

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 Lake Mary Chamber of Commerce Building

other names/site number Frank Evans Center; Lake Mary Historical Museum/SE1812

**2. Location**

street & number 158 North Country Club Road N/A  not for publication

City or town Lake Mary N/A  vicinity

state Florida code FL county Seminole code 117 zip code 32746

**3. State/Federal Agency Certification**

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

Barbara C. Mattick, Deputy SHPO for Survey & Registration 12/15/03  
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

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

Edson H. Beall  
Signature of the Keeper

2.11.04  
Date of Action

5. Classification

Ownership of Property  
(Check as many boxes as apply)

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

Category of Property  
(Check only one box)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
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)

COMMERCE/TRADE/Professional association

RECREATION AND CULTURE/Auditorium

SOCIAL/Meeting Hall

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

RECREATION AND CULTURE/Museum & Meeting Hall

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification  
(Enter categories from instructions)

OTHER: Frame Vernacular

\_\_\_\_\_

\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation Concrete Block

walls Wood

roof Metal Crimp Panels

other Wood: Porch

\_\_\_\_\_

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

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):

- Checkboxes for NPS documentation: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1926-1953

Significant Dates

1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

- Checkboxes for primary location of additional data: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

Lake Mary Chamber of Commerce Building  
Name of Property

Seminole, Florida  
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 6 8 5 1 0	3 1 8 1 0 4 0
	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 Sidney P. Johnston, Consultant; Gary V. Goodwin, Historic Preservationist

organization Bureau of Historic Preservation date December, 2003

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

**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 City of Lake Mary

street & number Post Office Box 950725 telephone (407) 585-1400

city or town Lake Mary state Florida zip code 32975

**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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Section number 7 Page 1

**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

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**Summary**

The Lake Mary Chamber of Commerce Building is a significant historic resource in the City of Lake Mary. The building stands at 158 North Country Club Road. Rising one story, the resource is a good example of Frame Vernacular architecture. Apparently the oldest public facility in the city, the building has a rectangular shape with a side-facing gable roof surfaced with crimp metal panels. A central entrance porch with a hip roof projects from the front, or east, facade, and hip-roof extensions projecting at the north and south elevations bracket the main body of the building. Other features include wood drop siding finished with corner boards, brackets mounted under the eaves of the gable ends, exposed rafter ends, brick chimney, paired groupings of one-over-one-light double-hung sash windows and one-light fixed windows, and a foundation system of concrete block piers. The building contains approximately 2,500 square feet of interior floor space with a kitchen, meeting hall, office, restrooms, stage, and storage room. Executed with a superior level of craftsmanship and displaying an important presence along a primary thoroughfare in Lake Mary, the building retains its 1920s character and integrity to a high degree.

**Setting**

Lake Mary is located in Seminole County, Florida. The city lies about five miles southwest of Sanford, the seat of government of Seminole County, and approximately fifteen miles north of Orlando. Crystal Lake and Lake Mary are bodies of water that help define the topography of the city. The population of Seminole County is nearly 350,000, and the City of Lake Mary, one of the smallest of the county's municipalities, contains 12,964 residents. Interstate 4 lies several miles to the west, and U. S. Highway 17/92 about an equal distance to the east. The primary corridors extending through the city are Lake Mary Boulevard and Country Club Road, the latter of which serves as the east and west divider. The mainline CSX Railroad tracks run through the city immediately east of Country Club Road.

The Lake Mary Chamber of Commerce Building faces east at the northwest corner of the intersection of Country Club Road and Lake View Road, one block north of Lake Mary Boulevard and about one-and-one-half blocks west of the railroad tracks. The building occupies a site in Lake Mary's diminutive historic downtown, which now contains only one or two historic-period commercial buildings. To the south of the building stands a relatively new city hall. A modern commercial building occupies a site to the southeast, and several historic-period commercial and residential buildings stand to the east of the resource. A collection of older and modern dwellings occupies sites to the north and west. Although a comprehensive survey has not been conducted of Lake Mary, it appears that the Lake Mary Chamber of Commerce Building is the oldest public building in the city. No properties within the City of Lake Mary have been listed in the National Register of Historic Places.

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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

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**Physical Description/Exterior**

The symmetrical front, or east, facade (photograph 1) extends sixty feet along North Country Club Road. The central thirty feet of the facade is covered by a hip-roof entrance porch, which protects pairs of double-hung sash windows and a pair of fifteen-light French doors accented by five-light sidelights. Square wood posts, handrails, and balusters support the roof of the porch. Pairs of double-hung sash windows punctuate the wall surfaces beyond the limits of the porch, and ten-foot wide hip-roof extensions protrude from the respective ends of the main body of the building. Exposed rafter ends contribute to the character of facade.

Displaying a narrow profile of thirty feet, the south elevation (photograph 2) exhibits an attic vent and brackets mounted under the eaves of the gable end. Single-light fixed windows punctuate the walls of the hip-roof extension. The north elevation (photograph 3) displays a profile and features similar to those located on the south elevation, but includes an end, exterior brick chimney piercing the eaves, a sloped ramp, and an entrance door. The rear, or west, elevation (photograph 4) exhibits five pairs of one-over-one-light double-hung sash windows.

**Interior**

The interior plan is predicated on a central meeting hall (photographs 5, 6) around which radiate a stage, office, and storage room to the south and a kitchen and restrooms to the north. Primary access is provided by a pair of French doors (photograph 7) on the front, or east, elevation, which open into the central space. A secondary entrance supported by a handicapped ramp opens into a small hallway at the north elevation. Embellished with decorative pressed metal panels and metal cove moldings, the ceiling rises twelve feet. The walls are finished with contrasting horizontal bead board walls, vertical bead board wainscot, and plate rails. Two-panel cypress wood doors (photograph 8) with brass hardware and glass knobs bracket the stage, which is located at the south end of the building and is raised above the main floor eighteen inches. A series of rounded and squared prosceniums and inset walls provide the modest stage (photograph 9) with an interesting ambiance and depth of reveal. Oak floors on the main floor provide a rich texture and contrast with the pine finish on the stage and the paneled stem wall that trims the stage's leading edge. An office (photograph 10) and storage room (photograph 8) wrap along the sides and rear of the stage. Restrooms (photograph 11) with two-paneled doors occupy the northwest corner of the building, and a kitchen (photograph 12) is in the northwest corner.

**Alterations**

Alterations to the exterior of the building include a small rectangular box that interrupts the south hip roof extension and gable-end wall on the south elevation to protect the HVAC infrastructure. On the north elevation, a sloped ramp, small shed roof, and a single entrance replaced two large paneled wood entrance doors. Interior alterations consist of drop ceilings in the office and storage rooms on the south elevation and in the kitchen.

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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

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**Summary**

The Lake Mary Chamber of Commerce Building fulfills criteria A and C at the local level in the areas of Architecture and Social History for listing in the National Register of Historic Places. Under criterion A, the building was constructed in 1926 as a chamber of commerce, which also became a social center in Lake Mary. Tied closely to the history of the community, the building was the site of periodic chamber meetings, annual Pioneer's Nights, political debates and speeches, and various entertainment and social activities. The building is tangible evidence of the Florida Land Boom in Lake Mary and the generosity of a successful businessman, Frank Evans. Possessing significance under Criterion C, the building is a good example of Frame Vernacular architecture, the design of which is consistent with national and statewide trends in architecture.

**Historical Context**

Seminole County, organized in 1913, contains a number of communities with a nineteenth century heritage. Among the oldest of those is Lake Mary, which was named for an area body of water and permanently settled in the 1870s. Early names attributed to the settlement included Bents for early settler John F. Bents. In 1880, the South Florida Railroad built tracks between Lake Crystal and Lake Mary, and railroad civil engineer McDonald Parramore laid out a town plan between the lakes to guide development. In its first public timetable, the railroad recorded the Bents settlement as one of its flag stops. One tradition credits W. H. Evans, a physician from Boston, Indiana, with renaming the settlement Lake Mary about 1883.

The railroad spurred significant growth at Orlando and Sanford, but Lake Mary remained a small community. A post office opened in February 1887, and Presbyterians organized a church in the 1890s. Agriculture, especially citrus, became a mainstay of the economy. New homesteads and farms appeared, but freezes in December 1894 and February 1895 destroyed local groves and thousands of citrus trees statewide. Some settlers and farmers replanted citrus groves and developed truck farms. Many early settlers were seasonal residents who maintained dwellings in the community, making annual pilgrimages from their homes and businesses in the Northeast and Midwest.

Growth advanced slowly at Lake Mary, but at nearby Sanford a significant population increase and effective political lobbying resulted in the creation of Seminole County in 1913. Sanford became the seat of government for the new county. Agriculture remained an important part of the economy. In 1915, Lake Mary's citrus growers shipped 11,500 boxes of citrus by rail. Growers with large groves included Rich Carter, W. V. Dunn, J. D. Evans, W. Houston, W. M. Humphries, Mrs. B. C. Ingersol, I. L. Jones, A. W. Kelly, A. Lundquist, Mrs. A. McCracken, J. T. Pindell, M. F. Robinson, W. Rantol, and N. Sansenine. Citrus farmer and early settler A. E. Sjoblom opened the Modern Woodman's Winter Homes subdivision in 1916. A packinghouse appeared astride a railroad siding, and dwellings sprinkled the shores of area lakes.

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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

During the Florida land boom of the 1920s, Seminole County experienced substantial growth. In 1920, the census bureau counted ninety-six residents in Lake Mary, and the county's population reached 14,738 in 1925. During the interval, several out-of-state property owners and developers from Boston, Detroit, and Seabrook, New Hampshire, opened the Crystal Lake Point Manor, Crystal Lawn, and Lake View subdivisions. Several businessmen organized a chamber of commerce in 1922, and C. H. Ellis formed the Lake Mary Realty Company about 1923. In 1925, Lake Mary's residents voted but failed to incorporate the Town of Lake Mary. The paving of Country Club Road linked the community to the regional Dixie Highway. A. E. Sjoblom installed a water works and supporting infrastructure. A school built in 1925 was expanded in 1927, and a new Community Church was dedicated in 1930. During the interval, businessman Frank Evans developed an automobile garage, business block, chamber of commerce building, and gas station. A casino and hotel overlooked Lake Crystal. Near the close of the land boom, the community claimed 165 dwellings, seventeen apartment buildings, and thirteen stores. By 1930, the population of Lake Mary reached 487, making it the seventh largest community in Seminole County.

Florida's development greatly declined after the Land Boom collapsed in 1926, and then, in October 1929, the stock market began a downward spiral that led to the Great Depression. The financial panic delivered its full impact in the early-1930s. By 1933, numerous Florida banks had failed. Deposits and investments fell and annual incomes declined. Growth persisted, however, largely because of the citrus industry.

Many properties went into foreclosure and several banks failed in Seminole County during the Depression decade. Seminole County's residents, however, enjoyed a relatively diversified economy and the population continued to climb, reaching 18,735 in 1930. Bumper vegetable and citrus harvests helped buoy the economy. The county's farmers and citrus associations annually shipped about 228,000 boxes of oranges at the beginning of the decade, and cultivated 4,100 acres of citrus trees throughout the county. In addition to citrus, agricultural interests at Lake Mary included a large apiary maintained by R. D. White, and Lee Hendricks and William J. Hopkins operated White Leghorn chicken farms. By 1941, the community supported six additional chicken farms, making Lake Mary a poultry center.

Financial assistance from the Works Progress Administration (WPA), a New Deal program implemented by the administration of President Franklin D. Roosevelt, helped construct several facilities in Seminole County, including the Sanford Armory and Big Tree Park, the latter located three miles south of Lake Mary. Tourism provided some jobs. Evansdale Park in Lake Mary consisted of bathhouses, a diving tower, picnic tables, and a pier that extended into the lake. In 1940, the census enumerated 22,304 people in the county with Lake Mary containing a population of approximately 500.

During the 1940s, Seminole County's population continued to rise, reaching 24,560 in 1945. Naval Air Station (NAS) Sanford opened during World War II to train Navy pilots. Several of Lake Mary's residents served in the U. S. Coast Guard's auxiliary and patrolled the St. Johns River. Many servicemen stationed in Florida



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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

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during the war returned with their families at its close to take up residence. The state also began to attract a growing number of retirees from the North and Midwest. Relatively inexpensive housing and low property taxes appealed to retired Americans who relied on a fixed income. An unincorporated community with a low tax base, Lake Mary persisted in its slow growth with only twenty houses built in 1950. Over the following decades, the state's growth accelerated. Although much of Seminole County shared in the growth, Lake Mary retained its rural ambiance, hardly touched by development pressures and population growth. In 1970, the town's population stood at approximately 1,000, and residents incorporated the City of Lake Mary in 1973. In the mid-1980s, freezes devastated central Florida's citrus groves. A few determined companies and individuals replanted, but most growers either sold out or pushed farther south in search of warmer, more predictable weather patterns. In the aftermath of the freezes, many of Seminole County's groves yielded to commercial and residential developments. In the last quarter of the twentieth century, Lake Mary experienced significant growth with the population increasing from 2,853 in 1980 to 11,458 in 2000.

**Historical Significance**

In 1922, W. V. Dunn, C. H. Ellis, Frank Evans, J. E. Evans, W. G. Ferguson, T. A. Greenleaf, Sherman Sewell, A. E. Sjoblom, and F. S. Verney organized a local chamber of commerce. Many early chamber members were seasonal visitors, who maintained businesses and homes in Kansas, Maine, Massachusetts, Minnesota, New Hampshire, New York, North Carolina, and Wisconsin. In its by-laws, the organizing officers stated that the object of the trade organization was to "promote the general welfare of Lake Mary, Seminole County, and the State of Florida." Its meetings initially convened on the first Monday of each month with annual elections held each January. Frank Evans served as the organizing president and led the trade body in accomplishing its initial objectives--providing residents with electrical service, a new school, and good roads. In 1926, he spent approximately \$6,000 in the construction of a building to house the trade organization. The building was completed in December 1926 on property astride Country Club Road that Evans had acquired in April 1926 from A. E. Sjoblom. Oddly, the initial meeting in the building was a December 1926 Christmas pageant, rather than a chamber of commerce meeting, the originally intended function for the building.

The Lake Mary Chamber of Commerce held monthly meetings in the building and, after revising its by-laws, elected new officers each May. In January 1927, sixty-eight people attended the trade body's first meeting in the new building. In addition to its routine business, members discussed the need to increase the size of the new school with county superintendent T. W. Lawton and Sanford architect Elton Moughton, and the development of a dog-racing track near Longwood, Florida. The chamber's members discussed numerous civic and trade issues at its meetings, and periodically published pamphlets extolling the benefits of conducting business and residing in Lake Mary. Beyond its periodic business meetings, the chamber organized various events in the building, including weekly dances, annual plant sales, and beautification workdays. In the mid-1920s, various Lake Mary residents, including Evans and H. D. Durant, helped organize the Seminole County Chamber of Commerce. In 1928, the trade body coordinated with the Seminole County Chamber of Commerce to hold a

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Lake Mary, Seminole County, Florida**

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winter visitors' social in the building. In January 1928, the members of the Lake Mary, Sanford, and Seminole County chambers of commerce honored Evans with a gold pen set for his political and social contributions to Seminole County.<sup>1</sup>

Various organizations also used the chamber of commerce building. In addition to community Christmas pageants, other organizations using the building in the 1920s and 1930s included the Crystal Lake Social Club, Lake Mary Orchestra, local minstrel shows, school plays and pageants, annual teas hosted by the Girl Scouts of America, annual gatherings of Spanish-American War Veterans, and the Log Rollers Association of the Woodmen of the World. The building was also available for annual 4th of July celebrations and Halloween parties.<sup>2</sup>

Various political debates and speeches concerning local and statewide races occurred at the Chamber of Commerce Building. Among the most notable politicians to appear at the Lake Mary Chamber of Commerce Building in the 1920s was Ruth Bryan Owen, Florida's first congresswoman. During her 1928 campaign against incumbent William J. Sears, Owen worked tirelessly to win election to Florida's fourth congressional district. Drawing an analogy with the Chautauqua circuit, historian Sally Vickers documented that during the campaign Owen traveled 16,000 miles in three months and delivered 600 speeches. Some days, she drove 250 miles and spoke to seven audiences. On 4 April 1928, she spoke at the Lake Mary Chamber of Commerce Building, two months before winning the Democratic primary. Later, Owen easily won the general election with Seminole County's voters, joining most Floridians in support of her candidacy. Owen served two terms in the House of Representatives, lost the re-election bid for a third term, but was rewarded for her party loyalty in 1933 when President Franklin D. Roosevelt appointed her minister to Denmark, a diplomatic post she held for three years.<sup>3</sup>

Political campaigning was a popular activity included in annual Pioneer's Nights held at the building. Much anticipated by the county's residents and early settlers, the pioneer celebrations contributed to the broader pattern of social life of Seminole County. Frank Evans served as organizer and master of ceremonies for these popular events, which honored early settlers who had reached the sixty-year mark. Held each New Year's Eve and open to the public, the Pioneer's Nights often drew hundreds of participants, many of whom no longer resided at Lake Mary, but annually returned to the community for the event. Evans organized the inaugural event on 31 December 1925, and the tradition continued throughout the historical period. The 1932 program was representative of the annual celebration, which opened with a reception and musical selections by the Lake Mary Orchestra, followed by an invocation and a welcome by the president of the chamber of commerce. Then

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<sup>1</sup>*Sanford Herald*, 31 May 1927, 18 January, 17 March 1928.

<sup>2</sup>*Sanford Herald*, 26 December 1926, 27, 31 May, 4 November 1927, 26 May 1928, 2 April 1929.

<sup>3</sup>Sally Vickers, "Ruth Bryan Owen: Florida's First Congresswomen and Lifetime Activist," *Florida Historical Quarterly* 77 (Spring 1999), 455-461, 469-473; *Sanford Herald*, 4 April 1928.

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master-of-ceremonies Frank Evans hosted a memorial interlude for deceased pioneers, a presentation of historical pictures, several piano solos and readings, the introduction of pioneers, and a final orchestral selection and refreshments. Evans often contributed humor and music to the programs. He sang, played the violin or alternately a saw with a violin bow, danced soft-shoe routines, and produced a minstrel show. He also instituted a tradition of honoring the oldest participant with a hand carved cane, often made from orange or oak wood. Some years, the five oldest participants received an honorary cane. Honorees also received a pass to the Milane Theater/Ritz Theater in Sanford (NR 2000).<sup>4</sup>

In the 1960s, Evans sold several properties, including the chamber of commerce building, to Ottis Sjoblom. In 1981, Sjoblom conveyed the property to the City of Lake Mary, which the chamber helped to organize in 1973. The municipal government conducted its business in the building until 1990, when the City moved into a new facility. The Lake Mary Chamber of Commerce continued to hold its meetings there until 1992. In 2000, the Lake Mary Chamber of Commerce merged with the Seminole County Chamber of Commerce to form the Greater Seminole County/Lake Mary Chamber of Commerce, which is located at Primera Boulevard and claims to be the oldest continuously operating trade body of its type in Florida. The City of Lake Mary continues to maintain the building, which has been rehabilitated into the Lake Mary Historical Museum.<sup>5</sup>

### **Architectural Context**

The Lake Mary Chamber of Commerce Building is a good example of Frame Vernacular architecture. The term, "Frame Vernacular," a prevalent style of historic architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The term does not, however, imply inferior or mundane architecture. Buildings characterized as vernacular lend themselves to categorization by building form associated with a particular era, function, or region of the country, rather than classification within a particular genre of formal architecture. The Oxford English Dictionary defines vernacular architecture as "native or peculiar to a particular country or locality...concerned with ordinary domestic and functional buildings rather than the essentially monumental."

Most often associated with houses, vernacular building forms changed with the Industrial Revolution, which brought about the standardization of construction parts and materials, and exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building

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<sup>4</sup>*Sanford Herald*, 27, 29 December 1934; Lake Mary Chamber of Commerce, *Eighth Annual Pioneer's Reception* (Lake Mary: Chamber of Commerce, 1932), n.p.; Green, *Lake Mary*, 51.

<sup>5</sup>*Sanford Herald*, 1, 7 August 1933, 27 October 1941, 6 October 1960, 18 September 1989; *Sanford Sun*, 9 August 1990; Plat Book 7, p. 37, Plat Book 8, p. 38, ORB 1339, p. 1217, Clerk of Court, Seminole County Courthouse, Sanford, Florida; Christine Kinlaw-Best, Charlie Carlson, and Teri Patterson, *Memories of Seminole County Families, 1850-1945* (Sanford: Seminole County Historical Society, Inc., 2002), 38; Martha Miller, Greater Seminole County/Lake Mary Chamber of Commerce.

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Lake Mary, Seminole County, Florida**

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materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular buildings are typically one or two stories in height, with a balloon or platform frame structural system constructed of pine or cypress. Dwellings derived from this building form display a variety of footprints and forms including double- or single piles, I-house, irregularly massed, and saddlebag. The double-pile classification defines dwellings two rooms deep, and single-pile smaller houses only one room in depth. Part of double-pile conventions, an I-house plan is based on a central hall and staircase dividing the living spaces. Irregularly massed houses typically display either a composite, cross plan, L-plan, T-plan, or upright-and-wing form. Early twentieth century Frame Vernacular buildings developed for a public use, such as city halls or schools, often displayed a simple rectangular plan with the longest elevation running parallel to the street or road.

Most plans of Frame Vernacular buildings maximize cross-ventilation. Early versions of the style have gable roofs steeply pitched to accommodate an attic. Horizontal clapboards, drop siding, or weatherboard, or wood shingles are common exterior wall fabrics. Those exterior wall products are often found in combination, especially on large well-executed examples. Often employed as original roof surfacing materials, crimped metal panels, or wood or decorative pressed metal shingles have nearly always been replaced by composition shingles. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one and two-story end porches and sometimes verandas. Fenestration in the form of windows is often regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, can include a variety of patterned shingles, turned porch columns, balustrades, and spindles, knee braces and purlins mounted under the eaves, and exposed rafter ends.

### **Architectural Significance**

The Lake Mary Chamber of Commerce Building is an important architectural landmark in Lake Mary. Embodying Frame Vernacular characteristics, the resource is the only historic public building remaining in the city. Completed in 1926, it retains its historic architectural character to a high degree. The building contributes a sense of time, place, and historical development through its ambiance, linkage, and character to the historic built fabric of Lake Mary.

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LAKE MARY CHAMBER OF COMMERCE BUILDING  
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- Orlando Sentinel-Star*, 1 March 1942.
- Orlando Sentinel*, 13 March 1945, 2, 9 March 1952, 10 March 1954.
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- Sanford Herald*, 14, 26 December 1926, 26, 27, 31 May, 4, 21 November 1927, 18 January, 17 March, 4 April, 7, 26 May 1928, 2 April 1929, 1, 7 August 1933, 27, 29 December 1934, 3 January, 31 December 1936, 2 January 1937, 30 December 1938, 27 October 1941, 5 January, 31 March 1942, 19 April 1944, 12 March 1945, 12 February 1951, 9 March 1952, 9 March 1954, 27 October 1941, 6 October 1960, 18 September 1989.
- Sanford Signal*, 18 December 1925, 18, 19, 20, 30 May 1928.
- Sanford Sun*, 9 August 1990.

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Seminole County Courthouse. Sanford, Florida.  
Corporation Book 1, p. 195-200, 418-421.  
Corporation Book 2, p. 431-437.  
Deed Book 36, p. 370.  
ORB 1339, p. 1217.  
Plat Book 7, p. 37.  
Plat Book 8, p. 38.

Vickers, Sally. "Ruth Bryan Owen: Florida's First Congresswomen and Lifetime Activist." *Florida Historical Quarterly*. 77 (Spring 1999): 445-474.

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**Verbal Boundary Description**

The boundary is the lot lines associated with lots 35 & 36, block 37 of the Crystal Lake Winter Homes Subdivision, Plat Book 2, p. 115, Clerk of Court, Seminole County, Florida.

**Boundary Justification**

The boundary encloses less than one acre of property historically associated with the Lake Mary Chamber of Commerce Building.

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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
Lake Mary, Seminole County, Florida**

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**List of Photographs**

1. Lake Mary Chamber of Commerce Building, 158 North Country Club Road
2. Lake Mary (Seminole County), Florida
3. Sidney Johnston
4. 2003
5. historian, Deland, Florida
6. View showing front (east) facade, facing west
7. Photograph number 1 of 12

Numbers 1-5 are the same for the remaining photographs.

6. View showing front (east) facade and south elevation, facing northwest
7. Photograph number 2 of 12

6. View showing front (east) facade and north elevation, facing southwest
7. Photograph number 3 of 12

6. View showing rear (west) and north elevations, facing southeast
7. Photograph number 4 of 12

6. View showing meeting hall and stage, facing southeast
7. Photograph number 5 of 12

6. View showing meeting hall, facing northwest
7. Photograph number 6 of 12

6. View showing main entrance, facing east
7. Photograph number 7 of 12

6. View showing storage room, facing south
7. Photograph number 8 of 12

6. View showing stage, facing south
7. Photograph number 9 of 12

6. View showing office, facing south
7. Photograph number 10 of 12



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**LAKE MARY CHAMBER OF COMMERCE BUILDING  
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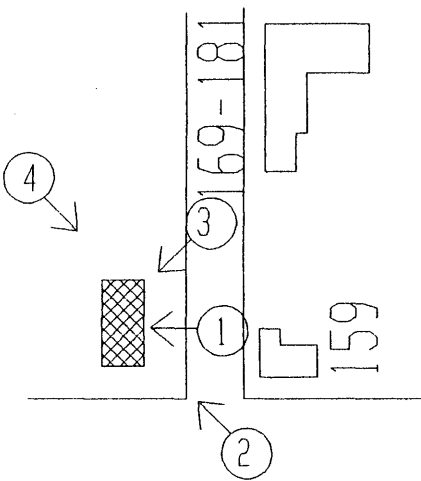
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6. View showing restrooms, facing northwest

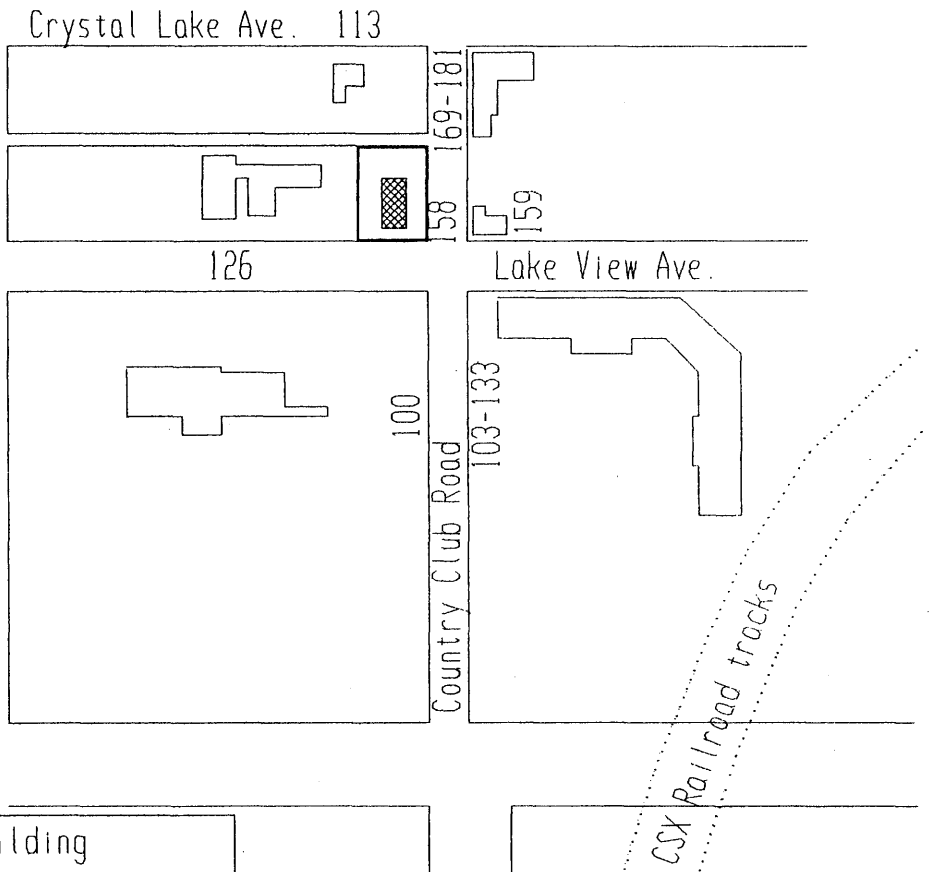
7. Photograph number 11 of 12

6. View showing kitchen, facing northeast

7. Photograph number 12 of 12



photograph key

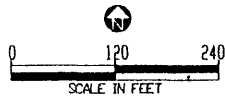


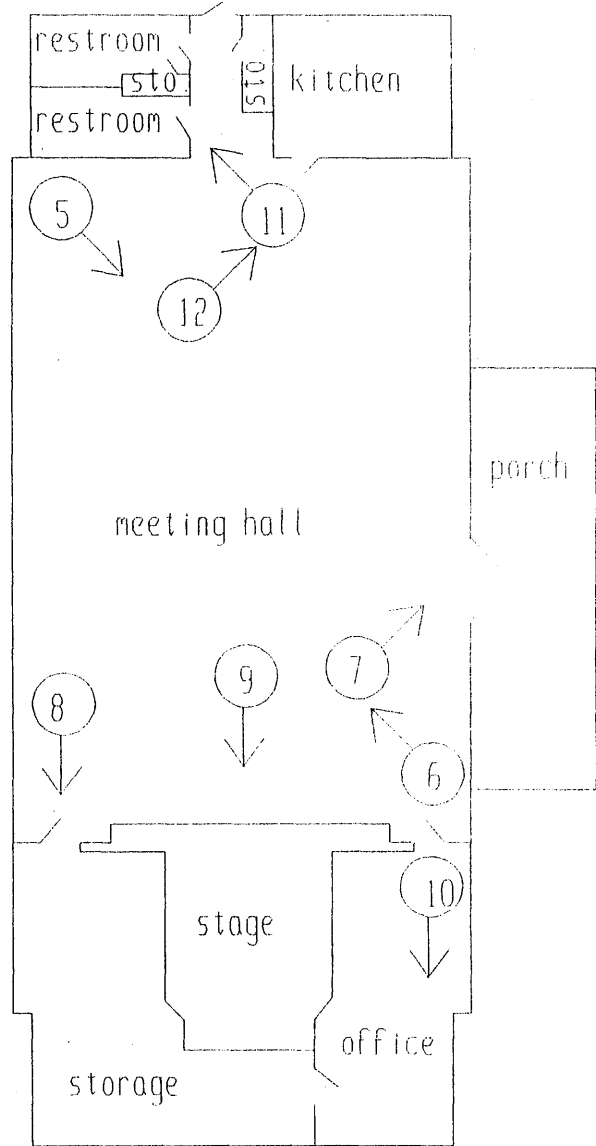
Lake Mary Chamber of Commerce Building  
 Lake Mary, Seminole Co., FL  
 July 2003 Site Plan

■ contributing resource

○→ photograph arrow

Plan Prepared by Sidney Johnston





Lake Mary Chamber of Commerce Building  
 Lake Mary, Seminole Co., FL  
 July 2003 Floor Plan  
 Plan Prepared by Sidney Johnston



WILBUR AV

CRYSTAL LAKE AV

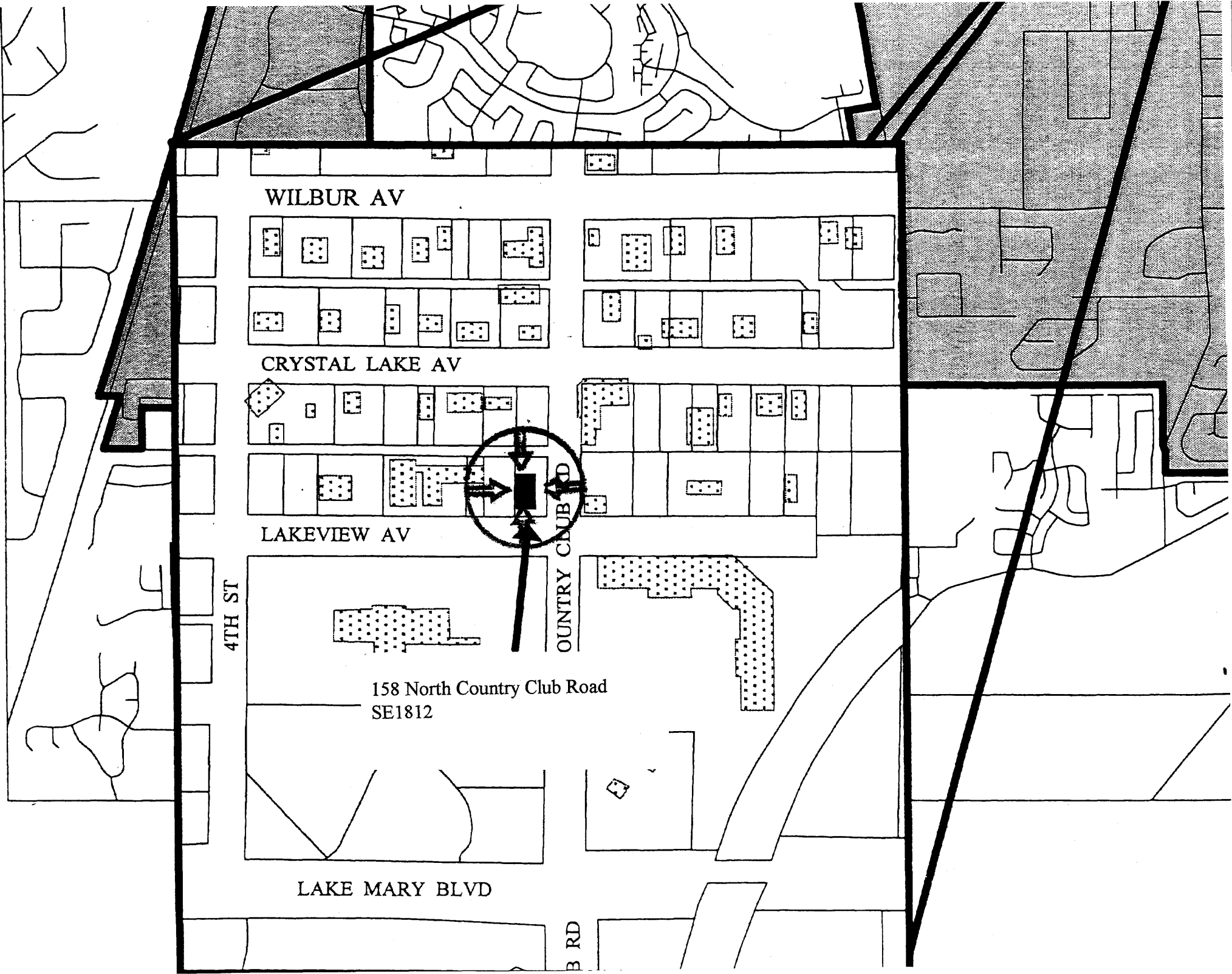
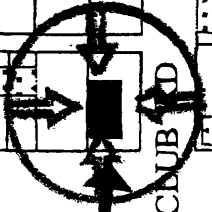
LAKEVIEW AV

4TH ST

COUNTRY CLUB RD

LAKE MARY BLVD

158 North Country Club Road  
SE1812



# *Then*

*Lake Mary Chamber of Commerce Building Circa 1935*



# *And Now*

*Lake Mary Historical Museum 2002*

