

United States Department of the Interior  
National Park Service

2320

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Hotel Blanche  
other names/site number Blanche Hotel, The Blanche

### 2. Location

street & number 212 N. Marion Street n/a  not for publication  
city, town Lake City n/a  vicinity  
state Florida code FL county Columbia code 023 zip code 32056

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:  
n/a

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

[Signature] Date 12/18/89  
Signature of certifying official  
Florida State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. **Entered in the National Register**

See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] Date of Action 1/8/90  
Signature of the Keeper

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: Hotel

Commerce/Trade: Business

Commerce/Trade: Specialty Store

Current Functions (enter categories from instructions)

Vacant/not in use

Commerce/Trade: Business

Government: Government Office

**7. Description**

Architectural Classification

(enter categories from instructions)

Other: Eclectic

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Other: Tar & gravel

other Metal

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation  
Commerce  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1902-1939  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1902  
1924  
1925

Cultural Affiliation

n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

n/a

Architect/Builder

Milburn, Frank Pierce/Otis, Henry W.  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

PLEASE SEE CONTINUATION SHEETS.

See continuation sheet

**9. Major Bibliographical References**

PLEASE SEE THE CONTINUATION SHEETS.

Final

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Approximately 1 acre

**UTM References**

A 

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

C 

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B 

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 Zone Easting Northing

D 

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See continuation sheet

**Verbal Boundary Description**

PLEASE SEE CONTINUATION SHEETS.

See continuation sheet

**Boundary Justification**

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Melanie Barr/ Barbara E. Mattick, Historic Sites Specialist  
 organization Bureau of Historic Preservation date December 1989  
 street & number R.A. Gray Blq., 500 S. Bronough Street telephone (904) 487-2333  
 city or town Tallahassee state Florida zip code 32399-0250

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# National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Hotel Blanche, Lake City, FL

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## SUMMARY

The Hotel Blanche is a massive, three story, masonry eclectic building occupying an entire block in downtown Lake City, the county seat of Columbia County in North Florida. It consists of the original 1902 hotel and two annexes, built in 1924 and 1925. The 1902 building is T-shaped. The two annexes are attached asymmetrically to the ends of the cross bar of the T so that the building is now E-shaped. The main facade of the hotel fronts on North Marion Street, the main street in downtown Lake City. Store fronts are on the first floor of the main block and the north annex.

## SETTING

The Hotel Blanche occupies the entire city block bounded by DeSoto Street on the north, North Marion Street on the east, Madison Street on the south, and North Columbia Street on the west.

Two antebellum, frame buildings were torn down in 1902 to make way for the Hotel Blanche. This block was one of the few downtown blocks that was still occupied by residential buildings at that time. Most contained frame or brick commercial buildings.

The present setting for the Hotel Blanche is little changed from the the early 1900s. The blocks on all four sides contain brick commercial properties, generally two stories high. The building east of the hotel is three stories high. It was built as a bank around 1911, and remains in its original use. The Hotel Blanche Garage no longer functions as a garage, but is still extant directly west of the hotel. The block to the north of the hotel is a parking lot. The blocks diagonal from the Blanche also contain commercial buildings, save for one large 1920s bungalow, and one city park.

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## EXTERIOR

1902 Hotel:

The 1902 hotel is much more elaborate than the 1920s additions, displaying some Classical Revival features on the main facade and south elevation, the most visible elevations. These two elevations have a heavy cornice and an entablature including a frieze surmounted by a dentil cornice and soffit with modillions. "Hotel Blanche" is written in the frieze over the main entrance. There is a heavy cornice between the first and second levels, and staggered corbel course quoins at the corners of the pavilions on the main facade (Photo 1).

The main facade (east elevation) of the Hotel Blanche has three bays; the central one is recessed. The two bays flanking the central bay have paired, 1/1, double hung sash windows, grouped on each side of a single, double hung sash window. The second floor windows have transoms, while the third floor windows have no transoms, but are topped with heavy cornices supported by brackets. The central bay has three large, double doors with fanlights and wrought iron balconies at the second story. A single, double hung sash window is located above each doorway on the third story. The brick on the main facade is buff with pink mortar, while the brick on the south wall is red with pink mortar (Photo 3).

The south elevation of the 1902 building has seven single windows at the second and third stories. The second floor windows are like those on the main facade, except that they have segmental arches. The third floor windows match the single windows on the main facade. The street level is plain masonry, with one central entrance and one single window (Photo 3).

The west elevation of the main part of the original 1902 building is covered with asbestos shingles. Most of the rear windows are 1/1, double hung windows, except for oversized, multi-paned triple windows and three single multi-paned windows (Photo 4). A one story dining

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room/kitchen wing projects from the center of the elevation (rear of the building). The north and south elevations of the wing are dominated by large, double, 1/1, double hung sash windows with fanlights. The brick walls are constructed with poorer quality brick and brick failure is evident. The dining room/kitchen wing has a hip roof sheathed with standing seam sheet metal. A small storeroom was added to the southwest corner of the kitchen in the 1920s, and is in very poor condition. The rear of the dining room wing also contains the chimney for the kitchen stove and two tall, segmentally arched double hung windows, one of which has been enclosed (Photos 4, 5, & 6).

1924 and 1925 Additions:

The south wing (1924), located directly west of the original hotel, is three stories high, and repeats the red brick color of the south wall of the original hotel, and the rhythm of solids to voids of the 1902 building (Photo 7). Its 1/1, double hung windows have no arches or cornices, but the annex is visually tied to the 1902 building by the cornice between the first and second stories, and the parapet roof line. A small, recessed, central entry provides access to the office spaces on the first level. The west and east walls of the annex have fire escapes. The two walls hidden from view, the east and north walls, are of poorer quality brick.

The north wing (1925) is similar to the first addition, but has some notable differences (Photo 2). The north annex is much larger, with five store fronts facing DeSoto Street, and one very large store that faces Marion Street. The main facade of the north annex is visually linked to the original hotel by similar fenestration and horizontal corbel courses at the juncture of the first and second stories, and at the parapet line. Doors with iron balconies are in the center of the main facade at the second and third stories, and are flanked by two 1/1, double hung sash windows. The fenestration on the north side has an alternating pattern of paired and single double hung sash. The five store fronts at the street level have their original wooden, double doors and plate glass windows. The south and west elevations of

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both wings are strictly utilitarian, with regularly placed, plain windows, fire escapes and service entrances (Photo 8).

## INTERIOR

1902 Building:

The main entrance is composed of plate glass doors flanked by a set of plate glass windows separated by elongated decorative brick. Colored, octagonal tile, set in geometric patterns, is visible for about three feet in front of the lobby doors (Photo 24), in the enclosed hallways leading to the side exit doors, and in a small room beneath a grand staircase (Photo 9).

The interior of the original 1902 Hotel Blanche features a spacious lobby that leads to a grand staircase on the west wall. The staircase is symmetrical with divided flights (Photo 10). Immense boxed columns that carry the beams continue up the staircase to the hallway and mezzanine (Photo 11). The mezzanine is a large, centrally located, open space that originally led to a second story porch (Photos 12 & 13). The main hallway has boxed columns and boxed beams with dentil cornices (Photo 14). This feature is also found in the interior staircase in the south and north sections of the original 1902 building, and in the large guest rooms adjacent to the mezzanine. Some of the 1902 guestrooms still have their original footed tubs and bracketed, wall-hung lavatories (Photo 15). The doors are paneled and shallow, paneled closets project into some of the rooms (Photo 16). All of the hallway doors have transom windows and there is evidence that they once had screen doors (Photo 17).

1924 and 1925 Additions:

As with the exterior, the interiors of the two annexes are far more utilitarian in design and appearance than that of the original 1902 building. The guest rooms in the additions, twenty-four in the south addition, and thirty-two in the north addition, are largely intact. They are smaller than the rooms in the 1902 section, but contain larger, walk-in closets. The hallway and interior doors have only



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two large panels (Photo 18), unlike most of the doors in the original building which usually have six vertical panels, or four horizontal panels. The bathroom floors are raised and the tubs rest directly on the floor without legs. The bathroom walls are tiled with six inch square tiles (Photo 19).

## ALTERATIONS:

The 1902 hotel has lost some of its decorative, exterior features, most notably the roof balustrade, raised parapet inscribed with "1902", flagpole, and a porch (Photo 20). The recessed, central bay of the main facade of the 1902 building originally had a two story porch with large, brick columns and spindlework balustrades. By the early 1920s, the columns were replaced with 8-inch iron pipes (Photo 21). Four large, round columns supported the architrave under the flat roof. The entire porch was removed in the 1960s. In addition, windows on the south wall of the first level of the 1902 building have been enclosed and painted over (Photos 3 & 22).

The lobby and dining room have been extensively altered over the years. A fireplace in a large salon to the south of the lobby in 1902 was removed when the salon was converted into a soda fountain and stationery store in 1905. The original entrance to the lobby has been replaced twice, and now has plate glass doors and windows. Walls and hallways have been paneled with 4x8 veneer. Dropped ceilings conceal boxed beams with dentil cornices. Boxed columns were also sheathed with wall board. The grand staircase and lobby have been covered with wall-to-wall carpeting. Other interior staircases were enclosed to meet safety code requirements in the 1960s when the Blanche was converted into a retirement center.

Although the building has undergone numerous alterations, much of Milburn's work is still intact. The basic building configuration and many of the interior features, such as the dentil cornices, boxed beams and columns, bathroom fixtures, and hardware remain. Many features are simply covered by materials which can be removed easily. Despite the loss of two of the major

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exterior features, the parapet and porch, the building retains its original exterior appearance to a high degree. The intact dentil cornice, quoins, window surrounds and pink mortar continue to make the Hotel Blanche a distinctive building and a landmark in downtown Lake City.

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Continuation SheetSection number 8 Page 1 Hotel Blanche, Lake City, FLSummary:

The Hotel Blanche is locally significant under Criterion A in the areas of Entertainment/Recreation and Commerce as Lake City's and Columbia County's major hotel, primary social facility, and central business center from the time it was built in 1902 until 1955. Its historic period of significance is, therefore, 1902-1939. It is also significant under Criterion C as a work of Frank Pierce Milburn, one of the leading architects in the Southeast at the turn of the century.

Historic Context:

## LAKE CITY AND COLUMBIA COUNTY

Alligator, the name by which Lake City was known until 1859, was first settled by Americans in the 1820s, shortly after Florida became a United States territory. At that time, the settlement consisted of two white households and the ruins of a former Indian village. Because the Second Seminole War (1835-1842) hindered the area's growth, it was not until after the war and after Florida achieved statehood in 1845, that the community began to thrive.

Although Columbia County did not have extensive cotton plantations, as did Leon and Jefferson Counties, its economy in the nineteenth century was dominated by cotton growing. Other important cash crops were tobacco and vegetables, including corn, oats, sugarcane, potatoes, and rice. A good transportation system was needed to get produce to market. The Jacksonville and Alligator Plank Road Company began a road in 1853, but it was not successful because of competition from developing railroads that were coming to the forefront.

The first railroad to propose Lake City as a terminus was the Florida Atlantic and Gulf Central Railroad, chartered in 1851. State incentives for railroad building were already in place. In addition, the citizens of Jacksonville and Columbia County voted for \$50,000 and \$100,000 bond issues, respectively, to raise money to purchase capital stock in the Florida Atlantic and Gulf

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Central Railroad in the spring of 1855. Construction did not really get under way until 1859, and the railroad between Jacksonville and Lake City was officially opened with great fanfare on March 13, 1860. A special excursion train carried 800 people to Lake City for the celebration. The Pensacola and Georgia Railroad, chartered in 1853, connected Lake City with Tallahassee by November 1861. Lake City prospered as the major junction for the two railroads which linked Florida's capital, Tallahassee, and the Atlantic Ocean. The Civil War brought an end to this prosperity. Although the town escaped destruction, the railroads were severely damaged.

After the war, tourists, invalids, carpetbaggers, and former soldiers looking for farmland came to Columbia County to start a new life. Lake City was the main focus of the politicians since it was the county seat, and the site where all land transactions were recorded. It was the largest town between Pensacola and Jacksonville, and travelers from Jacksonville often spent the night at a hotel in town after their sixty mile journey. In 1875, it was reported that Lake City had three thirty-room hotels. The first brick commercial building was erected in 1876, and within ten years, four more were constructed.

Lake City's first real boom occurred between 1880 and 1900, partly due to its increasing importance as a transportation hub. The new Savannah, Florida & Western Railroad was completed in 1888, and took travelers from Lake City to Fort White in the southern part of the county. By 1895, the Georgia Southern and Florida Railway allowed Lake Citians to travel to Macon, Georgia, and connected them with the cities of Gainesville and Palatka, Florida. The Seaboard Line enabled travelers to go from Lake City to New Orleans in less than twenty-four hours by 1901. Lake City was also becoming more accessible through county roads which led from new settlements to the county seat.

The impact of tourism and new settlers had resulted in the establishment of many new businesses and institutions in the 1880s. These establishments included an Opera House, a fire department, the first bank, a skating rink, and the first county fair. The J.P. Coats Company operated the Lake

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City Ginning Company, which purchased Sea Island cotton produced by the local growers. It employed about one hundred people by 1887.

The institution that had the most impact on the town, and probably was most responsible for doubling Lake City's population in a decade, however, was the Florida Agricultural College, established in Lake City in 1883. The first classes were admitted in 1884. The campus was only a half mile south of the town center. Lake City's role as an educational center was further evidenced by the establishment of the Peabody High School and the Lake City Institute, which provided education for white children; and the Finley High School, which provided education for black children. A second state agency, the Florida Agricultural Experiment Station, was inaugurated at the Agricultural College in 1888.

The influx of new citizens to Lake City continued throughout the 1890s; the town's population doubled from 2020 in 1890 to 4013 in 1900. The future looked even brighter for the town when Henry Flagler, the Standard Oil and railroad magnate, donated \$10,000 to the college for a new gymnasium, and when the Florida legislature changed the name of the college to the more prestigious "University of Florida" in 1903.

A severe blow was struck to the economy of Lake City in 1905, however, when the state legislature passed the Buckman Act which consolidated the state's eight public educational institutions into three schools. An academy for white women (now Florida State University) and a college for blacks (now the Florida Agricultural and Mechanical University) were located in Tallahassee. The site of the college for white men was hotly contested, and Lake City lost the University of Florida when it was moved to Gainesville in 1906. Although the campus buildings were re-occupied by the Columbia College from 1907 through 1917, the new school did not have the same prestige or the number of students that the University of Florida had had. As a result, Lake City's population dropped by over 30% between 1910 and 1920.

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Although Lake City's prominence as an educational center declined with the loss of the schools, the campus gained a new occupant which brought prosperity again. The city owned the old University of Florida/Columbia College campus, and in 1920, it transferred the property to the United States government for the establishment of a veterans hospital. Lake City once again had a major employer located downtown.

Another decline, that of the railroads, was also turned to Lake City's advantage as the community became a major crossroads in Florida's new road system, which was developed in response to the rise in use of the automobile. Automobiles became a major mode of transportation after the state and federal governments initiated several road building projects. The Florida State Road Department was created in 1915, and assistance for road building was provided by the Federal Aid Road Act of 1916. The state also passed legislation authorizing the use of convicts to build highways in 1917, and in 1919 acquired surplus World War I equipment for highway construction. In 1921 the Federal Highway Act was passed, providing funding for highway construction. The first major project, the extension of State Road No. 1 (U.S. 90) from Jacksonville to Pensacola, resulted in the opening of the first concrete highway in the State of Florida on July 12, 1923. It ran between Jacksonville and Lake City. The north-south artery, known as State Road No. 2 (U.S. 41) was paved in 1924, and included Marion Street, the main street of Lake City.

Due to its central location in North Florida, Lake City became a regular stop for "tin can tourists" on their way to South Florida during the 1920s Land Boom. An August 1925 survey taken by the Lake City-Columbia County Chamber of Commerce estimated that 426 people spent the night in Lake City, in addition to those who stayed at tourist camps. The survey also found that on one August day, 1121 out-of-state cars passed the intersection of Duval and Marion Streets (U.S. 90 and U.S. 41), with thirty-two of the forty-eight states represented.

This unprecedented flood of tourists into Lake City created great optimism in the business community. In one

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week alone, \$650,000 worth of land reportedly changed hands there. The Lake City Reporter repeatedly carried stories about investors' dreams for more and bigger hotels and resorts. The former First National Bank was converted to a hotel in 1924, and other hotels were expanded.

Historic Significance:

Lake City's growing prosperity at the turn of the century encouraged David W. Brown, a local landowner, to secure the services of Frank Pierce Milburn, the architect of Lake City's new courthouse and the state capitol's 1902 additions, to design the largest and most substantial brick building in town, the Hotel Blanche. On April 29, 1901, he purchased a block just north of the town square, on the diagonal, for his new hotel. He paid \$5,000 for the land.

The Hotel Blanche was under construction by the spring of 1902. Henry W. Otis, the contractor who built the new courthouse was also the contractor for the Blanche. Upon completion, it was the only three story building on North Marion Street, and presented an imposing appearance. The center of the hotel block was occupied by the hotel itself, with a spacious dining room in the rear and a large salon to the south of the hotel lobby. The salon was converted into a soda fountain and stationery store in 1905. A cypress lined swimming pool was added around 1910, and was used by guests for about ten years before it was removed to make way for heating equipment. The north half of the dining room was used as a reading room by 1912. The Blanche was the most luxurious hotel in the county, and was highly regarded throughout the region.

The building immediately became the center of activities in town because of the services offered in its store fronts, as well as the social life offered by the hotel. One of the attractions of the building was the post office which leased the southernmost store front from 1902-1916. The 1902 Sanborn map shows that there was also a barber shop located in the shop north of the post office, and that the three shops to the north of the lobby were a dry goods store, a millinery, and possibly a boot and shoe store.

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D.W. Brown, the builder of the Hotel Blanche, came into dire financial straits in 1914, and committed suicide on May 14, leaving insurance money for his wife to pay off the mortgages. This was not enough, however, and although a 1910 lease valued the hotel at \$60,000, his widow was forced to sell it to the N.G. Wade Investment Company of Jacksonville in October 1919, for \$35,000.

The Wade Investment Company acquired the Blanche just as Lake City was coming into a new era of prosperity based upon an influx of tourists who came to Florida via the new highways that passed through Lake City. In early 1924, an addition to the south, along the Madison Street side, was started. This wing contained office space on the first floor, and twenty-four new guestrooms on the second and third floors. It became apparent that this small addition was not enough, and in June 1924, ground was broken for a larger addition on the north side of the hotel. This addition contained five store fronts on the first floor, and thirty-two hotel rooms and twenty-six bathrooms on the second and third floors. The identity of the architect for the additions is unknown. The tenant of the first floor store front at the corner of Marion Street and DeSoto Street, as of March 1925, was a dry goods store owned by Gelberg and Stein. Bruce's, a derivative of the original store, continues to occupy the space.

To meet the needs of the influx of motoring tourists, a storage garage was built for the Hotel Blanche's guests on the block immediately west of the hotel in 1925. The outlook was so good that the Wade Investment Company planned to build a one hundred room addition to the Blanche and raise the height of the present buildings to six stories. This never came about, however, for the collapse of the Florida Land Boom in 1926 signalled the end of the great prosperity and the tourist trade.

In spite of the general collapse of Florida's tourist industry, the Hotel Blanche remained an important social and business center for Lake City; and, in fact, attained its highest level of prominence after 1924, when it came under the management of O.K. Holmes and his sister, Rebecca



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Morrison. From the beginning, the hotel proper had had a spacious dining room, famous for its gourmet food. Even after the onset of the Great Depression, local townspeople continued to patronize the Blanche on Sunday afternoons when church services were over. The dining room was also the scene of the weekly Kiwanis and Rotary Club meetings, as well as the local sorority meetings through and beyond the 1930s. Other social events held at the Blanche at this time were weddings, receptions, coffees, teas, dinner parties, and high school graduation parties. The most outstanding social event involving local citizens, as well as people from out of town, was the annual Christmas party put on by Holmes and his sister. As many as four hundred people attended the party, with some coming from as far away as Jacksonville. There were some permanent hotel guests, including Governor Fred Cone and his wife, who lived at the Blanche after the governor retired in 1941. The hotel remained a regionally important social center until Holmes and Morrison retired in 1955.

In addition to recreational activities, the hotel was also the site of political gatherings and business meetings. John Martin of Jacksonville, who was Governor of Florida from 1925-1929, reportedly established his state campaign headquarters for the gubernatorial race at the Blanche in 1924. New occupants of the store fronts in the 1920s and 1930s included City offices, and the Florida Bus Line Company which served the area around Lake City.

## ARCHITECTURAL SIGNIFICANCE

Architectural Context: Frank Pierce Milburn

Frank Pierce Milburn (1859-1926) received his technical education at the Arkansas University, and the Arkansas Industrial University in Fayetteville, Arkansas. He went to Louisville, Kentucky, in 1884, where he practiced architecture for five years, probably under the direction of his father, who was a contractor. He opened his first office in Kenova, West Virginia, in 1890, but moved to Charlotte, North Carolina, in 1895, when he became the architect for the Southern Railroad Company. Five years

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later he started a practice in Columbia, South Carolina, and then in 1906 moved to Washington, D.C. He took his designer on as a partner and renamed the firm Milburn, Heister and Company that year.

Milburn achieved great success due to his tireless promotion of his firm and attempts to seek out work all over the South. He published five books on his projects between 1899 and 1905. As a result, he was a prolific architect, and before his thirty-six year career ended with his death in 1926, he was known to have designed at least 250 buildings. He was reported to have had the largest architectural business in the South at the turn of the century.

Milburn was most well known for his county courthouses, designing forty-seven of them. Of the thirty-two Milburn designs listed in the National Register, seventeen are for courthouses. The Columbia County Courthouse in Lake City is the only Florida courthouse he designed. It still stands, though greatly altered. Milburn also planned seventeen railroad stations, and twenty-seven school buildings, fourteen of which were at the University of North Carolina at Chapel Hill. His firm was also responsible for at least thirty-one office buildings, mostly located in Washington, D.C., and North Carolina; six other commercial buildings, including a department store, an apartment house, and a city hall-jail-engine house, and a civic auditorium; as well as fraternal buildings, such as a Masonic Temple and Elk Lodge. Residential structures were not ignored, but he is known only to have designed sixteen homes, including his own. He submitted a design for the Florida Governor's Mansion in 1905, but it was not selected. He also designed eight churches and four state capitols. Finally, Milburn designed seven hotels, five of which were built. None of Milburn's hotels is listed in the National Register of Historic Places.

Architectural Significance:

The Hotel Blanche is an example of one of the few hotels designed by Frank Pierce Milburn. It was an imposing

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building when it was constructed in 1902, and remains a major component of downtown Lake City.

Over the years, the building has undergone numerous alterations. It has, however, retained its original location, massing, and most of its original interior features. Many typical Milburn features, such as the grand staircase, boxed columns, and coffered ceilings with dentil cornices remain intact. Most of the major interior alterations occurred during the period of significance. Some of the more recent changes were made in response to safety code requirements.

The exterior has suffered greater loss than the interior, with the removal of Milburn's original porch, parapet, and roofline balustrade. The porch was removed in compliance with Florida Department of Transportation regulations which still apply, and, therefore, it cannot be replaced. The owners of the building, however, plan to replace the parapet and balustrade, and restore the building to its original form and function. Numerous original exterior details remain, such as the modillions and dentil cornice, the frieze with the words "Hotel Blanche", windows and window surrounds, and quoins. Despite the loss of the porch, parapet, and balustrade, the building retains its original location, materials, design, setting, workmanship, feeling and association to a large degree.

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Continuation Sheet

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Hotel Blanche, Lake City, FL

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Continuation SheetSection number 9 Page 4 Hotel Blanche, Lake City, FL

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1 Hotel Blanche, Lake City, FL

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VERBAL BOUNDARY DESCRIPTION

"All of Lot or Block No. Fourteen, (14), in the Central Division of the City of Lake City, Florida, described as commencing at the north east corner of said Lot or Block No. Fourteen (14), and running thence south along the west side of Marion Street fifty and one-half (50 1/2) feet; thence west a distance of one hundred and five (105) feet; thence north parallel with Marion Street a distance of fifty and one-half (50 1/2) feet to DeSoto Street; thence east along the south side of DeSoto Street a distance of one hundred five (105) feet to point of beginning."



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Photographs

1

Hotel Blanche, Lake City, FL

Section number \_\_\_\_\_ Page \_\_\_\_\_

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- 1      1) Hotel Blanche, 212 N. Marion Street  
         2) Lake City, Columbia Co., FL  
         3) Melanie Barr  
         4) 1988  
         5) Melanie Barr, Gainesville, FL  
         6) Main facade (E elevation); camera facing SW  
         7) 1 of 26  
  
         Items 1-5 are the same for photos 2-19.
- 2      6) E elevation, showing entire block and setting;  
         camera facing SW  
         7) 2 of 26
- 3      6) E & S elevations; camera facing NW  
         7) 3 of 26
- 4      6) N elevations of Dining Room wing and 1925 annex;  
         camera facing SE  
         7) 4 of 26
- 5      6) S elevation of Dining Room wing; camera facing NE  
         7) 5 of 26
- 6      6) W elevation of Dining Room wing & N wing of 1902  
         hotel; camera facing E  
         7) 6 of 26
- 7      6) S elevation of 1902 hotel and 1925 annex; camera  
         facing NE  
         7) 7 of 26
- 8      6) S elevation of 1926 annex; camera facing NE  
         7) 8 of 26
- 9      6) Main staircase in lobby; camera facing W  
         7) 9 of 26
- 10     6) Main staircase; camera facing NW  
         7) 10 of 26

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Photographs

2

Hotel Blanche, Lake City, FL

Section number \_\_\_\_\_ Page \_\_\_\_\_

- 
- 11 6) Main staircase landing, taken from mezzanine,  
showing service stairways; camera facing NW  
7) 11 of 26
- 12 6) Mezzanine; camera facing SE  
7) 12 of 26
- 13 6) Doorway from Mezzanine to former second story  
porch; camera facing E  
7) 13 of 26
- 14 6) Second floor hallway in 1902 hotel; camera facing N  
7) 14 of 26
- 15 6) Typical bathroom in 1902 hotel; camera facing W  
7) 15 of 26
- 16 6) Typical hotel room in 1902 hotel; camera facing SE  
7) 16 of 26
- 17 6) Second Floor hallway in 1902 hotel; camera facing S  
7) 17 of 26
- 18 6) Typical doorway to hotel room; 1925 annex; camera  
facing NW  
7) 18 of 26
- 19 6) Typical bathroom in 1926 annex; camera facing NW  
7) 19 of 26
- 20 1) Hotel Blanche, 212 N. Marion Street  
2) Lake City, Columbia Co., FL  
3) Unknown  
4) c1903  
5) Daniel Crapps Agency, Lake City, FL  
6) Main facade (E elevation); camera facing W  
7) 20 of 26

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Photographs

3

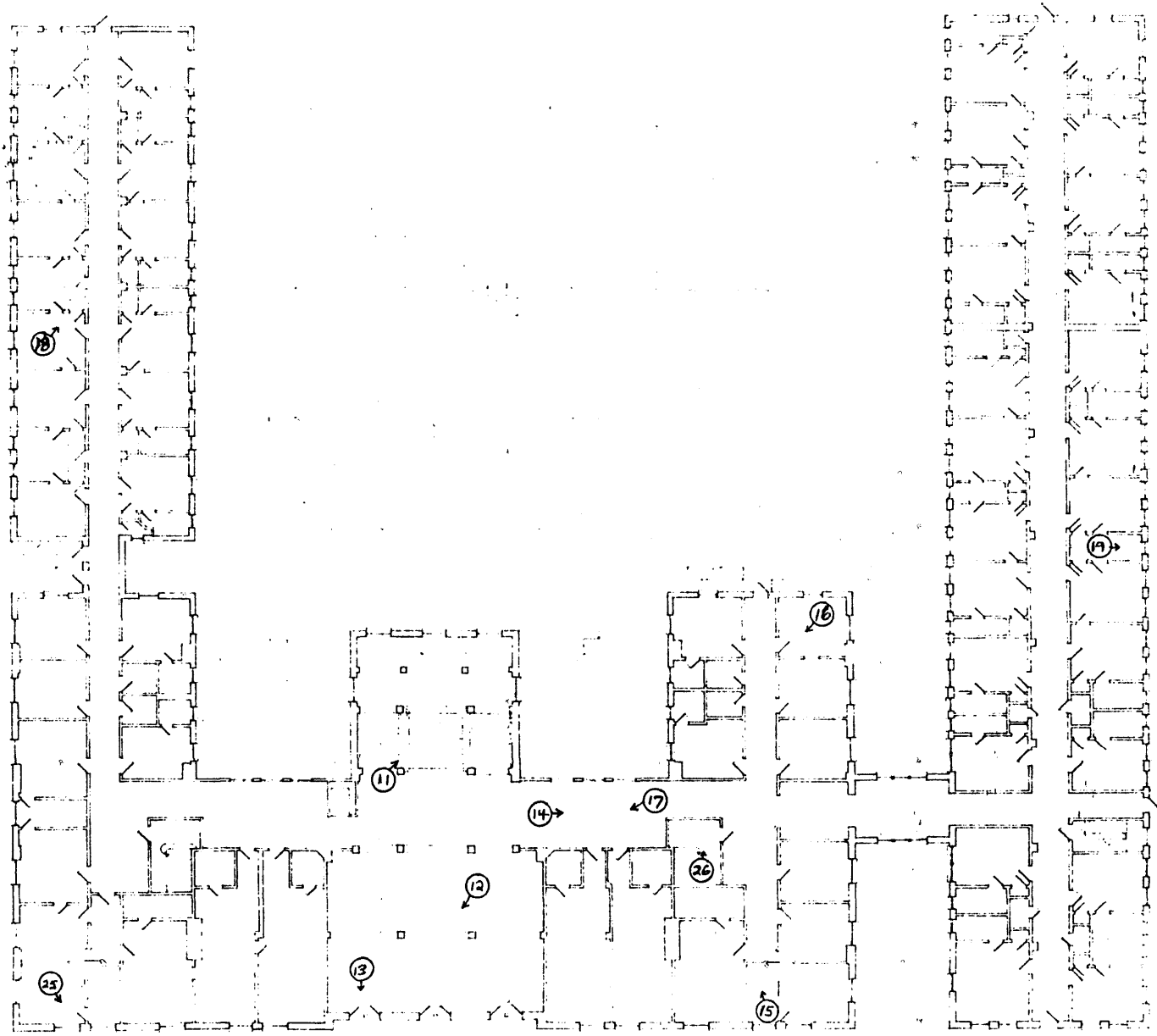
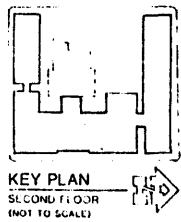
Hotel Blanche, Lake City, FL

Section number \_\_\_\_\_ Page \_\_\_\_\_

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- 21 1) Hotel Blanche, 212 N. Marion Street  
2) Lake City, Columbia Co., FL  
3) Unknown  
4) c1926  
5) Paul Roy Studio, Lake City, FL  
6) Main facade (E elevation) and N elevation;  
camera facing SW  
7) 21 of 26
- 22 1) Hotel Blanche, 212 N. Marion Street  
2) Lake City, Columbia Co., FL  
3) Unknown  
4) c1903  
5) Daniel Crapps Agency, Lake City, FL  
6) Main facade (E elevation) and corner of S elevation;  
camera facing NW  
7) 22 of 26
- 23 1-5) Same as for photos 2-19  
6) S wall of Dining Room; camera facing S  
7) 23 of 26
- 24 1) Hotel Blanche, 212 N. Marion Street  
2) Lake City, Columbia Co., FL  
3) Barbara Mattick  
4) September 1989  
5) Bureau of Historic Preservation, Tallahassee, FL  
6) Detail of tile at main entrance; camera facing W  
7) 24 of 26
- 25 1-5) Same as for photos 2-19  
6) Typical closet and window on second floor; 1902  
Hotel; camera facing east  
7) 25 of 26
- 26 1-5) Same as for photos 2-19  
6) North interior staircase; 1902 Hotel; camera facing  
W  
7) 26 of 26

↑ N  
Not to scale




SECOND FLOOR PLAN  
3/32" = 1'-0"  
AS-BUILT /  
DESIGN DEVELOPMENT

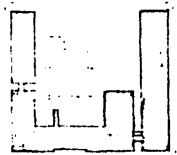
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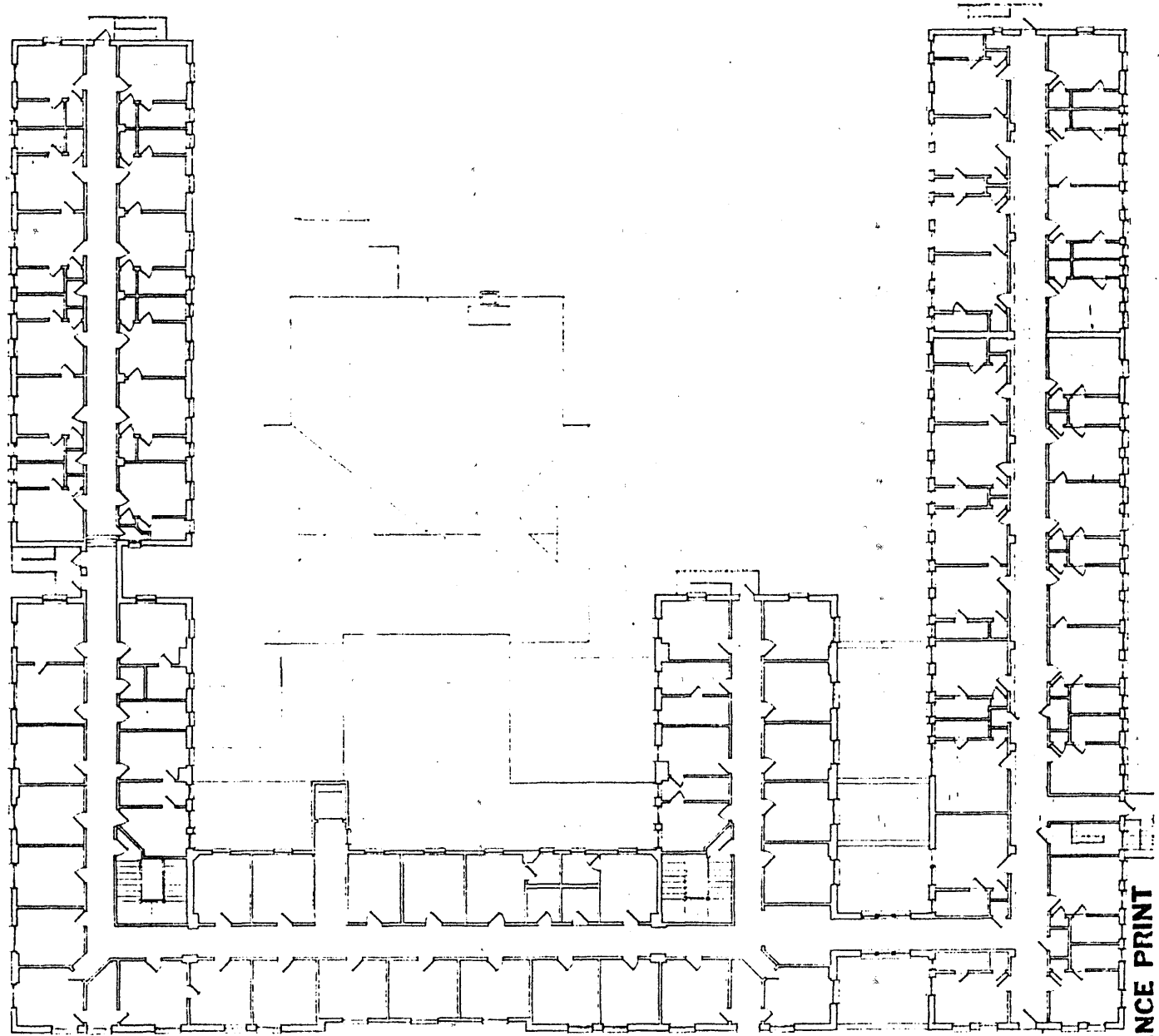
RENOVATIONS FOR THE HOTEL BLANCHE  
LAKE CITY, FLORIDA

  
CRAIG SALLEY & ASSOCIATES, A.I.A.  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS  
3011 NEWBERRY ROAD • GAINESVILLE, FLORIDA 32607 • 904-377-8474

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Not to scale



KEY PLAN  
THIRD FLOOR  
(NOT TO SCALE)



THIRD FLOOR PLAN

3/32" = 1'-0"  
AS-BUILT /  
DESIGN DEVELOPMENT

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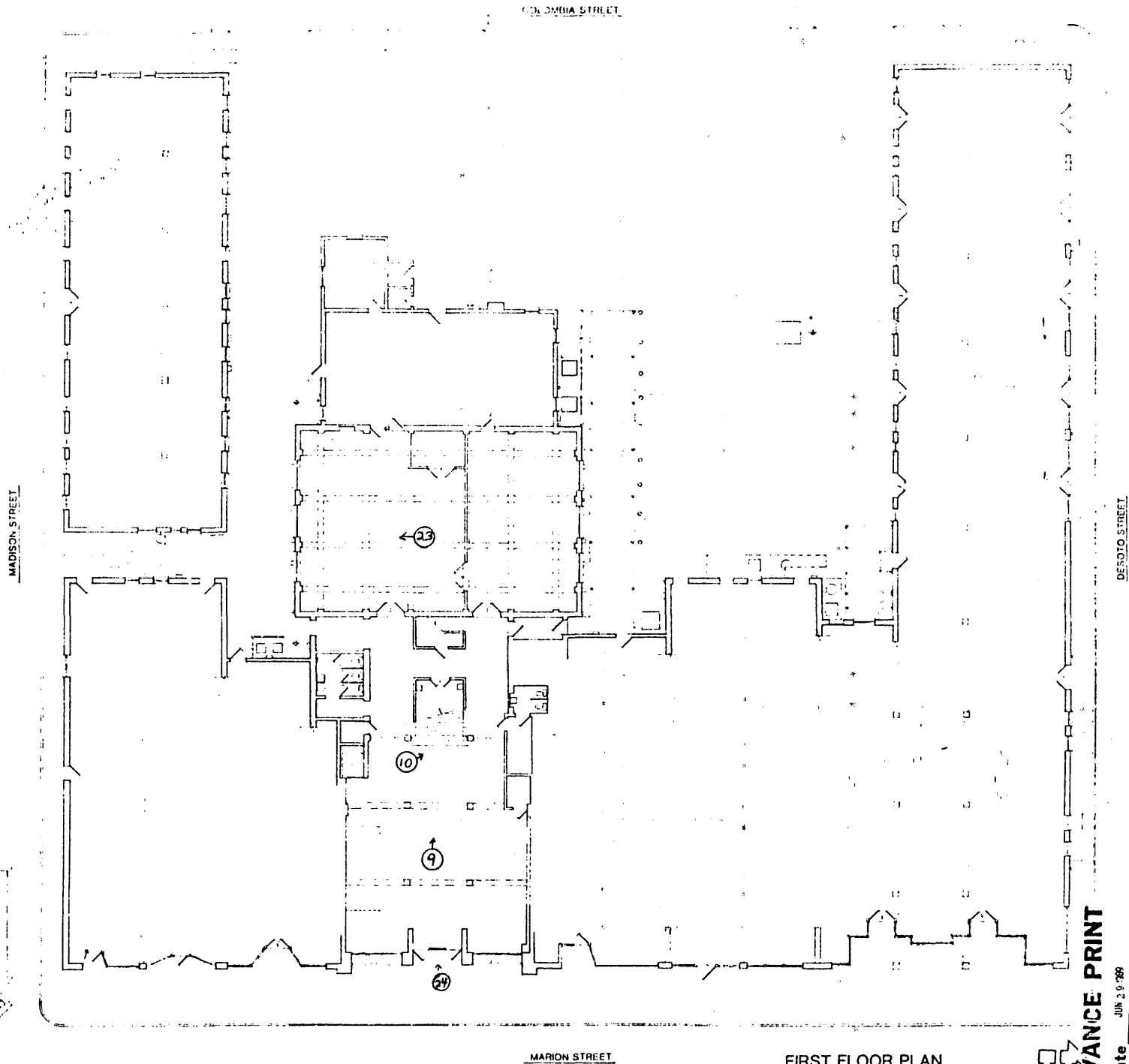
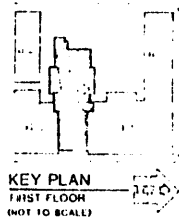
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RENOVATIONS FOR THE HOTEL BLANCHE  
LAKE CITY, FLORIDA



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FIRST FLOOR PLAN  
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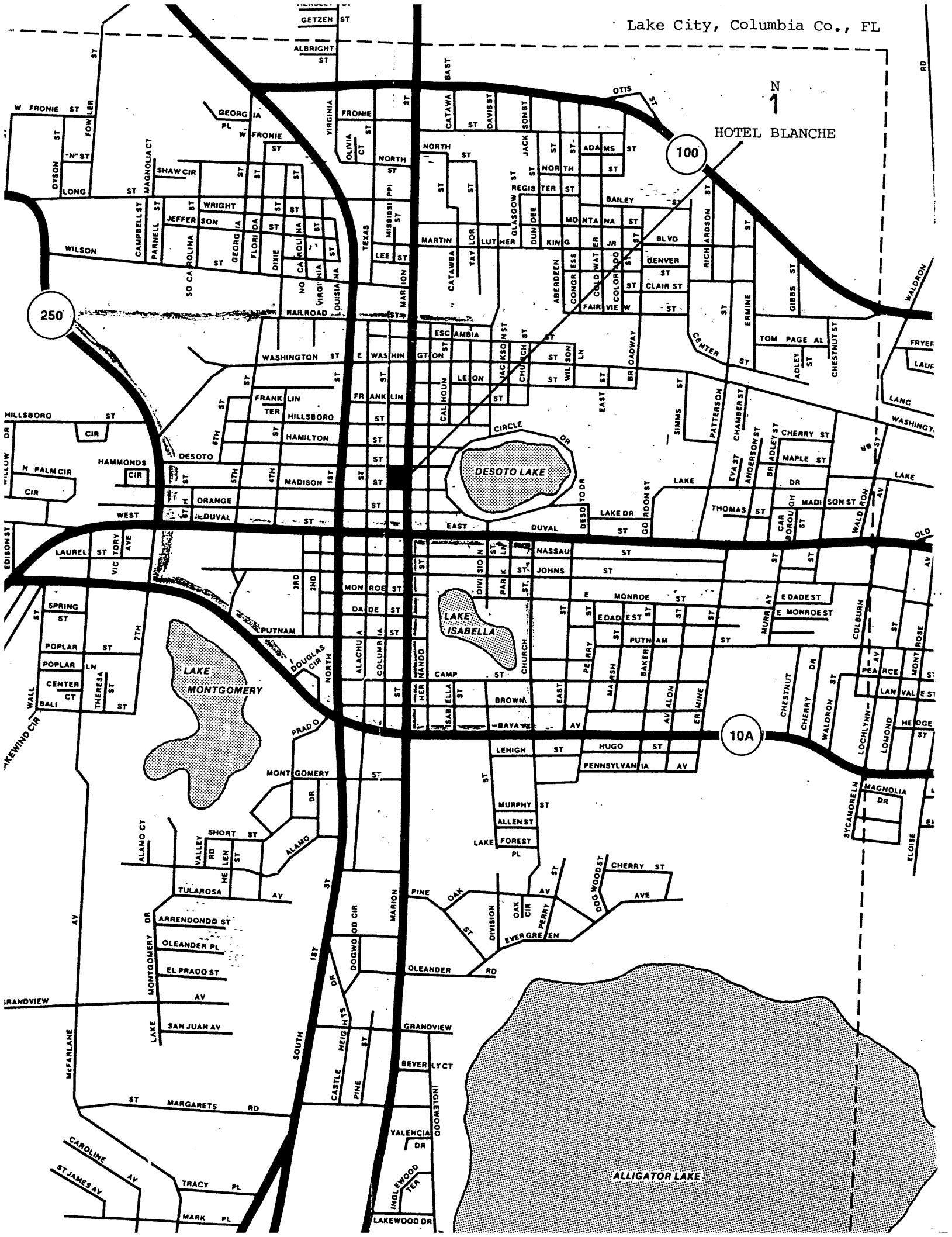


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RENOVATIONS FOR THE HOTEL BLANCHE  
LAKE CITY,  
FLORIDA

**CRAIG SALLEY & ASSOCIATES, A.I.A.**  
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3911 HEBBURN ROAD • GAINESVILLE, FLORIDA 32607 • 904-372-8424



HOTEL BLANCHE

100

DESOTO LAKE

LAKE ISABELLA

LAKE MONTGOMERY

10A

ALLIGATOR LAKE

250

W FRONIE ST  
DYSON ST  
N ST  
LONG ST  
WILSON ST  
CAMPBELL ST  
MAGNOLIA CT  
SHAW CIR  
JEFFERSON ST  
SO CAROLINA ST  
GEORGIA ST  
FLORIDA ST  
DIXIE ST  
NO CAROLINA ST  
VIRGINIA ST  
LOUISIANA ST

HILLSBORO ST  
WILLOW DR  
N PALM CIR  
CIR  
HAMMONDS CIR  
DESOTO ST  
8TH ST  
5TH ST  
4TH ST  
MADISON ST  
ORANGE ST  
DUVAL ST  
WEST ST

EDISON ST  
LAUREL ST  
VIC TORY AVE  
SPRING ST  
POPLAR ST  
POPLAR LN  
CENTER CT  
BALI ST  
WALL ST  
KENDRICK CIR  
7TH ST  
THERESA ST

ALAMO CT  
VALLEY RD  
SHORT ST  
MELEN ST  
TULAROSA AV  
ARRENDONDO ST  
OLEANDER PL  
EL PRADO ST  
SAN JUAN AV  
LAKE MONTGOMERY DR  
MONTGOMERY ST  
PRADO ST  
ALAMO ST

IRANDVIEW ST  
MCFARLANE AV  
CAROLINE AV  
ST JAMES AV  
MARGARETS RD  
TRACY PL  
MARK PL

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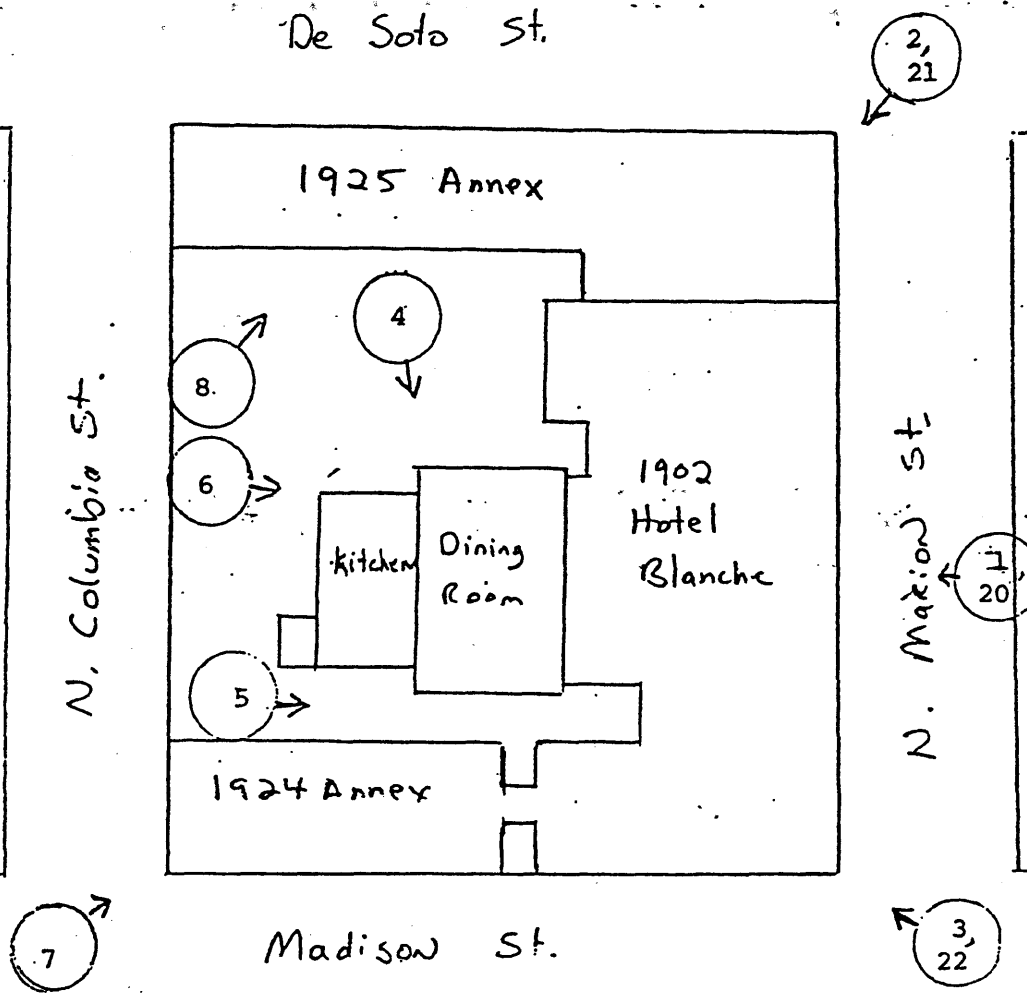
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GIBBS ST  
TOM PAGE AL  
ADLEY ST  
CHESTNUT ST

SITE PLAN KEYED TO PHOTOS

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Not to scale



HOTEL BLANCHE

Lake City, Florida