

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED APR 28 1976
DATE ENTERED JUN 15 1976

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 ****** *wh Commercial*

~~Town of Sanford Architectural District~~ *old 6-10-76*
AND/OR COMMON

2 LOCATION

parts of 1st, 2nd, & Commercial STS. between Palmetto + oak ave.
STREET & NUMBER *First St. between Oak Ave. and Palmetto Ave.; Commercial*
St. between Oak Ave. and Park Ave.; Second St. between
Palmetto Ave. and Magnolia Ave.

CITY, TOWN

Sanford

___ VICINITY OF

CONGRESSIONAL DISTRICT

Fourth

STATE

Florida

CODE

12

COUNTY

Seminole

CODE

117

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple, see continuation sheet

STREET & NUMBER

CITY, TOWN

STATE

___ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Seminole County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Sanford

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

N/A

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Town of Sanford Architectural District comprises some 29 architecturally or historically significant buildings occupying varying portions of 11 city blocks of the original commercial district of Sanford, Florida. Except for the City Hall and the Fire Department (vacant), these buildings are all commercial in character. The district runs from 206 W. First Street east to 309 E. First Street and includes individual buildings on Oak, between First and Second Streets. Also included in the district are: a hotel at 300 S. Magnolia Avenue, the southwest corner of the intersection of Third Street; City Hall, at the northwest corner of Park Avenue and Fulton Street; a hotel at 209 N. Oak Avenue, at the northeast corner of Commercial Street; a restaurant at 200 N. Park Avenue, near the northwest corner of Commercial Street; and a warehouse at 202 S. Oak, at the southwest corner of Second Street.

At the western end of the district is the McQuaid Hay and Granary (1), built circa 1890, a two story, three bay, brick building. There is a high stepped parapet rising above a simple corbelled modillion. The windows are arched; metal sashes have replaced wooden ones in windows. The porch on the west facade has been removed. A light coating of stucco covers the brick. This building has been constantly occupied since construction. It is presently the home of the W. Burpee Atlee Seed Company. Almost immediately to the east on the same side of the street is the PICO (Plant Investment Company) Block (24), built circa 1887. This building is named for Henry Bradley Plant, an early developer of Florida railroads, who had many business interests in Sanford. The ell-shaped building was converted to apartments (Welaka Apartments) in 1920 and the exterior was altered as well. The ground floor suffered less alteration and many original features can be seen. An alley runs through an archway in the north ell of the building.

Immediately to the north of the PICO Block, across Commercial Street, stands the PICO Hotel (20), built circa 1887. One of the three buildings of the PICO complex, this hotel is in excellent condition, retaining almost all of its original appearance on the exterior. The interior was remodelled in 1966 for use as offices. This hotel was constructed to look like a Turkish palace or mosque. Its windows have horse shoe and ogee arches; a decorative bartizan tower survives, but unfortunately has lost its original onion-shaped dome. The corbelled, battlemented parapet between the tall chimneys on the western facade reinforces its fanciful appearance. It is modelled, on a very small scale, after the Tampa Bay Hotel, also financed by Henry B. Plant. At the rear of the hotel, adjoining it, is the PICO Restaurant (21), built circa 1887. In contrast to the hotel, this building is masked by stucco and the double sash windows have been replaced by jalousie. The ground floor of the brick building has been converted to offices as have the former guest rooms on the second floor.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input 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 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 type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1886-1924

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Town of Sanford Architectural District is one of the best preserved collections of nineteenth and early twentieth century commercial architecture in Florida. Ninety percent of the structures built in the district between 1886 and 1910 remain. Generally, they are in original condition except for first story alterations. In addition, the district contains three buildings which were built and operated by Henry Plant's South Florida Railroad.

On September 22, 1887, four blocks of the commercial district of the town were destroyed by fire. The fire broke out in the block east of Palmetto Avenue and south of First Street and spread north and west toward Magnolia Avenue (Florida Times-Union, 1887). The fire did not cross Magnolia Avenue and buildings west of that point were spared. The most densely settled part of the town had been that section between Magnolia and Sanford Avenues, all of the construction with the exception of the Hotchkiss Block being wood. The destruction was total.

After the fire new construction was entirely of brick, and in the fall of the same year of the fire ten new brick buildings were begun, not all of them, however, in the section ruined by the fire. Among the buildings started were:

- Bishop Block (3), 2 stories
- Hotchkiss Block (4), 2 stories
- Hester-Shepard Block (6), 2 stories
- Whaler's Saloon (26), 2 stories
- Stone and Gove Block (14), 2 stories

The above were all constructed in the area of Palmetto Avenue and First Street. The Hotchkiss Block was rebuilt along its original stylistic lines. The Bishop Block, built by J. O. Northesag of New York, replaced a wooden structure of the same name as did Whaler's Saloon. The Hester-Shepard Block was the tallest building in town (Sanborn Insurance Maps, 1887-1890; Photographs in the collection of William Vincent, Sr.; "Celery City Gazette," November 1908, November 25, 1910).

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 15.5 acres (approximately)

UTM REFERENCES Multiple, see continuation sheet

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING
C	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING
D	<input type="text"/>	<input type="text"/>	<input type="text"/>

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 Sharon Wells, Historian; Carl Shiver, Architectural Historian
Reviewed by Phillip Werndli, Historic Sites Specialist

ORGANIZATION Div. of Archives, History & Records Mgmt. DATE March, 1976

STREET & NUMBER Dept. of State, The Capitol TELEPHONE 904-488-7365

CITY OR TOWN Tallahassee STATE Florida

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X 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 Robert Williams Robert Williams

TITLE State Historic Preservation Officer DATE 4/23/76

FOR NPS USE ONLY

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

Acting William J. ... DATE 6/15/76
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: ... DATE 6-15-76
KEEPER OF THE NATIONAL REGISTER

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PAGE 1

Change name from "Town of Sanford Architectural District" to "Town of Sanford Commercial District".

This change is a result of a conversation between Phillip A. Werndli, FDAHRM and Ray Luce, OAHP.

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Property Owners (unless specified, all addresses are in Sanford, Florida 32771)

Mr. B. L. & Mrs. Jessie Perkins, Jr.
Box 579

Mr. S. Joseph Davis, Jr., Trustee
Box 1330

Ms. Daisy B. Speer, et al.
Box 1364

Local Union #2376 U.B. of C.&J.
Box 462

Mr. Manuel & Mrs. Hannah Jacobson
213 E. First St.

Mr. Herman & Mrs. Rose E. Jacobson
1200 Washington Dr.

Mr. W. Vincent & Mrs. Sheila O. Roberts
Box 970

Mr. C. Howard & Mrs. Sylvia McNulty
Box 698
Lake Mary, Florida 32746

Mr. Orville L. & Mrs. Georgia J. Barks
Box 910

Mr. Albert B. & Mrs. Patricia W. Maxwell, Sr.
Box 748

Mr. Stenstrom O. Douglas & Mr. S. Joseph Davis, Jr., et al.
Florida State Bank Building, Suite 22

Minnie D. Woodruff Heirs
c/o Dr. Harry Woodruff
Box 627

Odd Fellows Lodge No. 27
c/o H. M. Gleason
P.O. Box 2
Lake Mary, Florida 32746

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Mr. A. O. Kanner
c/o McCrory Stores
Corp. Tax Department
360 Park Avenue South
New York, New York 10010

Sanford Atlantic National Bank
Box 1658

Mr. Frederick H. Williams
Box 605

City of Sanford
City Hall

City of Sanford
Fire Station

Global Carpets, Inc.
Ocala, Florida 32670

Florida State Bank
200 W. First Street

Salvation Army
Box 1956

Ms. Eleanor C. Russell
Box 244

Mr. Harry E. Robson
Box 1540

Mr. Jen0 F. Paulucci
Box GG

Florida State Bank of Sanford
Box 1777

W. Atlee Burpee Company
18th & Hunting Park Avenue
Philadelphia, Pennsylvania 19104

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Minnie D. Woodruff Heirs
c/o 76

Mr. Frederick H. Williams, et al.
1404 E. Fourth St.

B. E. Purcell C. (c/o 76)
B. E. Purcell Executors
Box 999
Winter Park, Florida 32789

Mr. Glenn M. McCall
Box 760

Mr. Ralph G. Woodruff, et al.
c/o McCrory Stores Corp. Tax Dept.
360 Park Avenue South
New York, New York 10010

Ms. Ruth H. Meriwether, et al.
c/o Atlantic National Bank
Box 1658

Sanford Auto Parts
Box 1655

Chilco, Inc.
1307 Atlantic Avenue
Atlantic City, New Jersey 08401

Woodmen of the World
Celery Camp 625
c/o Mr. A. C. Madden
701 Magnolia Ave.

Ms. Lizzie Anna Wilson
c/o Sun First National Bank of Orlando
Box 3631
Orlando, Florida 32801

WASAF George Heirs
c/o Mary George
Box 1684

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Chase & Company
Box 291

Mr. Harry D. Stevens, Jr.
110 W. Second Street

Ms. Nellie C. Kader
130 E. Woodland Drive

Mr. Michael J. Paulucci
Box GG

Stine Machine & Supply Company
Box 1697

Mr. Muriel R. Seaton
Box 987

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On the southwest corner of the intersection of First Street and Park Avenue is the First National Bank #1 (23), built circa 1908. This two story brick building is Sanford's oldest bank. The bank was founded in 1887 on the same site but a new building was erected in 1908. Originally the building had a veneer of white marble and displayed the lightly classical lines still visible today. The windows, however, which are now rectangular, were arched on both floors and the main entrance was at the street intersection. The entrance was recently moved to the center of the building on First Street and the exterior has been stuccoed and painted grey. The bank moved once again in 1923, this time to the six story building (16) across the street. This Commercial Style building with its doric half columns flanking the main entrance and the pilasters running up to a second floor cornice is little changed from the original. The first two floors are of grey concrete meant to resemble granite while the other floors are of buff brick. There is a classical cornice at the parapet.

On the northeast corner of First and Park is the district's other "skyscraper," the four story Brumley-Puleston Building (8), built circa 1922. This building is of buff brick, with doric pilasters running between the second and third floors on the south and west. Beneath the parapet is a wide cornice with sculptured brackets. The ground floor on First Street has a veneer of simulated black marble.

Directly south of the two story bank building (now Finance America Corporation) in the middle of the block between First Street and Park Avenue is Henry B. Lord's Jewelry (22), built circa 1890. This small one story rectangular building is the site of the town's oldest jewelry store. Lord was listed in the 1888 city directory, his shop at that time being on Second Street. It has been a jewelry store (now Kader's Jewelry) most of its 86 years. Whatever distinguishing features may be on the facade have been masked by the present veneer of metal and ceramic tile.

Just east of the Brumely-Puleston Building is the second DeForest Building (7), built circa 1890. This one story brick building was originally distinguished by three pier-like projections above the facade. A new facade of stucco was added in the 1950's, however, that gives the building a parapet with pediment screen in the center and piers at the sides. The building contained two

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stores. It is now vacant. The street level has been altered many times and now possesses large plate glass display windows and a metal frame glass door. This is the case with most of the buildings on First Street. A

One step further east is the two story Rand Building (9), built circa 1887. This building bears the name of the founder of the First National Bank, Frederick Rand, one of the important figures in the commercial development of Sanford. The building is brick, with metal segmental pediments over the facade windows and a metal cornice at the roof. The pediments and cornice, as well as the brick, have been painted white. The second floor windows have lost their glass and are boarded up. Both floors are vacant. The entire ground level of the facade has the familiar modern feature of glass and chrome for display. This building also was divided into two stores. Offices originally occupied the upper story.

A narrow alley divides the Rand Building from its neighbor, the N. P. Yowell Building (10), built circa 1910. Like the majority of the buildings in the district, this one is two stories and of brick. The building has been painted metallic grey. The parapet of this building has the same classicized or Romanesque features found on the second DeForest Building, namely the pediment screen and corner piers. The former antedates the latter however. There is a metal cornice supported by brackets beneath the parapet. The second floor windows are boarded up. The ground floor, however, is occupied. The immediate neighbor of this building is almost an identical twin. They were indeed erected at the same time. The Garner-Woodruff Building (13), built circa 1910, differs in that the corners of the building have quoins rather than soaring piers and there are rusticated cornices above the windows. The building once had, like its brother, a metal cornice, but this has disappeared.

NC - Lisner
(Next to) the Garner-Woodruff Building (13) is the Meisch Building (12) constructed about 1922. The building is typical of early 1920's commercial buildings. The two story brick structure has five bays of four and five windows on the second floor. On the first level are leaded glass transoms with large plate glass windows. The parapet roof is arched at the center with tile pent roof above the other four bays. Slightly further east down First Street is the old U.S. Post Office (11), built circa 1917. This is a one story, brick, classical revival building of the sort

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constructed by the government right up through the 1930's. Its only distinctive feature is the arched entrance porch set in the facade. This is supported by round concrete doric columns.

Crossing Palmetto Avenue on the same side of First Street we find the badly damaged Stone and Gove Block (14), built circa 1887. This two story brick building was originally five bays but fire has reduced it to two. In its present state the impression is more classical than Richardsonian, though originally it bore more features of the latter. The roof cornice and modillion are corbelled brick. There are recessed brick panels in the frieze. There was an arched corner gallery supported by a square pier on the southwest. This has been enclosed. The window cornice was a continuous strip with a keystone over each window running the entire five bay width. The remaining features of the building are partially masked by stucco. The ground floor window frames, etc., still retain their original wood or have not been altered in some time.

On the south side of First Street directly across from the Stone and Gove Block is the Bishop Block (3), built circa 1887. Named for J. N. Bishop, this building replaced a wooden building bearing the same name after the fire. It is a two story, brick building that mixes vaguely classical and Romanesque features. There is a high metal cornice that also bears the capitals of the narrow pilasters that divide the bays of the second floor. The southwest corner of the building is rounded superficially in the manner of a tower and was originally crowned with a small conical roof. The entrance to the second floor, which is now divided into apartments, is in the center of the building on First Street and is surrounded by a low, broad arch supported by stunted pilasters. One of the few of the older buildings not stuccoed, the Bishop Block is painted green.

South of the Bishop Block on Palmetto Avenue is the Hester-Shepard Block (6), built circa 1887. This building served as the fire house from 1890-1974. The building was originally three stories high but was reduced to two in 1928. The only major feature of the original structure remaining is the segmental pediment and stringcourse above the second story windows. The center of the pediment bears a rising sun motif. The facade has been stuccoed.

The one story, brick Brady's Livery Stable and Blacksmith Shop (5), built circa 1890, is the next building on Palmetto Avenue.

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The facade of this brick building has been covered with a thick layer of stucco so that none of the original brickwork can be seen. There are arched windows at the sides of the building.

Across the street is Whaler's Saloon (26), built circa 1887. This two story brick building has original features that can be seen on the second floor. There is a crude brick cornice and modillion and piers at the corners. These latter have recessed panels and cusps. The piers extend only the height of the second story, the ground floor of the facade originally being plain. The ground floor is at present covered with stained wood paneling. This was Sanford's only saloon, anti-liquor sentiment being strong in this part of the county at the time. At present, the building is a union meeting hall.

North of Whaler's Saloon is the Hotchkiss Block (4), built circa 1887, brick, two stories. This building was originally constructed in 1866 but was largely destroyed by the fire, only some of the walls remaining. It was rebuilt along the same lines beginning almost immediately after the fire. The building has a more Gothic feeling. The tower terminates in an equilateral triangle flanked by piers. The windows have rusticated cornices and the cornice of the roof and the modillion are brick. The building presents seven bays on First Street.

Moving west from the Hotchkiss Block on First we find the Peoples Bank Block (18), circa 1910. This two story brick building is constructed of white pressed brick, and there is a simple classical metal cornice at the roof. The windows are plain and at present are hidden by an advertising sign. The present tenant is Super Dollar bargain store. The Peoples Bank (17), built circa 1906, is next door. The one story brick building had a veneer of classical details that included pilasters separating the bays, a cartouche bearing the letters P.B. over the main entrance and a classical roof cornice. The main entrance was at the northwest corner of the building but this has been moved to the center of the structure of First. The building has an ell plan. The exterior has received a thick coat of stucco that covers all the original decoration except a small detail on the Magnolia Avenue side.

Behind the bank on Magnolia Avenue is the Sanford Herald Building (19), built circa 1910. This two story building is of rusticated concrete block and has the appearance of a small sixteenth

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century Florentine palazzo. The windows are plain one-over-one double hung sash but a roof cornice and a stringcourse separate the two floors. Another building similar in design is the Imperial Opera House (2), built circa 1910. Again we encounter a Florentine palazzo design. The building is two stories high with a mezzanine. Originally two of the doors on the west facade were arched; now there is only a single central rectangular doorway. The construction is rusticated concrete block. The west and south sides have been heavily stuccoed.

Turning north on Magnolia Avenue between Second and First on the west side is Hill's Hardware (25), built circa 1917. This is a plain two story brick building with a stuccoed facade. There is space for two stores on the ground floor and a doorway in the center of the building leads to a second floor foyer illuminated by a skylight. The Seminole Bank, which was located in the DeForest Building #1, had offices here. The building is presently used for storage by Tughton's Drug Store.

Physically connected to Hill's on the north, at the northwest corner of the intersection of First Street and Magnolia Avenue, is the DeForest Block (15), built circa 1886, also called the DeForest Building #1 or the Seminole Bank. This is the oldest brick building in Sanford, the only surviving pre-fire structure. The building is two stories high and was separated into two stores on First Street. There is an elaborate metal classical cornice at the roof and segmental pediments over the windows. There is also a stringcourse and visible division of bays at the side. The building has been lightly stuccoed but the original details have not been lost. The eastern half of the building was purchased by the Seminole Bank in 1917 and some alterations were made to their portion of the building. These exterior alterations included the addition of corner brackets on the cornice, covering the recessed panels of the frieze, and installing engaged columns on the facade. The columns have since been removed and the ground floor of the facade has an old brick veneer with large display plate glass.

The Town of Sanford Architectural District has historically been the commercial center of Sanford. It was located near but sufficiently away from Lake Monroe to serve the docks and industry which were established there. The fact that the commercial area has not expanded much beyond its original limits, due to the

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adjacent residential areas, has resulted in a very easily definable district. Even though the first stories have been altered in some cases and other buildings stuccoed, the district reflects the scale and materials common to Florida river towns during the late nineteenth and early twentieth centuries.

The majority of the buildings are concentrated on First Street, between Myrtle Avenue and Sanford Avenue. In addition, a few supporting and important structures are located within one block along side streets which retain their turn of the century brick paving. The scale of the entire district is consistently two story with the exception of the four story Brumely-Puleston Building (8) and the six story First National Bank #2 (16). The immediate vicinity beyond the district boundaries contains much later buildings which, while not connected architecturally to the district, do not overwhelm it. The 1886 fire resulted in a similarity in the use of brick materials which continued up to the 1920's. The brick and iron architectural detailing of the cornices and second floor windows has remained generally consistent through the use of Classical and/or Romanesque motifs.

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Inventory of Significant Structures Located Within the Town of
Sanford Architectural District

1. McQuaid Hay and Granary (206 W. First St.): 2 story, stuccoed brick, facade parapet, porch removed, circa 1890.
2. Imperial Opera House (119 S. Magnolia Ave.): 2 stories with mezzanine, rusticated concrete block, circa 1910. W. G. Hammond, builder.
3. Bishop Block (305 E. First St.): 2 story brick, tower roof removed, Romanesque details, metal cornice, circa 1887. J. O. Northesag of New York, builder.
4. Hotchkiss Block (213 E. First St.): 2 story, brick, rusticated window cornices, Gothic tower screen, circa 1887.
5. E. E. Brady Livery (113 S. Palmetto): 1 story, brick, facade heavily stuccoed, also served as jail, circa 1890.
6. Hester-Shepard Block (107 S. Palmetto): 2 story, brick, originally 3 stories, fire house 1890-1974, also jail, circa 1887.
7. DeForest Building #2 (104 E. First St.): 1 story, brick, stucco facade added 20th century, circa 1890.
8. Brumely-Puleston Building (100 E. First St.): brick, 4 stories, Roumillat's Drug Store original and present tenant, circa 1922. Built by George A. Fuller, builder of Lincoln Memorial and New York Biltmore Hotel.
9. Rand Building (108 E. First St.): 2 story, brick, segmental pediments, metal cornice, circa 1887.
10. Yowell Building (200 E. First St.): 2 story, brick, metal cornice, part of N. P. Yowell dry goods chain. W. B. Talley, Jacksonville, architect; George Venable, builder.
11. U.S. Post Office (230 E. First St.): 1 story, brick, classical revival, now public library, circa 1917. James Wetmore, architect; Algernon Blair, builder.

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12. Meisch Building (222 E. First St.): 2 stories, brick, commercial style, circa 1922. W. B. Talley, architect; R. J. Gallespie, builder.
13. Garner and Woodruff Building (208 E. First St.): 2 stories, brick, facade screen pediment, circa 1910.
14. Stone and Gove Block (300 E. First St.): 2 stories, brick, partially destroyed, Romanesque, stuccoed.
15. DeForest Block (121 E. First St.): 2 stories, brick, segmental pediments, metal cornice, oldest building, circa 1886.
16. First National Bank #2 (101 E. First St.): 6 stories, brick, commercial style, skyscraper, circa 1923. Mowbray and Uffinger, architects; George A. Fuller, builder.
17. Peoples Bank (201 E. First St.): 1 story, brick, classical revival, exterior resurfaced, entrance moved, circa 1906. W. G. Hammond, builder.
18. Peoples Bank Block (203 E. First St.): 2 stories, white pressed brick, metal cornice, circa 1910. W. G. Hammond, builder.
19. Sanford Herald Building (107 S. Magnolia Ave.): 2 stories, white concrete block, rusticated, circa 1910. W. G. Hammond, builder.
20. PICO Hotel (209 N. Oak Ave.): 2 stories, brick, Turkish mode, ogee and horse shoe arch windows, decorative tower, circa 1887. W. T. Cotter, architect.
21. PICO Restaurant and Stores (200 Park Ave.): 2 stories, brick, at rear of PICO Hotel, stuccoed, circa 1887. W. T. Cotter, architect.
22. Henry B. Lord Jewelry (112 S. Park Ave.): 1 story, brick, oldest jewelry store, now Kader's Jewelry, circa 1890.
23. First National Bank #1 (101 W. First St.): 1 story, brick, Sanford's oldest bank, originally Lyman Bank, stuccoed, windows and entrance changed, circa 1908.

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24. PICO Block (114 W. First St.): 2 stories, brick, part of PICO group of buildings, altered for apartments 1920, circa 1887.
25. Hill Hardware (108 S. Magnolia Ave.): 2 stories, stuccoed brick, 2nd floor original offices Seminole Bank, vacant, circa 1917.
26. Whaler's Saloon (108 S. Palmetto Ave.): 2 stories, brick, only saloon in Sanford, now union meeting hall, circa 1887.

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It has been discovered that paragraph 1 is not accurate, therefore, it should be replaced with the following:

"The Town of Sanford Commercial District comprises some 29 architecturally or historically significant buildings occupying varying portions of 11 city blocks of the original commercial district of Sanford, Florida. The district runs from 206 W. First Street east to 309 E. First Street and includes buildings on Park, Magnolia and Palmetto Avenues south to Second Street. Also included in the district are two buildings which face Commercial Street between Park and Oak Avenues."

The following paragraph should be appended to the end of this section:

"The relationship of the PICO Hotel (20) and the PICO Restaurant and Stores (21) to the PICO Block (24) which fronts on First Street but extends to the rear facing Commercial Street is such that the inclusion of the two former buildings is required. In addition, the Parking area to the west of the PICO Hotel is historically open space and therefore an appropriate element of the district. Although isolated, the Mcquaid Hay and Granary (1) is not visually separate from the district since the south side of First Street is all commercial buildings and ties that portion of the street to the remaining area."

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Other new buildings begun were:

Rand Building (9), 2 stories
DeForest Building #2 (7), 1 story
PICO Hotel (20), 2 stories
PICO Block (24), 2 stories
PICO Restaurant and Stores (21), 2 stories

All of the latter were new constructions outside the fire area.

The DeForest Block (15) at the southwest corner of Magnolia and First was not touched. This is the only building in Sanford's business district that antedates the fire (Photos in the collection of William Vincent, Sr.).

Construction in the district was slow from 1890 to 1900 and only three more buildings survive from this time.

E. E. Brady Livery (5), 1 story
Henry B. Lord Jewelry (22), 1 story
McQuaid Hay and Granary (1), 2 story

The south side of First Street between Palmetto and Magnolia Avenues, after the erection of the Hotchkiss Block, was completed from 1906 to 1910 (Sanborn Maps; Sanford Herald, October 10, 1909, December 19, 1913). Included in this area are:

People's Bank (17), 1 story
People's Bank Block (18), 2 stories

The east side of ^{Magnolia} Palmetto Avenue was still not complete by 1917 (Sanborn Maps; Sanford Herald, October 10, 1909, June 3, 1910, November 25, 1910, December 2, 1910). Structures here include:

Sanford Herald Building (19), 2 stories
Imperial Opera House (2), 2 stories

The rest of the buildings appeared randomly from 1910 to 1924.

Of all the buildings in Sanford, certainly the three PICO (Plant Investment Company) structures deserve special note.

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Henry B. Plant organized the railroad lines in Florida into a system of transportation previously unequaled in the state. Plant founded PICO shortly after the close of the Civil War and the company grew until it embraced rail lines, hotels, and steamship lines throughout the state (Robertson, p. 3). The PICO buildings served Plant's interests locally, since Sanford was the home base of the South Florida Railroad. Two of the buildings, the PICO Hotel and PICO Restaurant and Stores, were designed by W. T. Cotter who was in charge of the completion of the Tampa Bay Hotel (Robertson, p. 6).

The town of Sanford is named after General Henry Shelton Sanford who had been Minister to Belgium during Lincoln's administration. On May 11, 1870, he purchased the Levy Grant of 25,000 acres at Lake Monroe on the St. Johns River from General J. J. Finnegan (Chase, "Recollections," p. 8). In this area H. S. Sanford founded the city that bears his name. The town was incorporated in 1877 and platted by E. R. Trafford that same year (Chase, "Recollections," p. 8). The first buildings were a sawmill, a wharf and a general store. Among the first settlers were Swedish laborers brought by Sanford to this country to develop citrus groves (Papers of H. S. Sanford, Boxes 45-54).

In May, 1880, the Florida Land and Colonization Company, Ltd., was formally organized under British law with General Sanford serving as president and chairman of the board. The corporation sold stock in Florida lands and promoted immigration (Papers of H. S. Sanford, Boxes 45-54).

Several significant pioneers in Sanford began their careers by association with this company. Agents such as Frederick Rand (Rand Building, First National Bank #1), H. L. DeForest (DeForest Block, DeForest Building #2), Sydney and Joshua Chase (Chase Warehouse) all provided business acumen, leadership and energy during the town's early days.

The 1887 construction of the PICO Hotel heralded the brick building boom which followed the September 22, 1887 fire in downtown Sanford. "The rattling of the hammer, the tinkling of the trowel and the cry of 'mortar' furnished music sweet to the ear, as the brick blocks rise in all their beauty and grandeur," reported the Florida Times-Union on November 29, 1887. The Bishop, Stone and Gove, Hester-Shepard, Hotchkiss and PICO Blocks followed.

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The second building era occurred in 1910. By that time Sanford was the largest interior Florida city (Barnes, p. 3). The citrus industry was in its infancy, but with the arrival of the Chase brothers to Sanford, it experienced a rapid expansion. Sydney and Joshua Chase founded the Chase and Company citrus packing firm that by 1910 was a major commercial establishment in Florida (Tebeau, p. 108). In addition to making lasting contributions to the citrus industry, the brothers promoted the Sanford celery industry during the boom era of 1910-1925.

The climax of construction in the "Celery City" as Sanford became known, occurred in the early 1920's with the construction of the Brumley-Puleston Building (circa 1922, 4 stories) and the second First National Bank Building (circa 1923, 6 stories); these "skyscrapers" were Sanford's only tall office buildings until the 1960's.

Sanford's history is one integrally connected with the development of rail transportation and the citrus industry in Florida.

The architecture in the district can be grouped into five general types which are separated into chronological groups. During the period 1886-1895, two styles of buildings were erected: Classical and Richardsonian. The first of these is distinguished by decorative details of molded or pressed metal, window pediments or cornices and roof cornices. The buildings to which these are applied are all rectangular buildings with regular internal divisions.

The Richardsonian buildings have some superficial irregularity in plan with more of the decorative details fashioned of brick. Those buildings produced between 1906 and 1910 are all either Renaissance or Classical Revival in style, exhibiting such features as rusticated imitation stone (concrete block), two stage basilican stone fronts, quoins, etc. The last style is the Commercial style, emphasizing height, clean lines and classical details of an austere type.

There are also several buildings which have little stylistic clarity. All of these latter are one story buildings found throughout the building period. The one exception to these categories is the fanciful PICO Hotel whose Turkish style, similar to that of the Tampa Bay Hotel, is unique in Sanford.

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UTM Coordinates
See Map 1, begin clockwise from "A"

<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A	17	474080	3186995
B	17	474080	3186845
C	17	473920	3186845
D	17	473920	3186900
E	17	473835	3186900
F	17	473835	3186890
G	17	473780	3186890
H	17	473780	3186910
I	17	473805	3186910
J	17	473805	3186935
K	17	473675	3186935
L	17	473675	3186995
M	17	473745	3186995
N	17	473750	3187080
O	17	473835	3187080
P	17	473835	3186995

16 points

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Verbal Boundary Description (Corresponds with Map 1)

Begin at the northwest corner of Lot 8 in Block 2, Tier 1 (point A), run south to the northwest corner of Lot 3 in Block 4, Tier 1 (B), thence west along the south side of Second Street to the northeast corner of Lot 1 in Block 4, Tier 3 (C), thence north along the west side of Magnolia Street to the northeast corner of Lot 8 in Block 3, Tier 3 (D), thence west to the northwest corner of Lot 6 in Block 3, Tier 3 (E), thence south 25' (F), thence west to a point 25' south of the northeast corner of Lot 6 in Block 3, Tier 4 (G), thence due north to the south line of Lot 3 in Block 3, Tier 4 (H), thence east to the southwest corner of Lot 1 in Block 3, Tier 4 (I), thence north to the northwest corner of the same lot (J), thence west along the south side of First Street to the northwest corner of Lot 3 in Block 3, Tier 5 (K), thence north to the northwest corner of Lot 8 in Block 2, Tier 5, thence north to the south line of Lot 4 in Block 2, Tier 5 (L), thence east to the southeast corner of Lot 2 in Block 2, Tier 5 (M), thence north along Oak Avenue to a point 118' north of the southeast corner of Block 1, Tier 5 on the east boundary of Block 1, Tier 5 (N), thence east to the northeast corner of Park Avenue and the Alley running through Block 1, Tier 3 (O), thence south to the southwest corner of Lot 3 in Block 2, Tier 3 (P), thence east to the point of origin (A).

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TYPE ALL ENTRIES -- ENCLOSE WITH MAP

NAME

HISTORIC

Town of Sanford Architectural District

AND/OR COMMON

2 LOCATION

CITY, TOWN

Sanford

___ VICINITY OF

COUNTY

Seminole

STATE

Florida

3 MAP REFERENCE

SOURCE E. R. Trafford's Map of the Town of Sanford, Map 1

SCALE unknown

DATE 1887

REQUIREMENTS

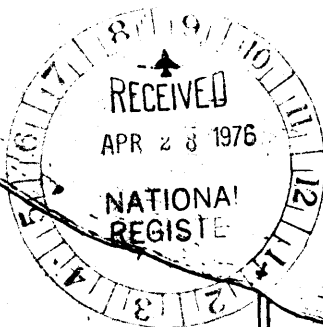
TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

TOWN OF SANFORD ARCHITECTURAL DISTRICT

BOUNDARIES

MAP 1 (Corresponds with Verbal Boundary Description)



7	125	1	129
8		3	1
9	125		125
10			125
117	475	475	

17	11	32
8	2	
9	3	
10	4	6
11	4	4
117	41	41

3	148	58
4	144	07
6	78	4
7	49.6	49.6
8	49.6	49.6
9	49.6	49.6
10	57	12

5	4	3	2	1
6	77			
7	9			
8	117			

6	180	1	175
7	101	2	101
8	125	3	125
9	125	4	125

6	11	2	
7	2		
9	3		
10	11	5	4
107	35	35	45

5	4	2	1	
6	7	8	9	10
65.3	49.6	49.6	49.6	49.6

5	4	3	2	1
6	7	8	9	10
117	117			

6	1
7	2
8	3
9	4

3	2	1
4	5	6
49.6	49.6	49.6

5	4	3	2	1
6	7	8	9	10
117	117			

6	1
7	2
8	3
9	4

14	2
13	3
12	4
11	5
10	6
9	7
117	115

9	7
10	8
11	9
12	10
13	11
14	12

15	4	3	2	1
14	3	2	1	
13	2	1		
12	1			
11	8	7	6	5
10	11.5	11.5	11.5	11.5
9	30	25	31	31

16	30	30	30
15	7	3	1
14			
13			
12			
11			
10	4	6	
9	8		

6	3	3	3
5	3	2	1
4			
3			
2			
1			

FULTON STREET

STREET

COMMERCIAL STREET

FIRST STREET

SECOND STREET

AVENUE

AVENUE

AVENUE

AVENUE

RAILROAD

UNITED STATES DEPARTMENT OF THE INTERIOR
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PROPERTY MAP FORM**

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TYPE ALL ENTRIES -- ENCLOSE WITH MAP

NAME

HISTORIC

Town of Sanford Architectural District

AND/OR COMMON

2 LOCATION

CITY, TOWN

Sanford

____ VICINITY OF

COUNTY

Seminole

STATE

Florida

3 MAP REFERENCE

SOURCE

E. R. Trafford's Map of the Town of Sanford

Map 2

SCALE

unknown

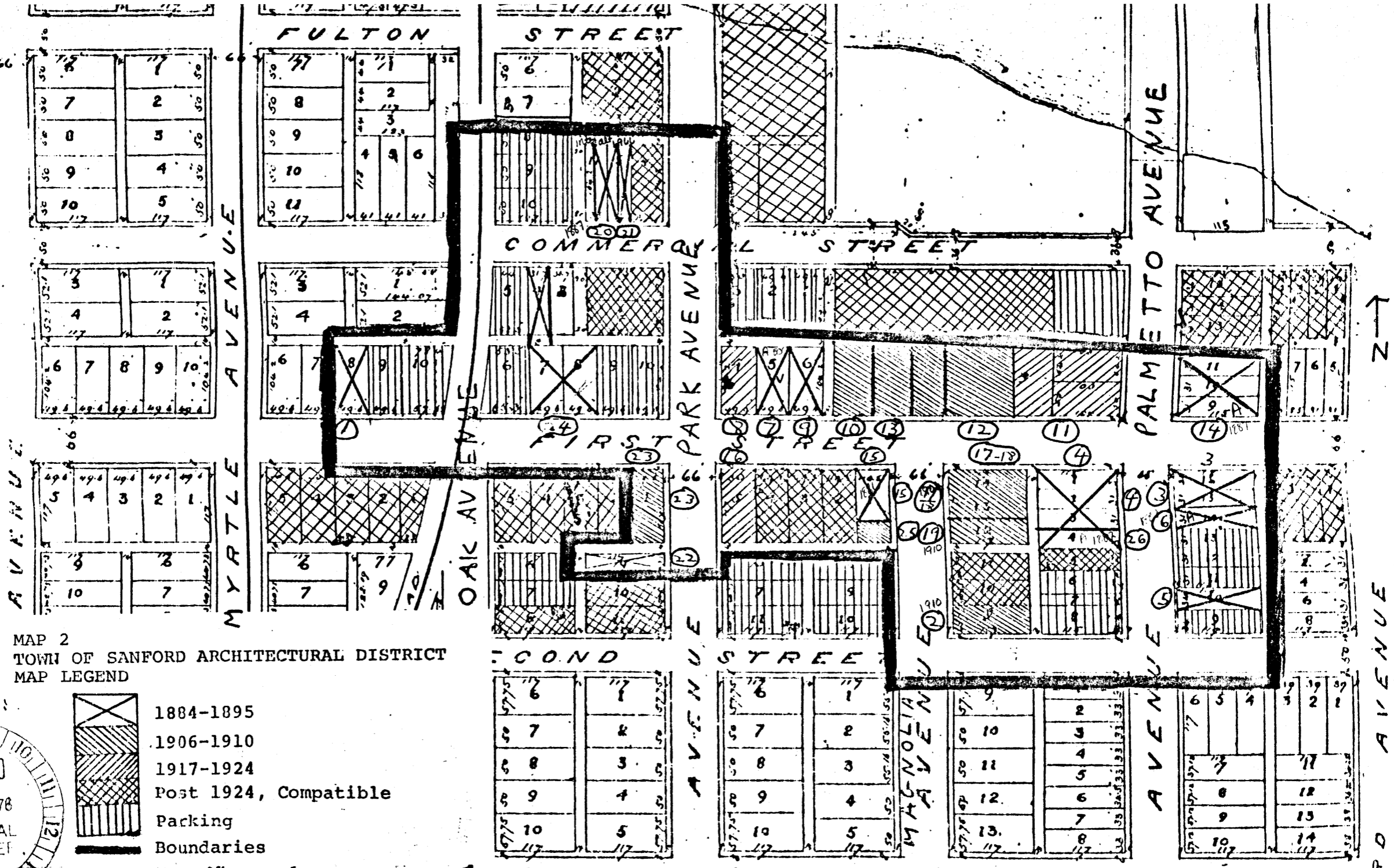
DATE

1887




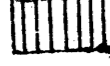
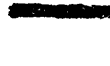
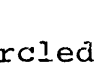
REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES



MAP 2
TOWN OF SANFORD ARCHITECTURAL DISTRICT
MAP LEGEND

-  1884-1895
-  1906-1910
-  1917-1924
-  Post 1924, Compatible
-  Packing
-  Boundaries



Circled numbers are site numbers used in text, site list, and photo identification.

