

4351



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. 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 Hotel James

other names/site number PU434

2. Location

street & number 300 St. Johns Avenue N/A not for publication

city or town Palatka N/A vicinity

state Florida code FL county Putnam code _____ zip code 32077

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.)

Alissa Totane
Signature of certifying official/Title

7/12/19
Date

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
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) _____

Gay Walker
Signature of the Keeper

8.28.2019
Date of Action

Hotel James
Name of Property

Putnam County, FL
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

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

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: hotel

COMMERCE/TRADE: business

COMMERCE/TRADE: restaurant

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Prairie School

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

TERRA COTTA

roof

other WOOD

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

1916-1924

Significant Dates

1916

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Klutho, Henry John, architect

Primary location of additional data:

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

Name of Repository

Hotel James
Name of Property

Putnam County, FL
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	8	9	1	0	3	2	7	9	8	3	3		
	Zone		Easting					Northing									
2																	

3																	
	Zone		Easting					Northing									
4																	

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Roberta Correa; Andrew Waber, Historic Preservationist

organization Duck Realty, Inc. date March 2019

street & number 625 Laurel Street telephone (386) 325-1440

city or town Palatka state FL zip code 32177

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Anda Lusia Holdings LLC

street & number 603 Emmett Street telephone _____

city or town Palatka state FL zip code 32177

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

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

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 Hotel James
Palatka, Putnam County, FL

Summary

The Hotel James is an historic L-shaped three-story brick building in downtown Palatka, Florida. The hotel is a two-part building, with the first story historically occupied by various commercial establishments while the second and third stories historically held hotel rooms. The building features distinctive pilasters with poured concrete capitals, including large pilasters on the corners of the building that extend past the roofline. There are distinctive terra cotta moldings near the tops of the columns and there is a continuous pent roof that covers the third story windows. The building also features poured concrete coping both along the roofline and between the first and second stories. In 1924, the building was expanded to the rear by the same architect. This addition changed the footprint of the building from rectangular to its current L-shape. The original core of the building featured 32 rooms, 16 on the second floor and 16 on the third. The two-story rear addition provided additional storefront space and nine more rooms on the second and third floors. The building has gone through a few modifications, including the enclosure of the front portico and the construction of an elevator shaft in the 1980s. Many of the rooms were modernized, with kitchenettes and bathrooms added in the 1980s. The central stairway collapsed at an unknown date, but despite this the evidence of the staircase is still present. Although there are condition issues on the interior, the building still maintains its integrity, especially on the exterior, which remains virtually the same as it was when it was first built.

Setting

Palatka is a small city located in northeast Florida along the St. Johns River, which has long served as the county seat of Putnam County, Florida. In addition to county government, the city's economy also relies heavily off the Georgia-Pacific paper mill and the surrounding agricultural region. One of the major attractions within Palatka is the Ravine Gardens State Park, a New Deal era state park constructed by the Civilian Conservation Corps. The Hotel James is located within the heart of the downtown historic commercial core of Palatka. The surroundings are primarily historic commercial buildings. The primary thoroughfare through Palatka, Reid Street (US Highway 17), is less than a block away to the north while the St. Johns River is several blocks away to the east.

Physical Description

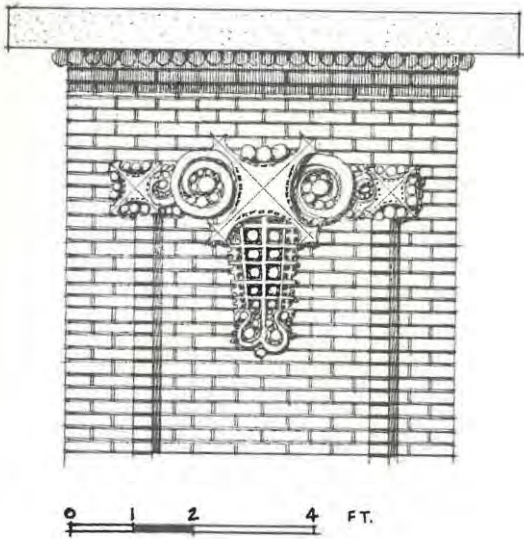
Exterior

The Hotel James is a three-story brick masonry building that historically functioned as a combination commercial/residential building (Photos 1-5). Designed in the Prairie Style by Jacksonville architect Henry John Klutho, the building was constructed in 1916 on the northwest corner of Third Street and St. Johns Avenue. Historically, the first story was used for storefronts and a restaurant while the second and third stories were used for hotel operations. The first story is visually separated from the second and third stories by distinct continuous

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Sketch of hypocycloid design found on Hotel James (source: Broward, p. 309)

concrete banding. The building features a number of decorative corbelled brick pilasters with concrete capitals, including pilasters along the corners that project past the roofline. There are distinctive decorative terra cotta hypocycloid moldings on the corner pilasters. There is also a continuous pent roof that projects above the second story windows along the south and east elevations. Fenestration consists primarily of 1/1 sash windows. The windows along the first story are flanked by sidelights and transoms and have more pronounced sills. The windows along the second and third stories are set within the decorative pilasters, with thinner pilasters alternating with the wider, more pronounced pilasters. This gives the windows set between the wider pilasters an almost paired appearance. The bricks used on the south and east elevations of the building are different than those used in the main core of the building. The south and east elevation facer bricks are yellow in color while red brick is used with the rest of the building.

Originally, the south elevation storefront windows would have been inset and the area around the corner pilaster and the east opening would have functioned as a walk-through portico. These openings have now been infilled with wood walls. The entry from this elevation has been retained, however, and none of the brick openings have been removed or expanded. There is also wood infill on the historic 1924 addition storefronts.

Interior

The original portion of the first floor consists of a lobby, receptionist area, and ten rooms arranged in five pairs bisected by a central corridor (Photos 6-8). The remnants of the stairwell are located on the south end of the original building block. A temporary staircase has been added to provide access to the second floor (Photo 9) but the sole access point to the third floor remains a metal fire escape located to the outside rear elevation of the building. The first floor of the 1924 addition reflects its utilitarian purpose, with a storage room on the north wall, kitchens on the west wall, and storage and electrical rooms on the east side (Photo 10). An entry foyer on the east wall near the intersection of the original portion and the addition serves as the primary entry point into the building.

When originally built, the Hotel James had 32 rooms, 16 on the second and 16 on the third floors (Photos 11-18). The 1924 addition added an additional 9 rooms on the second and 9 rooms on the third floors. Aside from some modernization, the spaces of these floors are still largely intact, including the rooms and corridors.

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Section number 7 Page 3 Hotel James
Palatka, Putnam County, FL

Alterations

In 1924, Klutho returned to Palatka to design the rear (north) addition. The three-story addition was built to closely match the original core of the building. This addition is considered an historic alteration and so goes not detract from the building's integrity.

The Hotel James remained relatively unchanged over its long history, especially on the exterior. Sometime in the 1980s, the front portico was enclosed and the original entrance doors on this elevation were removed. Despite this change, the original openings are still visible. The north wall of the 1924 addition has brick infill over what was likely an original storefront. In the 1980s, a block firewall was constructed for the installation of an elevator shaft near the lobby (Photo 19). The rooms on the second and third floor have been modernized as well, with kitchenettes and bathrooms added sometime in the 1980s. The most noticeable alteration to the interior is the subdivision of the first floor storefront space adjacent to the lobby into rooms (Photo 20). This would have originally been a single space. The rooms along the east wall in the 1924 addition would have all originally been storefronts as well. The space is still largely retained in the two storage rooms on the north end, particularly what was the Sample Room space, but the remaining spaces adjacent to the foyer have been divided into utility rooms.

Integrity

The building is still in its original location and is still located within a commercial area, hence the building retains its integrity of location, setting, and association. The building retains a high degree of integrity on the exterior, with very little changed aside from the enclosure of the portico and the wood infill of the storefronts on the south and east elevations. These changes are easily distinguishable, the openings have been retained, and none of the historic brick has been removed. The original walls on this elevation are also still visible from the interior. On the interior, the historic stairway has collapsed due to condition issues, but despite this the space is retained and the remnants of the staircase are still very much visible. Also on the interior, the original first floor southwest storefront space has been divided into ten rooms. In the 1924 addition, the storefront spaces adjacent to the foyer have also been divided into utility and mechanical rooms. Despite this, the original partition walls are still relatively intact, and several of the character defining spaces of this floor, including the lobby, the 1924 entry foyer, and the storefront spaces on the north wall which have been converted into storage rooms, have been retained. Hence, the building retains its integrity of design, workmanship, feeling, and materials.

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Section number 8 Page 1 Hotel James
Palatka, Putnam County, FL

Summary

The James Hotel is being proposed for listing at the local level under Criterion C for Architecture. The period of significance extends from its 1916 date of construction to 1924, when its addition was built. The James Hotel is an excellent locally significant example of the Prairie Style adapted for large commercial building. It is also a locally significant example of the work of master architect Henry John Klutho. A protégé of Frank Lloyd Wright, Klutho was renowned for his work in rebuilding the city of Jacksonville, Florida, after a major fire which occurred there in 1901. The James Hotel was constructed at the height of Klutho's career and the usage of the Prairie Style in this building is in keeping with what he was known for at this time. Although he was most significant for his work in Jacksonville, Klutho in fact designed a number of buildings throughout the state of Florida.

Historical Context

History of Palatka

The origins of the modern city of Palatka dates to the 1820s, shortly after the United States acquired Florida from Spain. The city's history has long been intricately connected to the St. Johns River. Originally named Pilatka, the settlement was set up at a spot along the river long used by the Spanish and Native Americans to transport cattle to market. Palatka was the furthest point along the St. Johns River that was navigable for ocean-going vessels and the city became a major debarkation point for settlers wishing to access the interior of Florida. By 1827, the settlement was granted a post office and the United States Army built a storehouse for supplies to be shipped to Fort King, which was located near present-day Ocala. Due to hostilities with the Seminoles, however, the settlement was all but abandoned by the mid-1830s. During the Second Seminole War, the US government constructed Fort Shannon at the site of what is now Palatka, which served as a major supply distribution center and troop transfer point. The heavy military investment in the outpost, which included the construction of buildings and wharves, proved instrumental to the development of the city after the war ended.¹

Following the end of the Second Seminole War, Palatka became a major port for steamboat traffic. In 1843, the federal government constructed and improved the overland road from Tampa to Palatka, which greatly increased the amount of trade going through the city, especially in 1855, with the opening of the stage line between Tampa and Palatka by Hubbard Hart. By 1849, Palatka became the county seat of the newly created Putnam County.²

¹ Historic Property Associates, "Cultural Resource Survey of Palatka, Florida," report prepared for the City of Palatka Department of Community Affairs (St. Augustine, FL, May 1981), p. 16-22.

² Historic Property Associates, p. 23-27.

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Palatka, Putnam County, FL

After the Civil War, the city of Palatka entered into what has been referred to as a golden age of its development. By the late 1800s, north Florida emerged as the center of a booming citrus industry. There were seven steamboat lines operating out of Palatka by the mid-1880s. Among them was the Hart Line run by Hubbard Hart. It was Hart who opened up the Oklawaha River to steamboat traffic. In addition to transshipment of freight, the Hart Line also conducted guided tours of the scenic Oklawaha and Silver rivers, including the springhead of Silver Springs. By the 1880s, Palatka also served as a railroad hub. In 1888, Henry Flagler constructed a railroad bridge across the St. Johns, connecting Palatka to St. Augustine via rail. By the mid-1880s, the growth of rail lines through Palatka made transshipment of produce to Jacksonville via rail faster than by steamship. As a result, Jacksonville replaced Palatka as the deep water port of the St. Johns. The steamship traffic that remained primarily focused on the tourist trade.³

The city of Palatka also became a tourist destination after the Civil War for those seeking to improve their health. By the 1880s, the city had 8 hotels and 20 boarding houses capable of accommodating over 1,600 visitors. The city was also a center of the booming lumber trade. In 1884, a fire swept through the downtown commercial district, destroying many of the buildings, warehouses, and wharves. As a result, the city began constructing brick buildings downtown, 24 of which were already built by 1887. By the 1890s, however, the effects of a disastrous citrus freeze which swept through north Florida caused a collapse in the industry. This had a significant impact upon Palatka, as many residents in the city were either directly or indirectly invested in citrus growing.⁴

By the early 20th century, the city focused its energy on commercial and industrial development to diversify the economy following the citrus industry collapse. The city became a center of wood product manufacturing, with two dozen factories making a wide variety of products ranging from boats to prefabricated houses. In the early 20th century, Palatka was one of the leading inland manufacturing centers in Florida. The city experienced some growth and prosperity during this time, but it would not reach the level of prosperity it found during the 1880s and early 1890s. There was a surge in construction which occurred in the early 20th century. In addition to the city hall and the county courthouse, there was an expansion in infrastructure.⁵

Historical Context – Hotel James

The Hotel James was developed through the combined vision of George E. Welch, a prominent Palatka physician and investor and Robert James, a Palatka businessman. Welch, a native of Kentucky, had arrived in Putnam County in the late nineteenth century and helped incorporate the town of Welaka in 1887. He practiced medicine in south Putnam County for several decades before relocating to Palatka about 1890. He practiced

³ Historic Property Associates, p. 33-36.

⁴ Historic Property Associates, p. 36-38, 48-50.

⁵ Historic Property Associates, p. 50-54.

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Palatka, Putnam County, FL

medicine in the Gem City until 1909, served several terms as mayor and was a trustee of the Palatka City Hospital Fund. His interests also extended to business and investments. He helped organize and served as the director of the State Bank of Palatka and served as vice-president of the Selden Cypress Door Company, affiliated with the Wilson Cypress Mill (the second largest cypress mill in the world during its heyday). He invested in real estate throughout Putnam County and about 1910 he began purchasing properties in downtown Palatka.⁶

In 1911, Welch acquired the Arlington Hotel, a rambling three-story wood frame hostelry at the corner of Lemon Street (now St Johns Avenue) and 3rd Street (Figure 1). Welch leased the nineteenth century hotel to Robert James, a businessman and restaurateur who had arrived in Palatka in the 1890s. Seeking to exploit a building boom that was taking place in Palatka at the time, Welch and James decided to develop a new hotel in 1915. The *Palatka News*, in response to the proposed development, commented that “Palatka has long needed a modern commercial hotel of the first class... Dr. Welch is entitled to the thanks of the people of this city for making possible the realization of what has heretofore been a seemingly unattainable business ambition.” Before construction began James signed a ten-year lease with Welch to furnish and operate the hotel in the new building.⁷



Photographic postcard of Hotel James prior to 1924 addition

Welch contacted Jacksonville architect Henry John Klutho to prepare the plans for the building. Klutho's plans for the Hotel James, his first project in Putnam County, called for a three-story building detailed with Prairie influences and measuring 100' x 47' with 32 rooms on the second and third floors. Private baths were provided on the second story. Rooms on the third floor were supported by two communal bathrooms and lavatories in each room. An office, café or dining room and parlor were to occupy the first story.⁸

although several buildings, including the Dorsey Bakery building in Jacksonville (1914) and Palatka's Atlantic & Gulf Insurance Company building (1916) have been attributed to the firm. The old Arlington Hotel was

In April 1916, Welch contracted for the construction of the building to Buckland & Fitchner, a Jacksonville construction company. Relatively little is known about the company, although several buildings, including the Dorsey Bakery building in Jacksonville (1914) and Palatka's Atlantic & Gulf Insurance Company building (1916) have been attributed to the firm. The old Arlington Hotel was

⁶ Brian Michaels, *The River Flows North* (Palatka: Putnam County Archives and History Commission, 1976), 224-225, 227, 329,401; *Palatka News*, August 16, 1912.

⁷ *Palatka News*, April 7, 1916; Deed Book 54, p615, 616, Putnam County Courthouse, Palatka, Florida.

⁸ *Palatka News*, April 7, 1916; Deed Book 54, p. 615,616, Putnam County Courthouse, Palatka, FL; Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jacksonville: University of North Florida Press, 1983), 14-17, 31-42, 52-63.

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Palatka, Putnam County, FL

demolished in April 1916 and ground was broken on the new project on May 5. The grand opening occurred on November 9, 1916 with the *Palatka News* proclaiming “The Hotel James is without doubt the most delightful little hotel in all Florida.” In addition to managing the hotel, James also operated the James Café in the commercial storefronts facing 3rd Street.⁹

In 1924, Welch expanded the hotel with a rear addition (Figure 2). Welch apparently turned to Klutho for the expansion, which was executed with a similar brick, pent roof, fenestration and ornamentation used on the original building. The first story of the addition contained two storefronts that faced 3rd Street, the upper stories each contained nine additional rooms. A first level kitchen and laundry were added at that time. In June 1925, Welch sold the property to Nieuport Estes of Orange County. James retired from the hotel business and secured work as a bookkeeper for the East Florida Saving & Trust.



Business card of Hotel James shortly after completion of 1924 addition, circa 1925

Although James ceased to operate the hotel, his name was retained for the purposes of recognition. Proprietors in the 1920s included J.B.C. Blitch, T.L. Burns, and Lewis A. Smith. The collapse of the Florida Land Boom ushered in a new cycle of hotel owners and lessees. In 1930, Welch instituted foreclosure proceedings against Estes and established a three year operations lease with Wurt Warner of Palatka. Welch legally reclaimed the property from Estes in 1931, but objected to Warner’s management of the hotel. In 1932, he ended the arrangement and drew up a five-year lease with Joseph Melzer. An extensive inventory itemized every article on the premises. In 1934, before the lease ended Welch died and his estate conveyed the property to the Roesall Corporation. The corporation was based in Putnam Hall, a small community in northwest Putnam County. George Hall, president of the corporation, also headed a turpentine company that extracted naval stores from north Florida’s forests during the 1930s and 1940s. The Roesall Corporation fell upon hard times during World War II, dissolved in 1946 and reconstituted the following year.¹⁰

⁹ *Palatka News*, April 7, 1916; Broward, *Klutho*, 208; Wayne Wood, *Jacksonville’s Architectural Heritage* (Gainesville: University Press of Florida, 1989), 217.

¹⁰ *Palatka Daily News*, August 17, 1936, March 16, 1982; Mortgage Book 20, p. 6, Deed Book 119, p. 432, Deed Book 122, p. 9, Deed Book 124, p. 295-302, Deed Book 130, p. 30-31, Satisfaction & Assignment Book 16, p. 365, Corporation Book 3, p.231, Putnam County Courthouse; Ernest Miller, comp., *Palatka City Directory* (Asheville: Miller Press, 1924) 138; Ernest Miller, comp., *Palatka City Directory* (Asheville: Miller Press, 1928), 80, 142.

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Palatka's downtown hotel business eroded during the 1950s and 1960s. The Hotel James was more consistently used by permanent residents than tourists. Although many other old buildings downtown were severely altered, Hall and subsequent hotel owners maintained the property with relatively few exterior modifications. George Hall later conveyed the property to Theron Collier, who served as proprietor until 1982. In the early 1980s, Jack Allen acquired the property with the intention of converting it into a retirement center, then an adult congregate living facility, but financial difficulties forestalled the improvements. It briefly operated as a retirement hotel managed by B.J. Williams. In 1990, the property was foreclosed and was purchased by Ruth Burk.¹¹ The building has remained vacant and was recently purchased by Anda Luisa Holdings, LLC on July 25, 2018 with intent of rehabilitating the structure to its original grandeur as a boutique hotel and restaurant.¹²

Architectural Context

Prairie Style

The Prairie Style was a style of architecture that was popular in the United States in the late 19th and early 20th centuries. It has its origins in the city of Chicago, where a group of architects sought to create a uniquely American architectural style that drew its inspirations from the Midwest landscape. Architect Louis Sullivan, who was renowned for his work with skyscraper architecture, played a key role in shaping Prairie School thought. The man perhaps best associated with this style is the renowned architect Frank Lloyd Wright. The style became especially popular for domestic architecture, with plan books spreading design principles across the country. Among the character-defining features of the Prairie style is the use of lines emphasizing horizontality, low-pitched or flat overhanging roofs, windows assembled in horizontal bands, and general restraint in the usage of architectural adornments. Although the Prairie Style is best associated with domestic architecture, it was also used for larger public buildings. These buildings usually had some form of Sullivan-inspired decorative motifs and accentuated vertical piers.¹³

Henry John Klutho

Henry John Klutho (1873-1964) was a prominent architect in Florida during the early 20th century. He is perhaps most associated with the city of Jacksonville, playing a pivotal role in the rebuilding of the city following a disastrous fire in 1901. After initially studying in St. Louis, Klutho headed off to New York City in 1894 to work for the architectural firm of Francis Kimball and Wheeler Smith. He later studied in Europe for a year before returning to New York to establish his own practice in 1899. Upon hearing of the fire that swept

¹¹ Book 426, p. 780, Book 441, p. 553, Book 571, p. 1056, Book 574, p. 1621, Putnam County Courthouse.

¹² Mortgage Book 2, p. 46, E 47 FT OF S 75FT & E 65FT OF 140FT OF BLK 15.; Putnam County Property Appraiser Website: www.pa.putnam-fl.com Palatka, FL.

¹³ Robert C. Broward, *The Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jacksonville, FL: University of North Florida Press, 1983), p. 40-49.

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Palatka, Putnam County, FL

through the city of Jacksonville in 1901, Klutho sensed an opportunity and relocated his office to this city. Initially working in partnership with the Atlanta architect J.W. Golucke, Klutho quickly established himself within the city. His first commission in Jacksonville was the Dyal-Upchurch Building, which was completed in 1902. It was his design of the new city hall that made him a leading architect in Jacksonville.

Initially designing buildings in classically inspired styles, by 1907, Klutho began experimenting with the Prairie Style. This change in perspective was brought on by a meeting with Frank Lloyd Wright in New York, which was followed by visits to Wright's offices in Illinois shortly afterwards. The Jacksonville YMCA Building, which was designed in 1907 but finished and opened in 1909, was the first major Klutho work to fully incorporate the Prairie Style in its construction. This would be followed shortly afterwards by the Bisbee Building, the first reinforced concrete high rise office building in the south. It would be his design of the St. James Building, however, that is considered his masterpiece. Klutho also committed himself to high-style domestic examples of the Prairie style. Thanks in large part to Klutho's contributions, there were more Prairie Style buildings in Jacksonville than in any other place in the country outside of the Midwest. Although he was best known for his work in Jacksonville, Klutho also received a number of significant commissions around the state of Florida, including the 1907 Governor's Mansion, the additions to the state capitol, and work on the state hospital in Chattahoochee. Other local commissions outside of Jacksonville included the Walker Library in Tallahassee, the City Hall of Palatka, and the Carnegie Library at Stetson University in DeLand. During his lifetime, he was recognized for his contributions to architecture and was among the most prominent architects in the state. In 1907, he became the first Florida-based architect to gain admission to the American Institute of Architects. The Jacksonville Chapter of the AIA heavily featured Klutho's work in a local exhibition given at the Jacksonville Art Museum titled "57 Years of Significant Architecture" in 1958. The chapter also named their lifetime achievement award after Klutho.¹⁴

Architectural Significance

The Hotel James is an excellent example of the Prairie Style adapted for a large commercial building. The building best exemplifies the Prairie Style through the horizontality of the building, the windows assembled in horizontal bands, the concrete banding and lines emphasizing horizontality, the flat roof and overhanging visor, and the usage of terra cotta moldings. Aside from the moldings and the pilasters set within the building, the adornment is rather restrained, another hallmark of the style.

The hotel was built at the height of Klutho's career as an architect and embodies the characteristics of the style that he is best associated with. The building is also one of the best surviving examples of a Klutho-designed

¹⁴ Broward, p. 10-16, 21-24, 50-54, 69-81, 317-327; Jacksonville Historical Society, "Henry John Klutho: 'An Architect for a New Century,'" <http://www.jaxhistory.org/dive-into-history/henry-john-klutho/>; AIA Jacksonville, "2019 Honor Awards Information," http://www.aiajacksonville.org/JAX/Awards_honorawards.cfm.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7 Hotel James
Palatka, Putnam County, FL

Prairie Style commercial building built outside of the city of Jacksonville. It was one of three significant Palatka commissions received by Klutho in his career, the first of which was the city hall and the last of which was the Larimer Memorial Library. The city hall, which was built in 1905, has since been demolished. The Larimer Memorial Library was built much later, around 1929, and so in effect postdates the height of Klutho's career, which was from roughly 1901 until the beginning of World War I.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 Hotel James
Palatka, Putnam County, FL

Bibliographic References

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- _____, compiler. *Palatka City Directory*. Asheville, NC: Miller Press, 1928.
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- Palatka Daily News*, August 17, 1936.
- Palatka Daily News*, March 16, 1982.
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- _____. *Sanborn Insurance Maps of Palatka, Florida*. New York: Sanborn Insurance Company, 1924.
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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 Hotel James
Palatka, Putnam County, FL

Deed, Mortgage, and Other Records from the Putnam County Clerk of Court Records, Putname County
Courthouse, Palatka, Putnam County, FL

Corporation Book Number 3, p.231
Deed Book Number 54, p. 615-616
Deed Book Number 119, p. 432
Deed Book Number 122, p. 9
Deed Book Number 124, p. 295-302
Deed Book Number 130, p. 30-31
Deed Book Number 426, p. 780
Deed Book Number 441, p. 553
Deed Book Number 571, p. 1056
Deed Book Number 574, p. 1621
Mortgage Book Number 2, p. 46
Mortgage Book Number 20, p. 6
Satisfaction & Assignment Book Number 16, p. 365

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 Hotel James
Palatka, Putnam County, FL

Verbal Boundary Description

The boundary encompasses all of lot number 42-10-27-6850-0160-0012 of the Putnam County Property Appraiser's office records.

Boundary Justification

The boundary encompasses the entire property historically associated with the Hotel James operations.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 1 Hotel James
Palatka, Putnam County, FL

Name of Property: Hotel James

City of Vicinity: Palatka County: Putnam State: Florida

Photographer: Mark Krancer Date Photographed: September 2018

Description of Photographs(s) and number, including description of view indicating direction of camera

1. Exterior view of south and east elevations of Hotel James, facing
2. Exterior view of north elevation, facing south
3. Detail view of terra cotta hypocycloid motif, facing
4. Detail view of pilaster capitals and decorative molding, facing
5. Detail view of decorative molding

Photographer: Roberta Correa Date Photographed: February and April 2019

6. Interior view of light fixture on south lobby wall, facing south
7. Interior view of first floor lobby from staircase, facing south
8. Interior view of fireplace, facing east
9. Interior view of lobby, facing north
10. Interior view of north end storage room, facing west
11. Interior view of second floor main corridor, facing north
12. Interior view of second floor room, facing west
13. Interior view of second floor bathroom, facing east
14. Interior view of second floor addition room, facing east
15. Interior view of third floor main corridor, facing north
16. Interior view of addition corridor, facing north
17. Interior view of third floor addition room, facing east
18. Interior view of stairwell from third floor, facing east
19. Interior view of elevator, facing east
20. Interior view of first floor southwest space, facing north

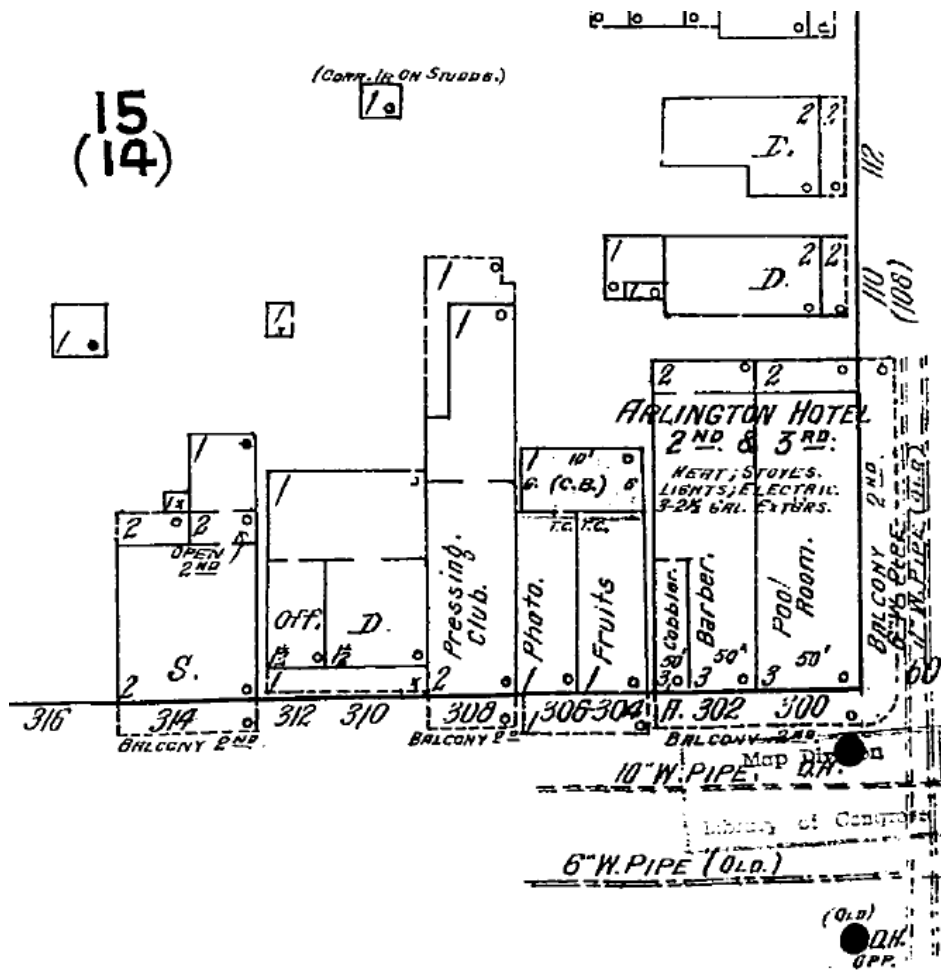
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 1

Hotel James
Palatka, Putnam County, FL

Figure 1



Detail image of the 1915 Sanborn map of the Arlington Hotel, which was located on the present site of what is now the Hotel James (source: Sanborn Map Company, *Sanborn Insurance Maps of Palatka, Florida* (New York: Sanborn Insurance Company, 1915), p. 9)

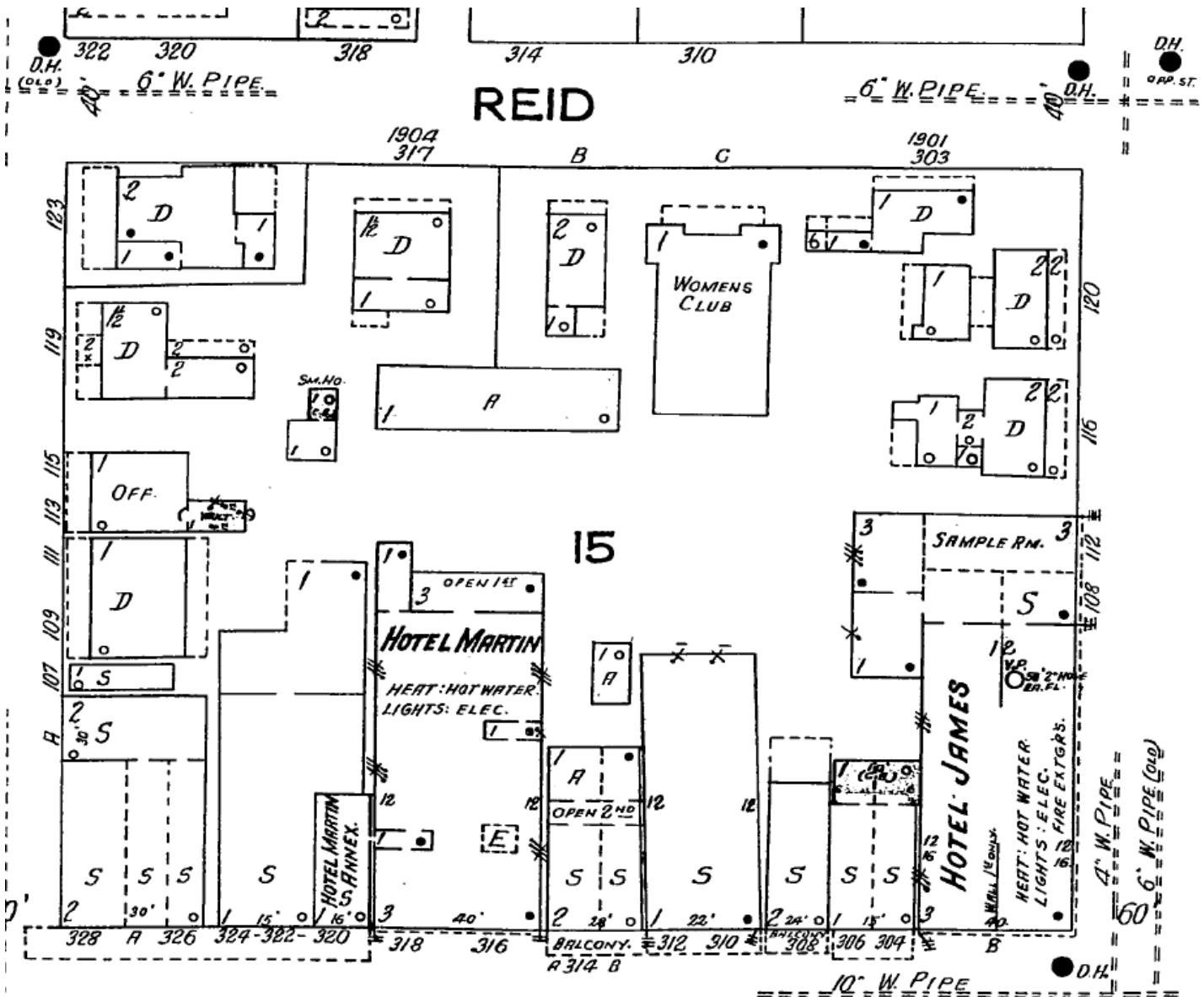
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Figures Page 2

Hotel James
Palatka, Putnam County, FL

Figure 2

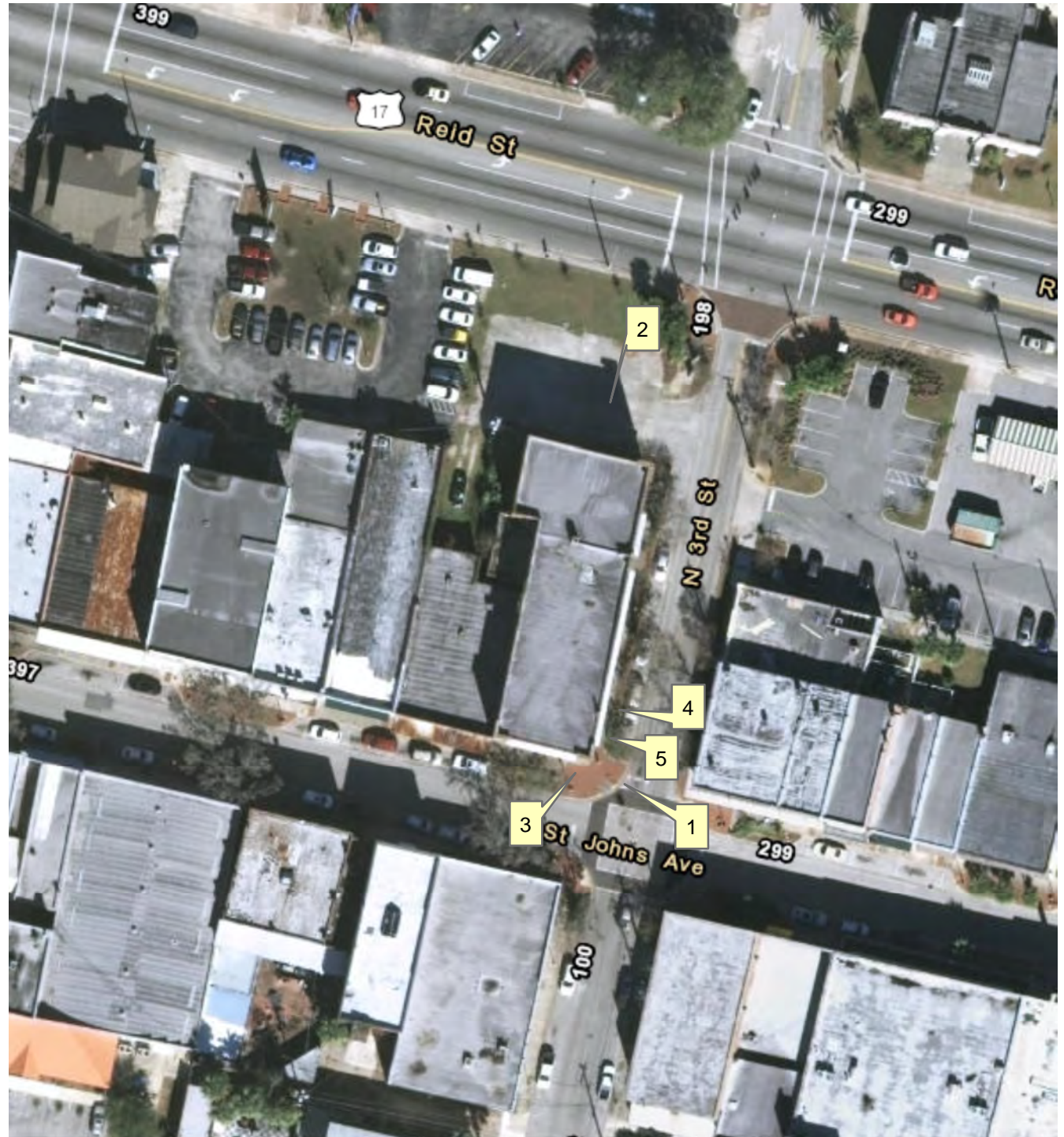


Detail image of the 1924 Sanborn map of Palatka showing the Hotel James shortly after the completion of the addition (source: Sanborn Map Company, *Sanborn Insurance Maps of Palatka, Florida* (New York: Sanborn Insurance Company, 1924), p. 8.

Hotel James

300 St. Johns Avenue
Palatka, Putnam Co., FL

PHOTO KEY



1:1,000

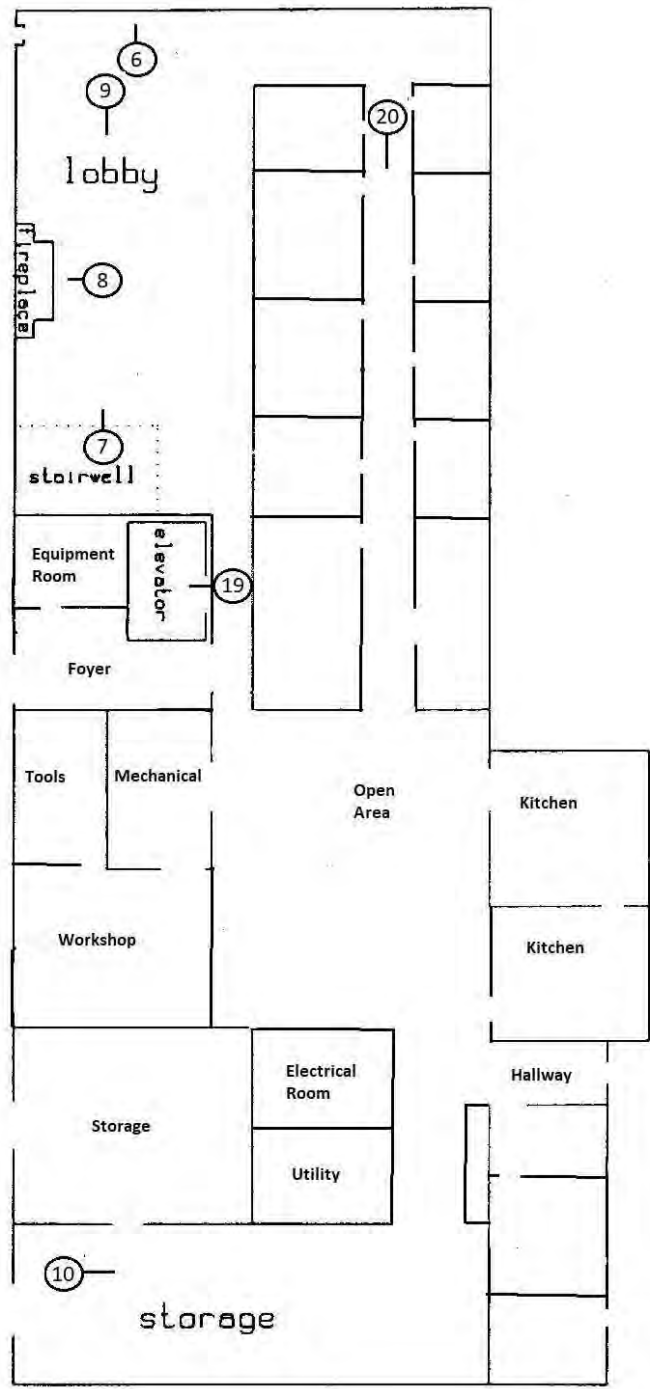
Date: 3/19/2019

0 40 80 160 Feet

0 10 20 40 Meters

Basemap Source: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo,
and the GIS User Community



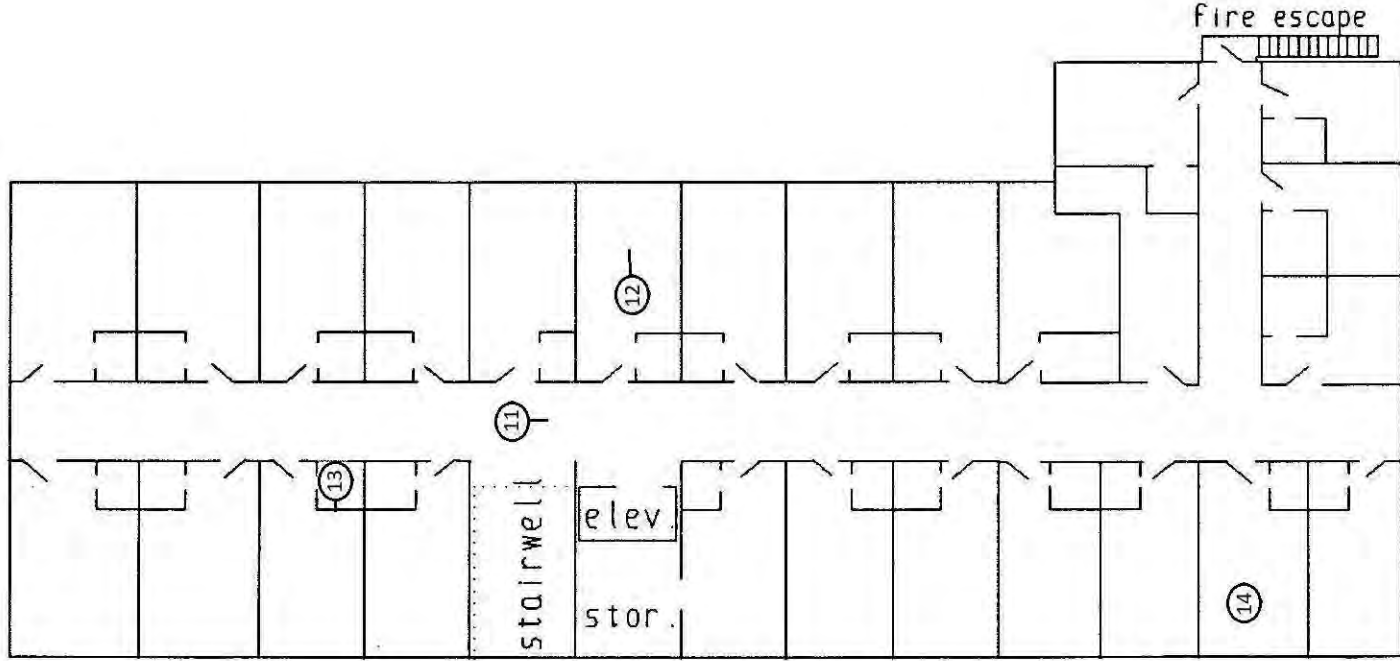


Hotel James first story plan
 Historic Property Assoc. 5/98

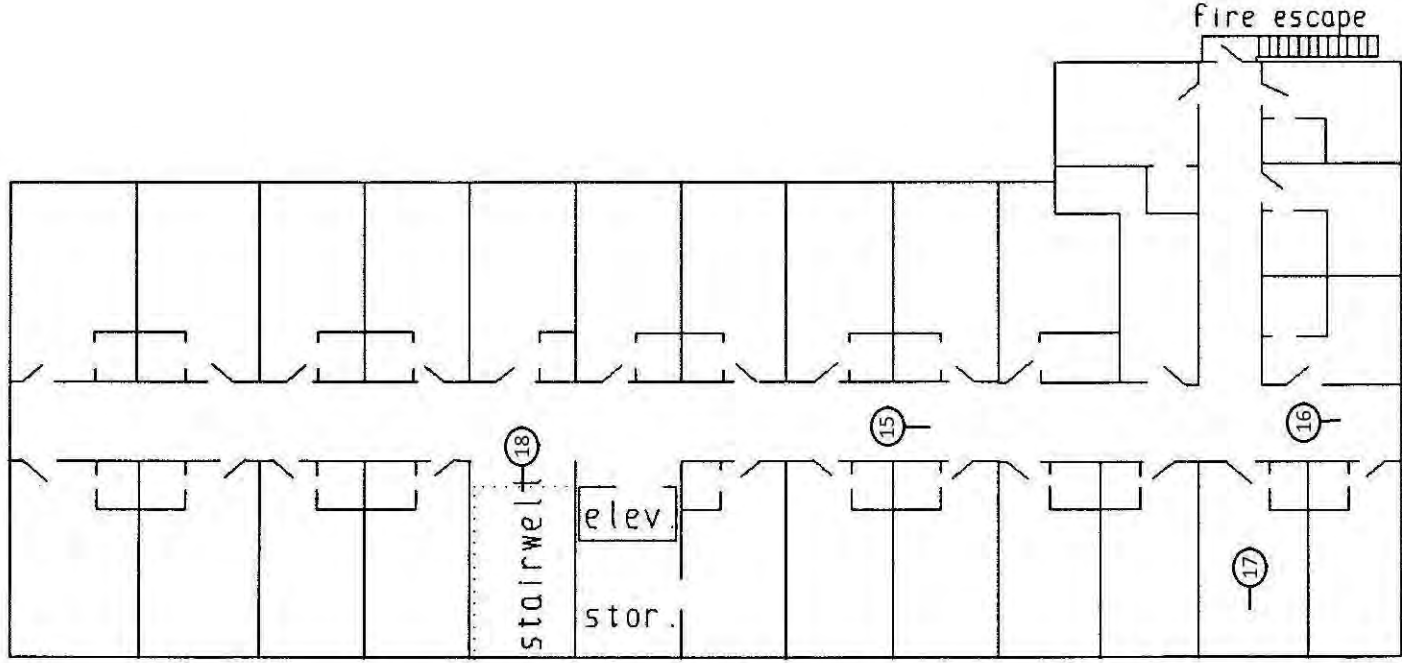
Note: Not to scale

Edited March 2019





Hotel James 2nd story floor plan
 1 inch = 20 feet
 Historic Property Assoc. 5/98 



Hotel James 3rd story floor plan
 1 inch = 20 feet
 Historic Property Assoc. 5/98 N ↘

Hotel James

300 St. Johns Avenue
Palatka, Putnam Co., FL

UTM:
17R 438910 3279833

Datum: WGS84

Proposed National Register Boundary



1:1,000

Date: 3/8/2019

0 40 80 160 Feet

0 10 20 40 Meters

Basemap Source: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo,
and the GIS User Community



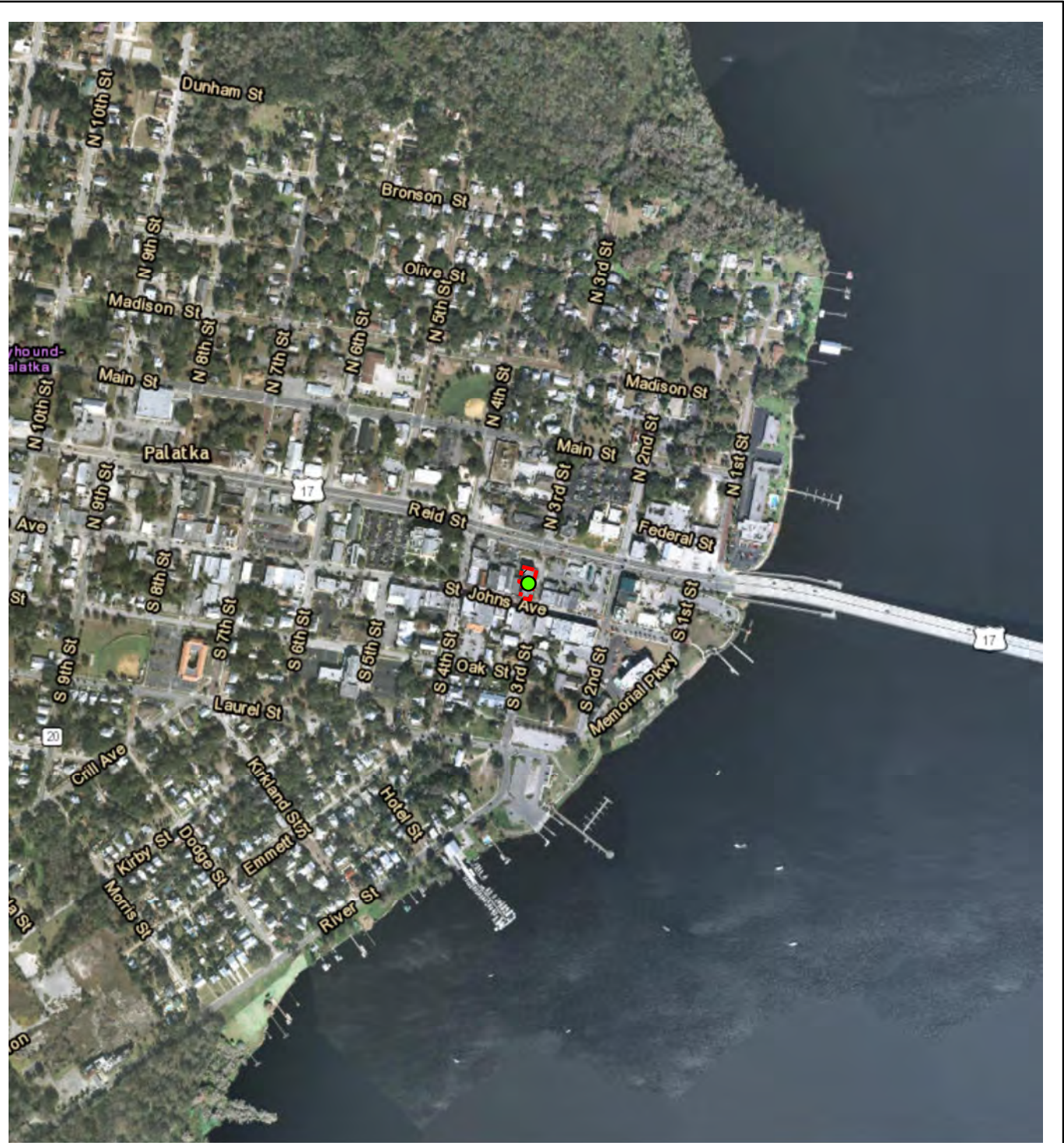
Hotel James

300 St. Johns Avenue
Palatka, Putnam Co., FL

UTM:
17R 438910 3279833

Datum: WGS84

Proposed National Register Boundary



1:10,000

Date: 3/8/2019



0 425 850 1,700
Feet

0 105 210 420
Meters

Basemap Source: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo,
and the GIS User Community

Hotel James

300 St. Johns Avenue
Palatka, Putnam Co., FL

UTM:
17R 438910 3279833

Datum: WGS84

Proposed National Register Boundary



1:10,000

Date: 3/8/2019



0 425 850 1,700
Feet

0 105 210 420
Meters

Basemap Source: Source: Esri,
DigitalGlobe, GeoEye, Earthstar
Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo,
and the GIS User Community





1888

1888



1888

1888

















301
RED STREET























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Hotel James

Multiple Name: _____

State & County: FLORIDA, Putnam

Date Received: 7/23/2019 Date of Pending List: 8/9/2019 Date of 16th Day: 8/26/2019 Date of 45th Day: 9/6/2019 Date of Weekly List: _____

Reference number: SG100004351

Nominator: Other Agency, SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input checked="" type="checkbox"/> CLG	

Accept Return Reject 8/28/2019 Date

Abstract/Summary Comments: Designed by noted Florida architect, the Hotel James, although deteriorated, embodies the distinctive characteristics of the Prairie style. Klutho also designed the addition to the original building, which blended almost seamlessly with the original.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

RESOLUTION NO. 2018-R- 107

**A RESOLUTION OF THE CITY OF PALATKA, FLORIDA,
DESIGNATING THE HOTEL JAMES AS A LOCAL HISTORIC
BUILDING AND SUPPORTING AND ENDORSING THE
APPLICATION FOR NOMINATION FOR LISTING IN THE
NATIONAL REGISTER OF HISTORIC PLACES**

WHEREAS, the Hotel James, located at 300 St. Johns Avenue in Palatka, has been proposed for local designation as a historic building and nomination for listing in the National Register of Historic Places; and

WHEREAS, the Hotel James was designed by Henry John Klutho, a nationally known architect based in Jacksonville, Florida. On May 5, 1916, construction of the new three-story Hotel James began with completion only six months later on November 10, 1916; and

WHEREAS, the Hotel's namesake was Robert "Bob" W. James, the original proprietor. Hotel James is a local example of the Sullivanesque architectural style and has been a landmark in the City of Palatka for over 100 years; and

WHEREAS, on September 6th, 2018 the City of Palatka Historic Preservation Board met in regular session and voted to recommend designating the Hotel James as a historic building and nominating the Hotel James for listing in the National Register of Historic Places.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF PALATKA, FLORIDA:

Section 1: That the Palatka City Commission hereby shall designate the Hotel James as a local historic building and fully supports and endorses the Hotel James' application for nomination for listing in the National Register of Historic Places, and

Section 2: That a copy of this Resolution shall be provided to the Florida National Review Board, Florida Department of State, Bureau of Historic Preservation, R.A. Gray Building, 500 South Bronough Street, Tallahassee FL 32399-0250.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, this 11th day of October, 2018.



ATTEST:

Betsy Duggan
CITY CLERK

CITY OF PALATKA, FLORIDA

By: *[Signature]*
Its Mayor

APPROVED AS TO FORM AND LEGALITY:

[Signature]
CITY ATTORNEY

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes September 6, 2018

Call to order by Chairperson Robbie Correa at 4:00 pm. Other members present included Elizabeth van Rensburg, Meri Rees, Laura Schoenberger, and Linda Crabill. Absent members included Gilbert Evans Jr. Richard Stackpole Jr., and Larry Beaton. Staff present: Interim Planning Director Steve Lachnicht and Recording Secretary Karen Gilyard.

APPEALS PROCEDURE

Chairperson Correa read the appeals procedures into the record.

APPROVAL OF MINUTES

Motion made by Ms. van Rensburg to approve the July 5th, 2018 minutes, seconded by Ms. Rees, motion approved unanimously.

OLD BUSINESS None

Chairperson Correa recused herself from the case due to she was the applicant. Vice-Chairperson Crabil took her place.

NEW BUSINESS

- Case:** 18-20
- Location:** 300 St. Johns Avenue
- Applicant:** Roberta Correa, Agent
- Request:** Historic Designation (national and local registers) for the Hotel James.

Mr. Lachnicht summarized that he was contacted by Roberta Correa, agent for property owner Tate Miller, requesting recommendation from the Board for inclusion of the Hotel James in the Local and National Register of Historic Places. This overlay would provide a measure of protection for the hotel, with exterior alterations required to be in keeping with the building's architecture and demolition to be reviewed by the City (and granted in the case of economic/practical hardship).

The criteria for National Register designation are repeated verbatim for local designation in Section 54-77(2) of the City's Municipal Code.

The historic district or site recommended by the board shall be one possessing particular historic, architectural or cultural significance, which:

- a. Is associated with events that have made a significant contribution to the broad patterns of our history;
- b. Is associated with the lives of persons significant in our past;
- c. Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded, or may be likely to yield, information important in prehistory or history.

Vice-Chairperson Crabil opened up the public hearing.

Public Comments

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes September 6, 2018

Marcia Lane 210 E. Forest Park Dr. spoke in agreeance of the James Hotel becoming registered as a Historic Designation both nationally and locally.

Vice-Chairperson Crabil closed public comments.

Motion made by Elizabeth van Rensburg and seconded by Meri Rees to approve the requested Historic Designation (national and local registers) for the Hotel James

Motion made by Elizabeth van Rensburg and seconded by Laura Schoenberger to adjourn the meeting, at 4:11 PM.



23 Woodbury Dr., Palm Coast, Fl., 32164 • 386-264-3557 • HistoricImpressionists@gmail.com

May 19, 2019

Via U.S. Mail

National Register of Historic Places
R.A. Gray Building
500 S. Bronough Street, Room 417
Tallahassee, FL 32399-0250

Via e-mail: NationalRegister@dos.myflorida.com

Attn: Dr. Clifford E. Smith, Jr., Ms. Marion M. Almy, and Mr. Rick González

Re: *Hotel James*, Palatka, Putnam County

Dear Dr. Smith, Ms. Almy, and Mr. Gonzalez

We, the undersigned members of the Historic Impressionists of Florida, a Florida not for profit incorporation and 501c3 registered organization, are writing this letter to you to express our support for the *Hotel James* to be placed on the National Register of Historic Places.

As you are aware, the Hotel James was designed by the architect Henry J. Kluthö (a contemporary of Frank Lloyd Wright) and was erected in 1916. You may also know that the building is a remarkable example of “prairie school architecture” and that in its glory days was a bustling hotel. But what you may not know, and what we would like you to note, is that there is no better view of the City of Palatka and the gorgeous St. Johns River than from the top of this building and it deserves the opportunity to once again be a bustling hub in Palatka. This building and its owner, Mr. Tate Miller, who has gone to great lengths to restore this building, deserve our support and the support of the National Register of Historic Places.

Thank you for your consideration.

Sincerely,

The Historic Impressionists of Florida, Inc.

Cc.: Mr. Tate Miller

[Signature Page Follows]

2019 JUN 14 11:36
RECEIVED
RUIZ

Anastasia M. Kolodzik

Anastasia M. Kolodzik,
President, Historic Impressionists of Florida

Dave Kolodzik

Signature

Dave Kolodzik

Printed Name

Vicky Johnson

Signature

Vicky Johnson

Printed Name

Patricia A. Rang

Patti Rang
Vice President, Historic Impressionists of
Florida

James M. Borton

James M. Borton
Director, Historic Impressionists of Florida

Signature

James M. Borton

Printed Name

James M. Borton

Signature

Sunny L. Krantz

Sunny L. Krantz
Secretary, Historic Impressionists of Florida

Mindy Langorgen

Printed Name

Mindy Langorgen

Signature

Anne A. Berkley

Printed Name

Anne A. Berkley

Signature

Tom BERKEY

Printed Name

Thomas R. Berkley



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State



July 19, 2019

Dr. Julie Ernstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disks contain the true and correct copy of the nomination for the **Hotel James (FMSF#: 8PU00434) in Putnam County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

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

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures