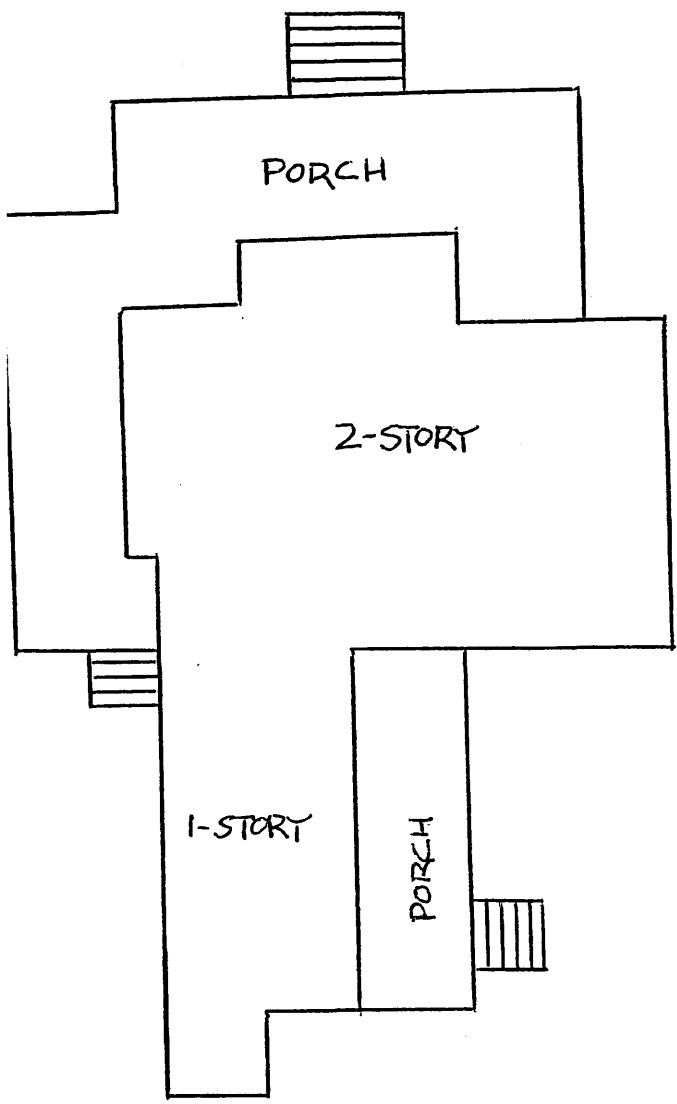
Cem.

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ROAD

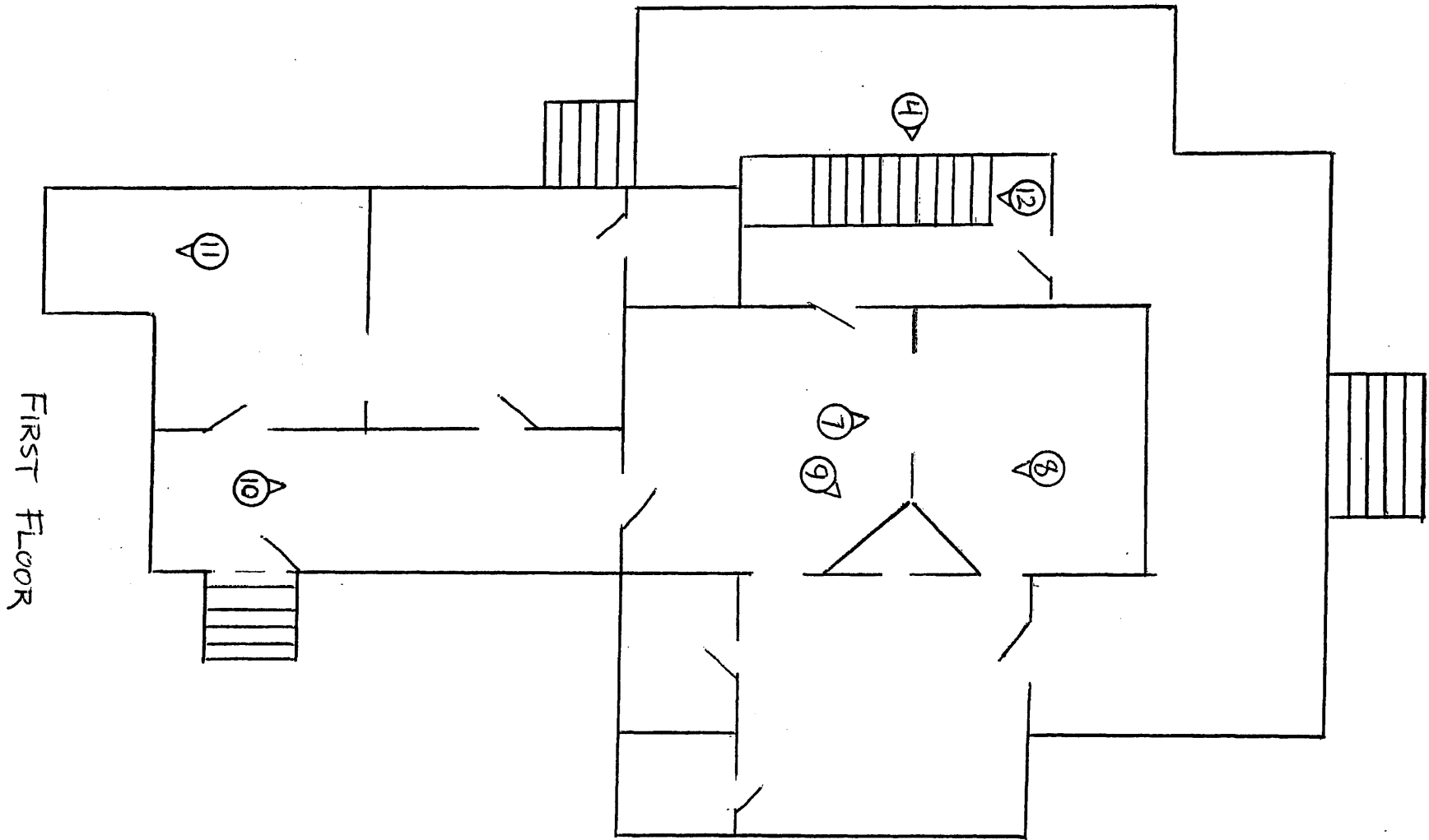
CHURCH





SIKES HOUSE, Ft. White, Columbia Co., Florida

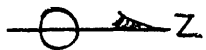
Site Plan & Photo Diagram



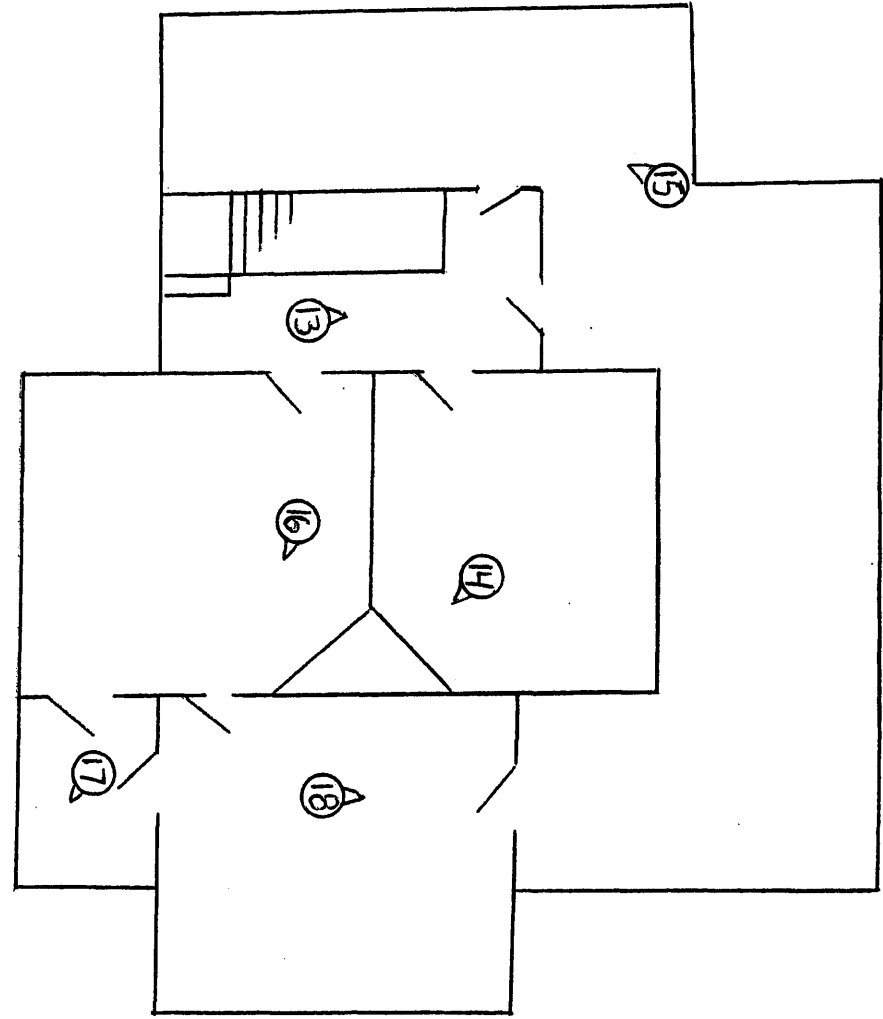
FIRST FLOOR

SIKES HOUSE, Ft. White, Columbia Co., Florida

Floor Plan & Photo Diagram



SECOND FLOOR



SIKES HOUSE, Ft. White, Columbia Co., Florida

Floor Plan & Photo Diagram

