

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED **OCT 21 1980**
DATE ENTERED **NOV 21 1980**

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Apalachicola Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

See Continuation Sheet

Roughly bounded by Apalachicola River, Apalachicola Bay, 17th and Jefferson Sts.

NOT FOR PUBLICATION

CITY, TOWN

Apalachicola

VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Florida

CODE

12

COUNTY

Franklin

CODE

037

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: Fishing

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Franklin County Courthouse

STREET & NUMBER

CITY, TOWN

Apalachicola

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historical, Architectural and Archaeological Survey of Apalachicola, Florida

DATE

1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Florida Division of Archives, History and Records Management

CITY, TOWN

Tallahassee

STATE

Florida

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input checked="" type="checkbox"/> UNALTERED | <input type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Apalachicola Historic District includes most of the town plan which was drawn up in 1836 for the Apalachicola Land Company.

The 1836 plat (see enclosed map) was approximately 1.25 miles square and divided into a rigid grid of 198 residential blocks, 28 commercial blocks and 60 wharf lots. Apalachicola's location on the Gulf Coast at the mouth of the Apalachicola River and its role as a cotton exporting center had an important effect on the plan. Sixty wharf lots (70' x 100') lined the river bank; a double range of commercial blocks, A¹ through S, comprised of 20 lots (30' x 80') per block were envisaged as cotton warehouse sites adjacent to the wharves; the remainder of the town was laid out in residential lots (60' x 100'), 10 per block, ranged along the 80' wide north-south streets. Alleys 30' wide separated the opposing lots. The bay-side (south) of the plan was reserved for residential and recreational use and by 1838 included two public parks - Florida Promenade (Battery Park) and Lafayette Promenade (Lafayette Park).

Seven public squares were also included in the 1836 plan. Washington Square (enclosing 4 blocks) was defined near the center of the town and four smaller squares, Madison, Franklin, Marshall (Chapman), and City (Gorrie) were positioned at regular intervals in the quadrants of the plan. Market Square was located in the southeastern section of the town adjacent to Blocks A¹ and A². Today, Franklin and Gorrie (City) Squares are located at the intersections of Sixth Street and Avenues "M" and "D" respectively. Madison and Chapman (Marshall) Square are located at the intersections of Fourteenth Street and Avenues "M" and "D" respectively. City (White) Square, at the intersection of Eighth Street and Avenue "F" is not symmetrically located in the plan. Although each of these squares remains, their definition has been largely left to chance. Market Square is now occupied by the western approach ramp to the Gorrie Bridge (ca. 1933). Washington Square, the only one with perimeter streets, is the site of the George E. Weems Memorial Hospital (1959). The remaining five squares have intersecting streets at their centers which have created four loosely defined green spaces in their quadrants. Madison Square in the northwest quarter has never been developed. Its southwest quadrant is incorporated in the high school grounds and its southeast quadrant is the site of a city water tower. City Square is currently the site of a trailer park. The southeast quadrant of Chapman Square contains public tennis courts while the northeast quadrant of Franklin Square has a small one-story recreation building. Gorrie Square (former City Square) is the only square with any sense of public purpose thanks to a water tower (1906) positioned in the center and the location of the local public library and a small state museum on the northwest and southwest quadrants respectively.

The neighborhood extending north from Avenue "D" and centered along Sixth Street (fig. 1) exhibits the most architectural and historical diversity. Dwellings dating from both major periods of development (pre-Civil War and turn-of-the-century) co-exist although buildings of the latter period seem to predominate. Most of the single-family residences are small one or one-and-one-half story frame houses scaled to the size of individual lots. They are conservative examples of many of the architectural styles

(See Continuation Sheet)

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|--|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input checked="" type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input checked="" type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE | <input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input checked="" type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES Beginning 1825

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

During most of the nineteenth century and the early decades of the twentieth century, Apalachicola was one of Florida's most important Gulf Coast ports: first (ca. 1830-1860), as a major cotton trading center; and later (ca. 1870-1930) as a lumber producing and seafood processing center. The Apalachicola Historic District is significant because it includes most of the 1836 town plan and a remarkable concentration of nineteenth and early twentieth century buildings both residential and commercial. This grid plan with a well conceived distribution of public parks and squares has survived largely intact to the present day.

Little is known about the town of Apalachicola (originally West Point) before 1825, but it is known that maritime trade was sufficient for it to be designated as a United States customs district in 1823.¹ Six years later it was incorporated as a city and in 1832 it became the county seat of Franklin County which it has remained. Apalachicola owes its early prosperity and continued existence to its strategic coastal location at the mouth of the tri-river system (Flint, Chattahoochee and Apalachicola) which extends hundreds of miles north into eastern Alabama and western Georgia. Before the Civil War, downriver cotton trade from these rich cotton-producing areas dominated the economy of Apalachicola. It became Florida's largest cotton port and the third largest on the Gulf behind New Orleans and Mobile. The 1840's and 1850's were the city's most active years with cotton exports reaching or exceeding 150,000 bales in 1845 and 1853.²

The development of railroads in the upper reaches of the Apalachicola River Basin, the outbreak of the Civil War and the consequent imposition of the Northern blockade all contributed to the rapid decline of Apalachicola's economy during the 1860's. However, with the development of the area's vast lumber resources in the 1870's, the city's economy began to recover. Apalachicola was especially attractive for lumber interests because of the ease with which cut timber could be floated downriver to be milled and shipped to world markets. A number of lumber companies operated in the Apalachicola area throughout the 1870's, 1880's, and 1890's; however, the local industry seems to have been dominated by the Cypress Lumber Company between 1883 and 1930.³ Pine and cypress products were the major exports and were marketed in Europe and South America, as well as nearby New Orleans.⁴

Because of the town's location, a local fishing industry has always been an intrinsic part of Apalachicola's economy. Fish and oysters along with locally processed sponges were marketed in the town since its earliest years. However, with the perfection of safe and reliable canning techniques in the late nineteenth century, seafood processing became a major part of the economy. A number of canneries were established in the 1880's with the Ruge Brothers Packing Company, incorporated in 1888,⁵ being the most successful. The seafood industry has continued to the present day, with

(See Continuation Sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheets)

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA (See Continuation Sheet)

ACREAGE OF NOMINATED PROPERTY 460

QUADRANGLE NAME Apalachicola

QUADRANGLE SCALE 7.5 Min

UTM REFERENCES

A

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

B

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

C

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

D

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

E

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

F

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

G

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

H

| | | | | | | | | | |
|------|---------|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
| ZONE | EASTING | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Dan G. Deibler, Historic Sites Specialist

February 2, 1980

ORGANIZATION

Florida Division of Archives, History and Records Management

DATE

STREET & NUMBER

The Capitol

TELEPHONE

(904) 487-2333

CITY OR TOWN

Tallahassee

STATE

Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

State Historic Preservation Officer

DATE

9/29/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray
KEEPER OF THE NATIONAL REGISTER

DATE

11/21/80

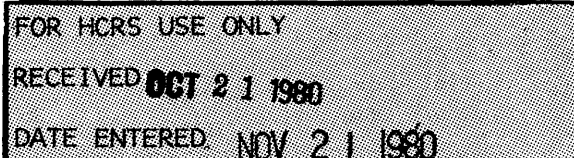
ATTEST:

W. Ray
CHIEF OF REGISTRATION

DATE

11/21/80

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET Location ITEM NUMBER 2 PAGE 1

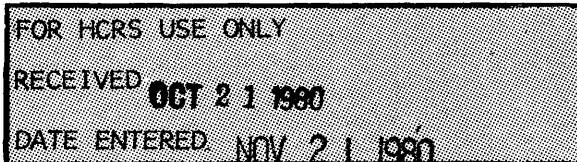
Address of Site

Streets Running East to West:

| | |
|---------------|--|
| Bay Avenue | west from Gorrie Park to the east side of Lafayette Park. |
| Avenue "B" | west from Water Street to the east side of the west half of Block 109. |
| Avenue "C" | west from Water Street to Seventeenth Street. |
| Avenue "D" | west from Water Street to Seventeenth Street. |
| Avenue "E" | west from Water Street to the west side of Block 115. |
| Avenue "F" | west from Water Street to Twelfth Street; thence west from the east side of Fourteenth Street to the west side of Block 116. |
| Avenue "G" | west from Water Street to the west side of Block 117. |
| Avenue "H" | west Fourth Street to the east side of Washington Square; thence west from the west side of Washington Square to the west side of Block 118. |
| Avenue "I" | west from Market Street to Thirteenth Street. |
| Avenue "J" | west from Market Street to Thirteenth Street. |
| Avenue "K" | west from Fifth Street to Twelfth Street. |
| Avenue "L" | west from the east side of the west half of Block 185 to Twelfth Street. |
| Avenue "M" | west from the west side of Sixth Side to the east side of the west half of Block 154. |
| Forbes Street | west from Water Street to Market Street. |
| Leslie Street | west from Water Street to Market Street. |
| Panton Street | west from Water Street to Market Street. |

(Continued)

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET Location ITEM NUMBER 2 PAGE 2

Address of Site

Streets Running South to North:

| | |
|--------------------|--|
| Water Street | north from Battery Park to Avenue "G". |
| Commerce Street | north from Battery Park to Avenue "G". |
| Market Street | north from Battery Park to Avenue "G". |
| Fourth Street | north from Avenue "C" to the Avenue "I". |
| Fifth Street | north from Battery Park to Avenue "L". |
| Sixth Street | north from Bay Avenue to the north side of Lot 8, Block 183. |
| Seventh Street | north from Bay Avenue to the south side of the Chestnut Street Cemetery; thence north from the north side of the Chestnut Street Cemetery to the north side of Lot 8, Block 174. |
| Eighth Street | north from Bay Avenue to Avenue "M". |
| Nineth Street | north from Bay Avenue to Avenue "M". |
| Tenth Street | north from Bay Avenue to Avenue "M". |
| Eleventh Street | north from Bay Avenue to the south side of Washington Square; thence north from the north side of Washington Square to Avenue "L". |
| Twelfth Street | north from Bay Avenue to Avenue "L". |
| Thirteenth Street | north from Bay Avenue to Avenue "E"; thence north from Avenue "G" to Avenue "J". |
| Fourteenth Street | north from Lafayette Park to Avenue "H". |
| Fifteenth Street | north from Lafayette Park to Avenue "H". |
| Sixteenth Street | north from Avenue "B" to Avenue "H". |
| Seventeenth Street | north from Avenue "C" to Avenue "H". |

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 72 PAGE

That flourished during the nineteenth century. Many houses also reflect eighteenth century traditions, e.g. single-pile, center-hall plans with "ells" (figs. 2,3,4); steeply pitched gable (figs. 5,6) or hip roofs (fig. 7) are common; galleries, incised or attached (figs. 8,9) are frequent features. Most of the houses in the neighborhood are quite modest (fig. 10) including a number of shotgun forms (figs. 11,12). Others exhibit characteristics associated with the picturesque architectural styles of the later nineteenth century, e.g. gable dormers (fig. 13), patterned shingles (fig. 14), protecting bays (fig. 15), spindle work (fig. 16), and scroll brackets (fig. 17).

Larger houses in the neighborhood are less common but there are several from both developmental periods. The Thomas Orman House (1857) (fig. 18) occupies all of Block 188; the David G. Raney House (ca. 1840) (fig. 19) is the only temple-form Greek Revival style house in Apalachicola. The James Montgomery House (1895) (fig. 20) occupies all of Block 20 and has some of the Colonial Revival style characteristics better seen in the A. Flaturer House (1905) (fig. 21) of a few years later. Other examples of the turn-of-the-century residences (figs. 22,3) indicate that development has been continuous but as infill respecting the established scale and orientation. Most reflect the Queen Anne and Colonial Revival style tradition. As provincial examples many of these houses exhibit earlier forms carried out with touches of the latest detailing or a hybrid of several stylistic features.

In addition to residences, this neighborhood includes the Chestnut Street Cemetery (fig. 23), dating from the 1830's, City Square (ne White Square), now a trailer park, Franklin Square (see fig. 1), as well as the City Pumping Station (ca. 1907) (fig. 24), the former Convent of the Holy Family School (ca. 1925) (fig. 25), the A.M.E. Church (ca. 1920) (fig. 26) and the former I.O.O.F. Hall (ca. 1883) (fig. 27). Several frame commercial buildings of varying dates also remain (figs. 28, 29).

The late nineteenth and early twentieth century neighborhood along the bay (south side of town developed westward between Bay Avenue and Avenue "E". The eastern section of the neighborhood around Gorrie (City) Square contains a number of buildings dating from the pre-Civil War period. These include Trinity Episcopal Church (1839) (fig. 30), a well-proportioned Greek Revival style building and several residences. One of these is located on Avenue "C" (fig. 31). The buildings of the later period are primarily oriented along the east-west streets with larger houses occupying large corner lots (figs. 32, 33, 34). The scale, set-back and street rhythm is thus quite different from the northeastern neighborhood.

Many of the houses are large, frame Queen Anne or Colonial Revival style structures often with both influences flourishing on the same house (fig. 35, 36, 37). Corner towers, shingle siding, hip roofs with balustraded decks and screened verandahs are recurring features on most of these dwellings. The adjacent George H. Ruge House (1897) (fig. 38) and the Richard G. Porter, Jr. House (1902) (fig. 39) are two especially good examples.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR NCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

There are also more modest dwellings dispersed throughout the neighborhood (figs. 40, 41, 42, 43). These include a pair of shotgun types having incised porches with spindle friezes (fig. 44) and an occasional house of the 1930's (fig. 45).

In addition to residential structures, the neighborhood includes Battery Park (Florida Promenade) (fig. 46); Gorrie Square (see fig. 30); the former St. Mary Star-of-the-Sea, Convent of Mercy (1936) (fig. 47); several churches: the First Baptist Church (1904) (fig. 48), the First United Methodist Church (1900) (fig. 49), Saint Patrick's Roman Catholic Church and Rectory (ca. 1900) (fig. 50); the Franklin Guards Armory (1901) (fig. 51); and Lafayette Park (Lafayette Promenade) (fig. 52) at the western end of Bay Avenue. The low-lying blocks on the south side of Bay Avenue have always been undeveloped and until the last several decades the area was used as beach.

Because Avenue "E" is the only major transportation artery through Apalachicola, it forms something of demarcation line between the northern and southern sections of the town. It is also a unique street in Apalachicola since it is the only thoroughfare in the city (outside of the business district) to have curbing and side walks (fig. 53). In 1929 it was paved and landscaped with palm trees planted at 15 foot intervals. U.S. Route 98, which meanders along the northern Gulf Coast follows Market Street and Avenue "E" through town. Some strip development, catering to the needs of the passing motorist, has begun to spring up. Several service stations and convenience food stores are in evidence (fig. 54) but wholesale development has not yet occurred.

The area north of Avenue "E" and west of Tenth Street is also residential reflecting development of the same period as the bay-side neighborhood. The houses are far more modest examples of turn-of-the-century architectural styles. Many are simple one-story cottages with steep gable or hip roofs (figs. 55, 56, 57, 58, 59) and entrance galleries. Similar two-story forms with hip roofs exist (figs. 60, 61). Others carry delicate wood detailing (fig. 62) or carry no detailing at all (figs. 63, 64). A few bungalow style houses are also located throughout the area (fig. 65).

This neighborhood also contains Washington Square, now the location of the George Weems Memorial Hospital. Another four-block (Blocks 83, 84, 87, 88) section contains the Chapman High School Auditorium building (1929-34) (fig. 66) and a recent (1979) elementary school on the northern portion of the property.

The commercial area has remained in the southeastern section of the city concentrated around the intersection of Market Street and Avenue "E" (figs. 67, 68, 69). The scale of the turn-of-the-century brick buildings is consistent at one and two stories (fig. 70). Only one of the 1840's cotton warehouses remains (fig. 71). The Franklin County Courthouse (1939) (fig. 72) overlooks a small memorial park, Victory Plaza (fig. 73) which is created by the intersection of Avenue "C" and Market and Fourth Streets. The impressive neo-classical revival style building is positioned in the center of Block B². Its monumental scale forms a focal point for the southeast section. A few modest

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED **OCT 21 1980**
DATE ENTERED **NOV 21 1980**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

residences located in Blocks A¹ and A² and the western approach ramp to the Gorrie Bridge lie to the southwest of the courthouse.

The wharf lots which line the river's edge from the tip of the peninsula north to the city limits have existed since Apalachicola's first platting (fig. 74); however, the majority of the wharves and associated storage facilities are relatively new (fig. 75). Normal marine attrition and vulnerability to hurricanes help to explain their recent vintage.

Boundary Justification

The western boundary line from Apalachicola Bay to Avenue "H" excludes areas which have been developed since World War II. West of Seventeenth Street the concentration of post-war housing increases significantly. The northwestern boundary line from Avenue "H" to Avenue "M" excludes an area that has been largely undeveloped throughout its history. Today, this northwest sector contains a public housing project and the Apalachicola High School, both of which date from the 1960's; the remainder, only scattered dwellings of the same period. The northeastern boundary line from Avenue "M" to the Apalachicola River also excludes a concentration of recently constructed houses, the city land fill and a vast expanse of undeveloped land east of Market Street. The wharf area along the Apalachicola River has been included because of the important historical association with the town's heritage, although the buildings are of more recent date.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

STRUCTURE'S CLASSIFICATION

- Conforming structures: buildings or structures which generally date from the nineteenth or early twentieth century and reflect Apalachicola's development during cotton trading, lumbering and seafood processing eras. Use and function are not a factor. Scale and building materials are important considerations.
- Altered Structures: generally, these are the same as "conforming" structures; however, alterations have occurred which change the building's basic character, e.g. inappropriate new siding, replaced window sashes, enclosed porches, major additions.
- Non-conforming Structures: generally, these are buildings or structures which post-date World War II and do not respect the scale, set-back or materials used in the buildings of the earlier years. Examples would be one-story brick or concrete block ranch houses built on-grade. (see figs. 54,76,77,78,79,80,81, 82,83,84).
- Green Spaces: large expanses of open areas; associated with recreational functions such as parks or similar public areas.
- Vacant Spaces: generally these are lots associated with individual houses which form yards or otherwise open green spaces. In the commercial area these are parking lots or vacant land.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

Apalachicola's output of oysters, crabs and shrimp among the highest in the state.

Apalachicola's physical development was significantly influenced by the creation of the Apalachicola Land Company in 1836. Colin Mitchell and Associates of New York organized the company as a trust estate to oversee land sales in the city and protect the interests of the absentee proprietors. As a part of the new ownership, a revised city plan was drawn up by Peter Mitchell also of New York.⁶ This revision enlarged an earlier plan (1835) by P. Snell of New Orleans. Snell platted the city into a simple grid of 60 blocks with lots differentiated by wharf, warehouse/commercial and residential uses.⁷ The plat was positioned at the tip of the peninsula with wharf lots ranged along the river, warehouse lots immediately behind and the remainder of the grid devoted to residential lots. Two squares, "City Square" and "Market Square", were provided for public use. It was along this plan that the city was to develop for the next century. Mitchell's plan simply expanded the grid over a 1.25 square mile area having 198 residential lots, 28 commercial blocks, and 59 wharf lots. It also included additional squares systematically located throughout the plat and additional parks (Lafayette Promenade and Florida Promenade) along the south (bay) shore. Land was also allocated for a courthouse and four churches.

The most important result of this plan was the "New York contract" which the Apalachicola Land Company used to regulate the design and construction of commercial buildings between Water and Market Streets. The "contract" granted the cotton merchants lots in the commercial blocks at a reduced price conditioned ". . . on the erection of brick warehouses in a given time . . ."⁸ Accounts of 1838⁹ told of 43 completed warehouses that ran for several blocks along the riverfront. An 1837 lithograph by R. A. Morris depicts a busy port with three-story brick buildings lining the wharf area. Only one of these structures, altered to two-stories, (Lot 8, Block E¹; fig. 71) has survived to the present day.

Because the Apalachicola Historic District encompasses a large part of the 1836 plat and because it contains a remarkable number of structures built during the town's most prosperous times in the nineteenth and early twentieth century, the District is not restricted to a single purpose, historical period or function. All aspects of Apalachicola's heritage and physical development are reflected in the rich variety of its built environment. The major portion of the District (west of Market Street) is residential with single-family dwellings predominating. And although construction methods (wood frame) and materials (horizontal wood siding) have been consistent and stylistically conservative, there are many excellent examples of the architectural styles which flourished throughout the nineteenth and early twentieth centuries.

Generally speaking the residential area oriented north-south along Fifth and Sixth Streets has the highest concentration of pre-1860 buildings (see map). While the area west of Sixth Street along Bay Avenue and Avenues "B", "C", "D", and "E"

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

developed around the turn-of-the-century. Although these areas are largely residential, several churches (dating from both periods) and public and parochial school buildings (of twentieth century) can be found. Much of the commercial area along Market and Commerce Streets dates from the early decades of the twentieth century. With the already stated exception, the 1840's warehouses have long since disappeared. Accounts of the 1850's¹⁰ suggest that natural marine attrition and occasional hurricanes took their toll early; a major fire in the commercial area in May 1900¹¹ appears to have completed the task.

Because Apalachicola has experienced no sudden economic prosperity in the last forty years comparable to that of the cotton and lumbering decades nor suffered any major natural disaster since the fire of 1900, much of the city's nineteenth century built environment remains intact. Facilities reflecting the more progressive aspects of life in the twentieth century have been added to the community but in a rather piecemeal way. The City Pumping Station (Lots 7,8,9: Block 186) was built about 1909; an auditorium was added to Chapman High School (Blocks 84, 87) between 1929 and 1934; a new Post Office and Customs House (Lots 1-5: Block D²) was constructed in the 1920's. A bridge carrying U.S. 98 across Apalachicola River was completed in 1933. Its western approach ramp in the southeastern section of the town occupies the site of the former "Market Square". The community hospital occupies part of Washington Square which was formerly the site of the Franklin County Courthouse. An imposing neo-classical revival style courthouse was built in the commercial area (Blocks B¹ and B²) in 1939. New construction in the residential area has continued as infill following the established lot and block configuration. The wharf area has probably experienced the most change with the early cotton wharves being replaced by lumber mills and seafood canneries. Today, however, modern wharves and associated storage facilities along Water Street provide berthing for Apalachicola's active fishing fleet much in the tradition of its maritime heritage.

¹Phillip A. Werndli, "Historical and Architectural Survey of Apalachicola, Florida", unpublished manuscript on file at Florida Division of Archives, History and Records Management, 1976, p. 9; (fm. Harry P. Owens, "Apalachicola Before 1861," unpublished Ph.D. dissertation, Florida State University, 1966, pp. 74-75).

²ibid. p. 9; (Owens, pp. 87, 292).

³ibid., p. 19.

⁴ibid. p. 19 (various editions of Columbus Daily Enquirer-Sun,
1880: September 25, October 27;
1881: August 31, December 14 and 21).

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

⁵ *ibid.* p. 21.

⁶ *ibid.* p. 35 ("Bill of Complaint," City of Apalachicola vs. Apalachicola Land Company).

⁷ "Plan of the City of Apalachicola," lithography of P. Snell, New Orleans, n.d.

⁸ Werndli, op. cit., p. 30; (Third Annual Report of the Apalachicola Land Company, Florida, to the Stockholders of Said Company for the Year 1838, New York, 1838, p. 22).

⁹ *ibid.*, p. 10; (*ibid.* Third Annual Report . . .).

¹⁰ *ibid.*, p. 13; (op. cit., Ownes, pp. 141-2).

¹¹ George Chapin, Florida, 1513-191B, Vol. I, Chicago: S. Clark Publishing Company, 1914, p. 612.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|-------------------|-------------|
| FOR HCRS USE ONLY | |
| RECEIVED | OCT 21 1980 |
| DATE ENTERED | NOV 21 1980 |

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Major Bibliographic References

Brown, John J. "All of Our Business Houses Were in One Street in the Early Days,"
Apalachicola Times (July 10, 1947). (Dorothy Dodd Room, Florida State Library,
Tallahassee, Florida.)

Dodd, Dorothy. "Florida in the War 1861-1865," The Florida Handbook. Tallahassee,
Florida: Peninsular Publishing Company, 1959.

----- "The Manufacture of Cotton in Florida Before and During the
Civil War," Florida Historical Quarterly Vol. 13, no. 1 (July, 1934) 3-15.

Owens, Harry P. "Port of Apalachicola," Florida Historical Quarterly Vol. 48,
No. 1 (July, 1969) 1-25.

Apalachicola Gazette. 1836-1839.

Nile's Register. 1836-1847, Vol. 50 - Vol. 71.

Unpublished Material

Dodd, Dorothy. "Apalachicola: Antebellum," Dorothy Dodd Room, Florida State
Library, Tallahassee, Florida.

Reports

"Apalachicola Places of Interest," Pamphlet in the Florida History Room, P.K.
Yong Library, University of Florida, Gainesville, Florida.

Apalachicola Land Company. Articles of Agreement and Association of the Apalachicola
Land Company. November 28, 1835.

----- Annual Reports of the Apalachicola Land Company (Third 1838,
Fourth 1839, Fifth 1840, Sixth 1841, Seventh 1842) New York.

Blatchford, Richard M. Report to the Trustees of the Apalachicola Land Company.
May 17, 1837.

Manuscripts

Lovett, Rose Gibbons. "The Lovett Family of Apalachicola, Florida and Allied
Families." Apalachicola Public Library, Apalachicola, Florida.

(Continued)

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED **OCT 21 1980**

DATE ENTERED NOV 21 1980

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

Major Bibliographic References

Werndli, Phillip A. "Historical and Architectural Survey of Apalachicola, Florida," Florida Division of Archives, History and Records Management, Tallahassee, Florida, 1975.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

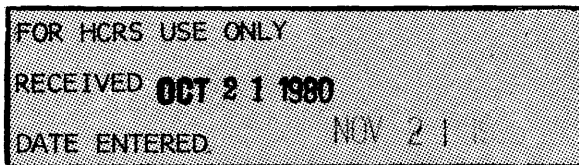
FOR HCRS USE ONLY
RECEIVED OCT 21 1980
DATE ENTERED NOV 21 1980

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

LATITUDE AND LONGITUDE COORDINATES

| <u>Point</u> | <u>LATITUDE</u> | | | <u>LONGITUDE</u> | | |
|--------------|-----------------|----------------|----------------|------------------|----------------|----------------|
| | <u>Degrees</u> | <u>Minutes</u> | <u>Seconds</u> | <u>Degrees</u> | <u>Minutes</u> | <u>Seconds</u> |
| A | 29° | 43' | 38" | 84° | 59' | 58" |
| B | 39° | 43' | 59" | 84° | 59' | 39" |
| C | 29° | 43' | 45" | 84° | 59' | 12" |
| D | 29° | 43' | 50" | 84° | 59' | 07" |
| E | 29° | 43' | 25" | 84° | 58' | 36" |
| F | 29° | 42' | 55" | 84° | 59' | 26" |
| G | 29° | 43' | 13" | 84° | 59' | 50" |
| H | 29° | 43' | 23" | 84° | 59' | 40" |



NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

Verbal Boundary Description

- NOTE: FOR PURPOSES OF THIS DESCRIPTION, THE TOWN PLAN IS ASSUMED TO BE ORIENTED DUE NORTH/SOUTH.
- BEGINNING: at a point, A, where a line extended southward from the eastern boundaries of Lots 1 through 5, Block 58 ("Official Map of the City of Apalachicola," 1946) intersects the low tide mark of the northern shore of Apalachicola Bay; proceed,
- NORTHWARD: along the eastern boundaries of said Lots to the NE corner of Lot 5, Block 58 ("Official Map . . ."), point B; thence,
- WESTWARD: following the southern right-of-way of Avenue "B" to the NE corner of Lot 6, Block 110 ("Official Map . . ."), point C; thence,
- NORTHWARD: along the eastern side of the west 1/2 of Block 109 ("Official Map . . .") to the NE corner of Lot 8, Block 109, point D; thence,
- WESTWARD: fifty (50) feet along the northern boundary of said Lot to a point, E; thence,
- NORTHWARD: to a point, F, at the midpoint of the northern boundard of Lot 6, Block 109 ("Official Map . . ."); thence,
- WESTWARD: following the southern right-of-way of Avenue "C" to the NE corner of Lot 5, Block 112 ("Official Map . . ."), point G; thence,
- NORTHWARD: following the western right-of-way of Seventeenth Street to the NE corner of Lot 5, Block 114 ("Official Map . . ."), point H; thence,
- WESTWARD: following the southern right-of-way of Avenue "E" to the NW corner of Lot 6, Block 114 ("Official Map . . ."), point I; thence,
- NORTHWARD: along the western boundaries of Lots 10 through 6 for Blocks 115, 116 and 117 ("Official Map . . .") to the SW corner of Lot 10, Block 118 ("Official May . . .") on the north side of Avenue "H", point J; thence,
- EASTWARD: following the northern right-of-way of Avenue "H" to the SE corner of Lot 1, Block 90 ("Official Map . . ."), point K; thence,

(Continued)

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED **OCT 21 1980**
DATE ENTERED NOV 21 1980

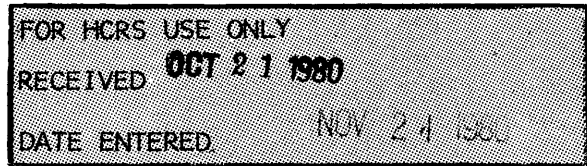
CONTINUATION SHEET

ITEM NUMBER 10 PAGE 3

Verbal Boundary Description

- NORTHWARD: following the western right-of-way of Thirteenth Street to the SE corner of Lot 1, Block 140 ("Official Map . . ."), point L, on the north side of Avenue "J"; thence,
- EASTWARD: following the northern right-of-way of Twelfth Street to the SE corner of Lot 1, Block 147 ("Official Map . . ."), point M; thence,
- NORTHWARD: following the western right-of-way of Twelfth Street to the SE corner of Lot 1, Block 145 ("Official Map . . .") on the north side of Avenue "L", point N; thence,
- EASTWARD: following the northern right-of-way of Avenue "L" to the SE corner of Lot 10, Block 155 ("Official Map . . ."), point O; thence,
- NORTHWARD: along the eastern boundaries of Lots 10 through 6, Block 155 ("Official Map . . .") to the SE corner of Lot 10, Block 154 ("Official Map . . ."), on the north side of Avenue "M", point P; thence,
- EASTWARD: following the northern right-of-way of Avenue "M" to the SE corner of Lot 1, Block 164 ("Official Map . . ."), point Q; thence,
- NORTHWARD: along the eastern boundary of said Lot to the SE corner of Lot 2, Block 164 ("Official Map . . ."), point R; thence,
- EASTWARD: across Eight Street and along the northern boundary of Lot 10, Block 173 ("Official Map . . .") to the NE corner of said Lot, point S; thence,
- NORTHWARD: along the eastern boundary of Lots 9 and 8, Block 173 ("Official Map . . .") to the SE corner of Lot 7 of said Block, point T; thence,
- EASTWARD: along the northern boundary lines of Lot 3, Block 173 and Lots 8 and 3, Block 174 to the SE corner of Lot 7, Block 183 ("Official Map . . ."), point U, on the east side of Sixth Street; thence,

(Continued)



NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 4

Verbal Boundary Description

- SOUTHWARD: following the eastern right-of-way of Sixth Street to the SW corner of Lot 8, Block 182 ("Official Map . . ."), point V, on the north side of Franklin Square; thence,
- EASTWARD: along the southern boundary of said Lot to the SW corner of Lot 3, Block 182 ("Official Map . . ."), point W; thence,
- SOUTHWARD: along the western boundaries of Lots 2 and 1, Block 182 ("Official Map . . .") to the SW corner of said Lot 1, point X; thence,
- EASTWARD: following the northern right-of-way of Avenue "L" to the SE corner of Lot 10, Block 185 ("Official Map . . ."), point Y; thence,
- SOUTHWARD: along the eastern boundaries of Lots 6 through 10, Blocks 186 and 187 ("Official Map . . .") to the SE corner of Lot 10, Block 187, point Z; thence,
- EASTWARD: following the northern right-of-way of Avenue "J" to the SE corner of Lot 10, Block 190 ("Official Map . . ."), point AA, on the west side of Market Street; thence,
- SOUTHWARD: following the western right-of-way of Market Street to the SE corner of Lot 1, Block 5 ("Official Map . . .") on the west side of said street, point BB; thence,
- EASTWARD: following the northern right-of-way of Avenue "G" and the southern boundary of Wharf Lot 29 ("Official Map . . .") to a point CC, which is the intersection of a long extended eastward from the southern boundary of said Lot and to the low tide mark of the Apalachicola River; thence,
- SOUTHWARD
and
WESTWARD: following the low tide line along the western shore of the Apalachicola River and the northern shore along Apalachicola Bay to point A, the point-of-beginning.