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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 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 Sanford Residential Historic District  
other names/site number N/A

2. Location

street & number Various - See Section 7 N/A  not for publication  
city, town Sanford N/A  vicinity  
state Florida code FL county Seminole code 117 zip code 32771

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>434</u>	<u>69</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>434</u>	<u>69</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 2

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 of certifying official [Signature] Date 11/16/89  
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. [Signature] 12/15/89  
 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 of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Single DwellingDomestic: Multiple DwellingReligion: Religious StructureEducation: SchoolCommerce/Trade: Business

Current Functions (enter categories from instructions)

Domestic: Single DwellingDomestic: Multiple DwellingReligion: Religious StructureEducation: SchoolCommerce/Trade: Business

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Other: Frame VernacularOther: Masonry Vernacular

Materials (enter categories from instructions)

foundation Brickwalls Wood: WeatherboardBrickroof Asphaltother Concrete

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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)

Exploration/Settlement  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1880-1933  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown/Unknown  
\_\_\_\_\_  
\_\_\_\_\_

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 CONTINUATION SHEETS.

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 250 acres

UTM References

A 17 | 4713 | 31310 | 31816 | 91610  
 Zone Easting Northing

B 17 | 4714 | 11410 | 31816 | 71410  
 Zone Easting Northing

C 17 | 4714 | 11410 | 31815 | 51510

D 17 | 4713 | 41010 | 31815 | 51210

See continuation sheet

Verbal Boundary Description

The boundary of the district is shown as the dotted line on the accompanying map entitled "Sanford Residential Historic District".

See continuation sheet

Boundary Justification

The boundary encompasses one of the earliest platted residential subdivisions of Sanford developed in the late 19th and early 20th centuries, the period when Sanford reached its peak as a transportation center. The boundaries encompass the area historically included in this subdivision.

See continuation sheet

**11. Form Prepared By**

name/title Phillip Werndli/ Barbara E. Mattick, Historic Sites Specialist  
 organization Bureau of Historic Preservation date October 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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Summary:

The Sanford Residential Historic District is a primarily residential neighborhood whose period of significance coincides with Sanford's period of prominence as a transportation and agricultural center, 1880 to the early 1930s. There are 434 contributing and 69 noncontributing resources, a contributing ratio of approximately 86%. In addition to residential construction, there are a few commercial buildings, three historic school buildings, four churches, an old library building, and four parks. The architecture of the district is primarily vernacular, but there are also many properties which display influences of the major architectural styles of the time, such as Bungalow, Colonial Revival, Mission, Spanish Colonial Revival, and Queen Anne styles. There are a few high style examples.

Setting:

The district is located in the central part of Sanford, a city of approximately 23,000 people, located on the south side of Lake Monroe in Seminole County in Central Florida. It is just south of the Sanford Commercial District (National Register 1976).

The residential district, which coincides with E.R. Trafford's subdivision, contains seventy-six partial or complete blocks that are roughly bounded by South Elm Avenue on the west, Thirteenth Street on the south, South Palmetto Avenue on the east, and West Second and Third Streets on the north. The plan is a simple, north-south/east-west grid with blocks measuring approximately 248' by 264', usually divided into ten lots of approximately 50' by 117'. Each block is bisected north-south by an alley. The north-south avenues are: French, Laurel, Elm, Myrtle, Oak, Park, Magnolia, and Palmetto. The east-west streets are: First through Fifteenth, extending south from Thirteenth Street between Magnolia and Palmetto Avenues to include the South Side Park and the old South Side School (Photos 1-3). The district has many trees, including various palms and large oaks which form canopies over the streets. Shrubbery includes azaleas.

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Original Appearance:

The district was developed over a period of fifty years from a pine forest. There may have been some farming in the area south of Sixth Street, but there is little evidence of such activity in early photographs. The generally wooded area was cleared as lots were bought and houses built. The roads were dirt with no sidewalks. Early development consisted of small houses located between Third and Fifth Streets on Magnolia and Palmetto Avenues. Churches and schools were built along Park and Oak Avenues between Third and Fifth Streets as residential development extended out to Eighth Street. There was a small area in the northwest section of the district, north of the railroad track which also saw early residential development.

The years between 1895 and 1914 were a period of expansion of the residential section to the south. Most of the houses were built along Magnolia Avenue between Fifth Street and Tenth Street. Expansion also occurred north of West Seventh Street in the area along Laurel and Elm Avenues, south of the Sanford Grammar School. The construction of massive, brick churches and the Grammar School added a new character to the northern section of the district around Park, Myrtle, and Oak Avenues. The streets remained dirt or shell during this period.

The district took its present form from 1915-1927. Streets were bricked and sidewalks were constructed. New houses were built out to Thirteenth Street and as infill, and the South Side School on the block bounded by Fourteenth and Fifteenth Streets and Magnolia and Palmetto Avenues was completed in 1927.

Present Appearance:

The district is predominantly residential in character. It has historically been a combination of single family dwellings, duplexes and rooming houses, with a few hotels located in the northeastern portion. The fringes of the district include warehouses, commercial buildings, and institutional properties. The area on Park and Oak Avenues

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between Third and Fifth Streets is dominated by churches, church related buildings and parking lots (Photo 4). The abandoned right-of-way of the South Florida Railroad and the Jacksonville, Tampa & Key West Railroad curves diagonally through the district on the northwest. Adjacent to the railroad are warehouses and an old lumber yard which associated with the railroad. Just to the west of the district is French Avenue (U.S. Highway 17-92), a heavily traveled and busy highway with strip commercial buildings along both sides.

Most houses in the district are two story, frame houses, with one story houses dispersed throughout the neighborhood. The churches and schools are built of brick. The houses typically have either gabled or hipped roofs with irregular fenestration. There is a uniform setback of approximately fifteen feet. Almost all the houses have small garages or other outbuildings. Porches are nearly universal with galleries being common on the two story houses. The trim on these porches consists of turned wood posts, colonial columns, or tapered wood piers. Windows are usually double or single hung wood sash with 1/1 or 2/2 lights. Most of the houses have wood shingles, drop siding, or clapboard siding. Most houses in the district occupy one lot with few instances of encroachment on adjacent lots. The larger homes use two or three lots.

There are four open green spaces designated as city parks. The park west of the Methodist Church on Oak Avenue is landscaped and has a recently constructed gazebo. This park is surrounded by churches on the east and north, the old public library on the south, and the Fernald-Laughton Hospital, listed in the National Register in 1987 (now the Florida Hotel), to the southwest. The other parks have playground equipment, but few other improvements (Photos 5 & 6).

There are two categories of non-contributing resources in the district. There are a few small residential buildings from the late 1930s which were built after Sanford began to decline as a major transportation center in the late 1920s and early 1930s. These structures are generally bungalows which do not fall into the period of significance.

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The other non-contributing resources are newer buildings, primarily low rise garden apartments, commercial buildings, concrete block houses, and educational buildings for the churches. The large educational buildings and parking lots are generally confined to the blocks in which the churches are located and do not create a significant impact on the overall character of the district (Photos 7 & 8).

Alterations:

Many of the buildings in the Sanford Residential Historic District have suffered common alterations, such as the enclosure or screening of porches, the application of aluminum or asbestos siding, and the replacement of original metal shingle or wood shake roofs with 5-v crimped metal or composition, asphalt, or fiberglass shingles. Many have been modified to conform with fire codes. Sanborn maps indicate that several detached kitchens have been removed or incorporated in larger additions to the rear of houses. Numerous buildings have been subdivided into apartments. This type of alteration was common throughout Florida during World War II to help the extreme wartime housing needs, but is also a reflection of Sanford's transient character. In spite of all these alterations, the buildings retain their essential integrity and reflect the character they had during the period of significance.



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## CONTRIBUTING BUILDINGS

Address	Date	Style or Influence
<b>3RD STREET, WEST</b>		
310	1921	Bungalow
314	1921	Bungalow
317	1884-1887	Frame Vernacular
409	1923	Frame Vernacular
510	pre1926	Frame Vernacular
<b>4TH STREET, EAST</b>		
209	c1906	Colonial Revival
213	c1910	Frame Vernacular
306	c1929	Frame Vernacular
308	c1930	Masonry Vernacular
310	c1930	Masonry Vernacular
<b>4TH STREET, WEST</b>		
212	1894	Frame Vernacular
300	1906-1912	Frame Vernacular
<b>5TH STREET, EAST</b>		
209	1911	Queen Anne
301	c1917	Frame Vernacular
308	1906-1912	Frame Vernacular
<b>5TH STREET, WEST</b>		
119	c1913	Mission
215 + 1 outblg.	1884-1887	Frame Vernacular
219	c1909	Frame Vernacular
300	c1922	Frame Vernacular
304	1923	Bungalow
309	1921	Frame Vernacular
<b>6TH STREET, EAST</b>		
307	c1912	Frame Vernacular

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**6TH STREET, WEST**

109	1926-1929	Bungalow
111	c1922	Mission
306	c1913	Frame Vernacular
310 + 1 outblg.	c1913	Frame Vernacular
314	c1913	Frame Vernacular

**7TH STREET, EAST**

101	1913	Frame Vernacular
107	1913	Frame Vernacular

**7TH STREET, WEST**

309	1907/1916	Masonry Vernacular
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**8TH STREET, EAST**

111	c1921	Prairie School
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**9TH STREET, WEST**

101	1884-1887	Frame Vernacular
107 + 1 outblg.	c1884-1887	Frame Vernacular
109	1923	Frame Vernacular
115	1922-1924	Frame Vernacular
123	1884-1887	Frame Vernacular
301	pre1917	Frame Vernacular
305	1913	Frame Vernacular
309	1913	Frame Vernacular
327	1913	Colonial Revival

**10TH STREET, EAST**

101	1914	Frame Vernacular
201	c1913	Frame Vernacular
203	1913	Colonial Revival
205	pre1913	Bungalow
207	c1917	Bungalow
209	c1917	Bungalow

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106	1923	Frame Vernacular
117 + 1 outblg.	1914	Frame Vernacular
301	c1913	Bungalow
311	pre1913	Frame Vernacular

**11TH STREET, WEST**

310	c1929	Frame Vernacular
311	c1929	Frame Vernacular
417	pre1917	Frame Vernacular

**12TH STREET, WEST**

111	pre1914	Frame Vernacular
217-219	1922-1929	Bungalow
317	1922-1929	Frame Vernacular
417	c1930	Bungalow

**13TH STREET, EAST**

103	c1930	Masonry Vernacular
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**13TH STREET, WEST**

110	pre1917	Frame Vernacular
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**14TH STREET, EAST**

209	1927	Colonial Revival
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ELM AVENUE, SOUTH

118	1908	Frame Vernacular
206	1890	Frame Vernacular
211	c1908	Frame Vernacular
214 + 1 outblg.	1908	Frame Vernacular
218	1906	Frame Vernacular
300	1909	Frame Vernacular
306	pre1884	Frame Vernacular
310 + 1 outblg.	1921	Frame Vernacular
314	c1917	Frame Vernacular
406	1923	Masonry Vernacular
409	1926-1929	Frame Vernacular
505	1923	Frame Vernacular
511	1923	Frame Vernacular
600 + 1 outblg.	c1913	Colonial Revival
604	1917	Frame Vernacular
608	pre1913	Frame Vernacular
612	1926-1929	Frame Vernacular
618	1923	Prairie School
800	c1917	Frame Vernacular
801 + 1 outblg.	c1919	Frame Vernacular
804	1913	Frame Vernacular
805 + 1 outblg.	c1920	Frame Vernacular
811	c1913	Frame Vernacular
815	c1913	Frame Vernacular
817	1913	Frame Vernacular
900	c1913	Frame Vernacular
904	1922	Bungalow
908	c1913	Frame Vernacular
910	c1917	Bungalow
911	c1913	Frame Vernacular
915	1921	Frame Vernacular
919	1923	Frame Vernacular
1003 + 1 outblg.	1925	Bungalow
1004	c1921	Bungalow
1015	1926-1929	Colonial Revival
1018	1925	Frame Vernacular
1020	pre1913	Frame Vernacular
1021	pre1913	Frame Vernacular
1100	pre1917	Frame Vernacular

ELM AVENUE, SOUTH cont.

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1101	1921	Frame Vernacular
1104	1925	Bungalow
1112	1923	Frame Vernacular
1200	1925	Prairie School
1205	1926-1929	Bungalow
1206	1925	Frame Vernacular

**FRENCH AVENUE, SOUTH**

115	c1917	Frame Vernacular
117-119	c1913	Frame Vernacular
211	1907	Frame Vernacular
219	c1926	Frame Vernacular

**LAUREL AVENUE, SOUTH**

117	1913	Frame Vernacular
200	1924	Frame Vernacular
206	pre1917	Frame Vernacular
210	c1926	Bungalow
211	1921	Bungalow
213	c1930	Frame Vernacular
214	pre1917	Frame Vernacular
218	pre1917	Frame Vernacular
219	c1913	Colonial Revival
1105	c1929	Frame Vernacular

**MAGNOLIA AVENUE, SOUTH**

309	pre1901	Colonial Revival
310	pre1887	Frame Vernacular
314	1888	Frame Vernacular
321	pre1887	Frame Vernacular
401	1890	Frame Vernacular
407	1908	Colonial Revival
410	c1913	Bungalow
411	1909	Frame Vernacular
419 + 1 outblg.	1925	Prairie School
511	1911	Frame Vernacular
515	1911	Frame Vernacular
600	1911	Frame Vernacular
601	1912	Colonial Revival

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**MAGNOLIA AVENUE, SOUTH cont.**

605	1912	Colonial Revival
609	1911	Colonial Revival
610-612	1911	Frame Vernacular
613	1911	Frame Vernacular
614	1911	Frame Vernacular
618	1906-1912	Frame Vernacular
619	c1911	Colonial Revival
701	1913	Frame Vernacular
705	c1919	Bungalow
709	1913	Colonial Revival
714	1909	Bungalow
715	1912	Colonial Revival
717	1917	Bungalow
718	1911	Colonial Revival
800	1911	Frame Vernacular
801	c1917	Bungalow
804	1911	Bungalow
806	1911	Prairie School
807	1911-1913	Colonial Revival
808	1911	Frame Vernacular
811	1917	Bungalow
812 + 1 outblg.	1913	Prairie School
813	c1911	Frame Vernacular
900	1913	Prairie School
901	1917	Bungalow
905	c1921	Frame Vernacular
907	1927	Frame Vernacular
908	1913	Colonial Revival
909	1921	Frame Vernacular
911	1917	Bungalow
918	1911	Colonial Revival
1002	pre1913	Colonial Revival
1012	1921	Bungalow
1013	1923	Colonial Revival
1018	1921	Bungalow
1019	c1921	Bungalow
1114	1923	Prairie School
1116	1925	Bungalow
1118	c1929	Bungalow
1119	1923	Bungalow
1200	c1922	Frame Vernacular
1201 + 1 outblg.	1923	Bungalow

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**MAGNOLIA AVENUE, SOUTH cont.**

1209	1923	Colonial Revival
1212	c1921	Bungalow
1217	1923	Colonial Revival
1220 + 1 outblg.	1925	Bungalow
1300 + 1 outblg.	1926-1929	Bungalow
1308	1925	Bungalow

**MYRTLE AVENUE, SOUTH**

410	c1887	Frame Vernacular
416	pre1884	Frame Vernacular
500	1888	Frame Vernacular
505	1909	Colonial Revival
506	c1900	Frame Vernacular
511	1909	Frame Vernacular
512 + 1 outblg.	pre1887	Frame Vernacular
515	pre1887	Frame Vernacular
517	c1917	Bungalow
603	1894	Queen Anne
611	1923	Frame Vernacular
613	1923	Bungalow
615	1923	Frame Vernacular
701	c1917	Bungalow
711	1921	Prairie School
715	1923	Bungalow
719	1923	Bungalow
810	c1913	Frame Vernacular
814	1918	Frame Vernacular
820	c1913	Frame Vernacular
906	1913	Frame Vernacular
908	1924	Bungalow
910	1926-1929	Bungalow
918	1913	Frame Vernacular
1010	1921	Bungalow
1012	1921	Bungalow
1020	1923	Bungalow
1100 + 1 outblg.	pre1917	Bungalow
1104	1925	Frame Vernacular
1105	1925	Bungalow
1108 + 1 outblg.	1924	Bungalow
1112 + 1 outblg.	1925	Bungalow
1115	post1929	Frame Vernacular

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MYRTLE AVENUE, SOUTH cont.

1201-1203	1926-1929	Bungalow
1209	1926-1929	Bungalow
1214	1926-1929	Bungalow

OAK AVENUE, SOUTH

301 + 1 outblg.	1915	Masonry Vernacular
302	1884-1887	Frame Vernacular
311	pre1890	Frame Vernacular
312	1906	Frame Vernacular
316 + 1 outblg.	pre1884	Frame Vernacular
317	1921	Bungalow
320	c1906	Colonial Revival
420 + 1 outblg.	1894	Queen Anne
500	1910	Colonial Revival
507	c1894	Frame Vernacular
513	1884-1887	Frame Vernacular
518	1911	Bungalow
520	c1886	Frame Vernacular
600	1894	Frame Vernacular
603	c1894	Frame Vernacular
607	1894	Frame Vernacular
612	c1909	Frame Vernacular
616	pre1884	Queen Anne
621	1894	Colonial Revival
700	c1913	Colonial Revival
703	1906	Queen Anne
705	c1913	Frame Vernacular
708 + 1 outblg.	c1910	Colonial Revival
709	1909	Colonial Revival
714 + 1 outblg.	c1910	Frame Vernacular
718 + 1 outblg.	c1888	Frame Vernacular
719	1913	Frame Vernacular
816	1933	Spanish Colonial Revival
902	pre1890	Queen Anne
911	c1905	Frame Vernacular
915	1925	Bungalow
919	1908	Frame Vernacular
1000	1913	Frame Vernacular
1011	1920	Colonial Revival



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OAK AVENUE, SOUTH cont.

1018	c1919	Frame Vernacular
1103	1920	Bungalow
1105	c1929	Frame Vernacular
1107	c1929	Frame Vernacular
1112	1926-1929	Frame Vernacular
1200	1923	Frame Vernacular
1204 + 1 outblg.	1925	Bungalow
1209	1919	Frame Vernacular
1214 + 1 outblg.	1925	Bungalow
1215	c1913	Frame Vernacular
1217	1926-1929	Bungalow
1218 + 1 outblg.	1925	Bungalow

PALMETTO AVENUE, SOUTH

300 + 1 outblg.	pre1887	Frame Vernacular
301	1908	Colonial Revival
306 + 1 outblg.	pre1887	Frame Vernacular
310 + 1 outblg.	c1919	Bungalow
313	1924	Frame Vernacular
317	1923	Frame Vernacular
318	1882	Frame Vernacular
400	pre1887	Frame Vernacular
401	pre1887	Frame Vernacular
404	1912	Colonial Revival
408	1911	Frame Vernacular
409	pre1887	Frame Vernacular
410	1911	Frame Vernacular
411	1887	Frame Vernacular
414	pre1887	Frame Vernacular
415	1910	Frame Vernacular
418 + 1 outblg.	1890	Frame Vernacular
419	1910	Frame Vernacular
422 + 1 outblg.	pre1887	Frame Vernacular
500	1911	Frame Vernacular
506	c1913	Frame Vernacular
510	c1909	Colonial Revival
514	1910	Frame Vernacular
519	pre1912	Frame Vernacular
601	1912	Frame Vernacular
605 + 2 outblgs.	c1914	Colonial Revival

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PALMETTO AVENUE, SOUTH cont.

606	1926-1929	Mission
608	1923	Bungalow
609	c1907	Colonial Revival
610 + 1 outblg.	1924	Bungalow
615	c1913	Frame Vernacular
616	c1919	Bungalow
618 + 1 outblg.	pre1900	Queen Anne
619	c1913	Frame Vernacular
701	c1913	Frame Vernacular
702	c1913	Colonial Revival
704	c1917	Bungalow
705	1913	Frame Vernacular
706	c1917	Frame Vernacular
708	c1917	Bungalow
709	1921	Frame Vernacular
710	pre1917	Frame Vernacular
711	1925	Bungalow
712	pre1917	Prairie School
801	c1921	Prairie School
802 + 1 outblg.	1925	Frame Vernacular
810 + 1 outblg.	1923	Bungalow
811	1925	Prairie School
818	1926-1929	Frame Vernacular
819	1923	Bungalow
900 + 1 outblg.	c1926	Prairie School
910 + 1 outblg.	1921	Bungalow
918	1926-1929	Colonial Revival
1004	1921	Bungalow
1006 + 1 outblg.	1921	Bungalow
1007	c1921	Bungalow
1110	1926-1929	Mission
1111	1921	Mission
1115	1923	Frame Vernacular
1120 + 1 outblg.	1921	Bungalow
1204	1921	Bungalow
1209	1921	Bungalow
1215	c1923	Frame Vernacular

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## PARK AVENUE, SOUTH

305	c1912	Frame Vernacular
309	c1908	Prairie School
311	1903	Frame Vernacular
401	1928	Spanish Colonial Revival
419	1916	Neo-Classical
521	1916	Masonry Vernacular
606	1923	Bungalow
611 + 1 outblg.	1925	Mission
612 + 1 outblg.	1925	Mission
615	1911	Frame Vernacular
618	1892	Colonial Revival
621 + 1 outblg.	c1889	Prairie School
700	1923	Bungalow
705	1923	Frame Vernacular
708	1884-1887	Frame Vernacular
711	1890	Frame Vernacular
717	1910	Colonial Revival
801	c1900	Queen Anne
805	1917	Bungalow
811	1894	Frame Vernacular
823	1894	Frame Vernacular
904	1923	Bungalow
907	c1884-1887	Frame Vernacular
911	1908	Frame Vernacular
914	c1910	Frame Vernacular
915	1908	Frame Vernacular
918	1920	Bungalow
919	1908	Frame Vernacular
1000	1926-1929	Mission
1100	1926-1929	Bungalow
1101	1925	Colonial Revival
1108	1920	Bungalow
1109	1925	Colonial Revival
1114	1923	Bungalow
1118	c1920	Bungalow
1119	1921	Bungalow
1200	1920	Frame Vernacular
1204	1920	Frame Vernacular

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1300 + 1 outblg.	1920	Bungalow
1301	1923	Bungalow
1306	1923	Bungalow
1307	1926-1929	Bungalow
1310	1923	Bungalow
1313 + 1 outblg.	1926-1929	Masonry Vernacular
1317	1921	Bungalow

**SANFORD AVENUE, SOUTH**

314-316	c1922	Masonry Vernacular
318-326	c1922	Masonry Vernacular
400-404	c1926	Masonry Vernacular
406-410	c1926	Masonry Vernacular
412-416	c1926	Masonry Vernacular
418-424	c1926	Masonry Vernacular
426-428	c1926	Masonry Vernacular
612 + 1 outblg.	c1926	Frame Vernacular
614 + 1 outblg.	c1926	Frame Vernacular
620	c1926	Bungalow
802-804	c1926	Frame Vernacular
806	c1926	Bungalow
812 + 1 outblg.	c1926	Bungalow

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**NON-CONTRIBUTING BUILDINGS**

**2ND STREET, WEST**

417 + 1 non-contributing outblg.

**4TH STREET, EAST**

106

**5TH STREET, WEST**

218-220

**7TH STREET, WEST**

206

309 (4 non-contributing outblgs.)

**8TH STREET, WEST**

300

**10TH STREET, WEST**

107

207

**11TH STREET, EAST**

105

205

207

**11TH STREET, WEST**

111

201

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**12TH STREET, WEST**

300  
320

**13TH STREET, WEST**

107

**ELM AVENUE, SOUTH**

311 + 1 non-contributing outblg.  
319  
407  
515  
1109

**MAGNOLIA AVENUE, SOUTH**

315  
400  
507 + 1 non-contributing outblg.  
700  
1111  
1215

**MYRTLE AVENUE, SOUTH**

401-403 + 1 non-contributing outblg.  
1017  
1019  
1113  
1119  
1200

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**OAK AVENUE, SOUTH**

400-414  
510  
611  
816 (3 non-contributing outblgs.)  
906  
1013  
1015  
1101  
1102  
1111 + 1 non-contributing outblg.  
1201

**PALMETTO AVENUE, SOUTH**

1201

**PARK AVENUE, SOUTH**

419 (1 non-contributing outblg.)  
515 + 1 non-contributing outblg.  
720  
910  
1004  
1007  
1008  
1009  
1113  
1201-1217  
1206  
1219  
1220

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Summary:

The Sanford Historic Residential District is locally significant under Criterion A for its association with Sanford, Florida's development as a major transportation and produce shipping center for South Florida between 1880 and the early 1930s. Most of the businessmen, merchants, and workers connected with the historical activities in the community lived in the district. It is significant under Criterion C as a highly concentrated collection of vernacular private residences built by the leaders and middle class who worked in the community, and the hotels and rooming houses built for transients on their way to South Florida. Almost all of the buildings are vernacular, though many display stylistic details associated with the major architectural styles that were popular in the late nineteenth century and the first three decades of the twentieth century. This collection of buildings makes the district an important remnant of the architectural history of Sanford during its historic period of prominence as a transportation center.

CONTEXT

The Sanford Historic Residential District is located on a portion of a Spanish Land Grant made to Philip R. Yonge in 1817. This grant of 12,000 acres was assigned to Moses E. Levy in 1834 by the U.S. Supreme Court. The first settlement activity in the area, however, came with the establishment of Camp Monroe on the southern shore of Lake Monroe in December 1836, during the Second Seminole War. It was established as a staging area for a military campaign into the interior against the Seminoles who were being pursued for removal to the Indian Territory in the west. The post was renamed Fort Mellon in 1837 for Captain Charles Mellon who was killed in an Indian attack against the fort in February 1837. After the war, the community of Mellonville arose on the site of the former fort. It was centered approximately one and a half miles east of the present district. The Orange County seat was moved to Mellonville from Enterprise in 1845 when Volusia County was created. Growth was slow, however, and in 1849 General Joseph J. Finegan purchased the grant at a foreclosure sale.



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Finegan was not able to develop his land, though, because of the disruptions of the Civil War.

Following the Civil War, tourists, settlers, and speculators were attracted to the undeveloped regions of Central Florida. Mellonville was at the head of navigation on the St. John's River, a steamboat thoroughfare into Florida's interior. In 1866, there was one general store in the area. It was the major store in Central Florida other than one in Tampa and a small operation at Orlando. Mellonville became a supply center for settlers in the surrounding area and the departure point for others seeking homesteads further afield.

On May 11, 1870, Henry Shelton Sanford (1823-1891) purchased the Levy tract from General Finegan. Sanford came from a wealthy family and had been educated in Europe. He had entered the United States diplomatic corps in 1847 and had had several assignments over the next several years. In 1861, newly inaugurated President Abraham Lincoln had appointed him Minister to Belgium, a post he held until he resigned in 1869. Returning to the United States in 1871, he had soon become involved in land development in Louisiana and Florida, though he remained active in international affairs.

Sanford's 1870 purchase included the area of the Sanford Historic Residential District. Captain R. H. Marks and J. A. MacDonald were hired to draw a plat for the site and H. L. DeForest was hired to act as Sanford's agent. To the west of the district Sanford established an orange grove called St. Gertrude, which included 4,300 orange seedlings and 700 banana trees. Another grove was established at Belair where 4,000 trees were planted.

Finding the local white labor force from Mellonville unsatisfactory, Sanford brought in blacks from Madison County to work his groves. The white laborers resented this, and forced the blacks out of the area. Early in 1870, Sanford created a special area, called Georgetown, just east of the present district, to be a refuge for the blacks. Its western boundary was officially Sanford Avenue, but there was a concentration of black homes and businesses west to

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Palmetto Avenue until the turn of the century. Prior to 1910, there were also numerous blacks living and working on French, Myrtle, and Magnolia Avenues. By the 1920s, however, the boundaries of Georgetown were firmly established from Sanford Avenue east to Mellonville Avenue. Under the Contract Labor Law, Sanford recruited about one hundred Swedish carpenters and painters to help with construction, particularly in the new commercial area south of Lake Monroe. Some worked in the groves.

The town grew slowly in the 1870s as Sanford tried to induce settlers to locate there. He spent a personal fortune on the development of his interests in Sanford and the area. He had several rental homes constructed and the first church in the district was built in 1873. This was the Episcopal Church of the Holy Cross, designed by Richard Upjohn. The building burned in 1925, and was replaced by the present building in 1928. It is difficult to determine whether any buildings from this period remain. Several of the small cottages may date to the 1870s, but it is impossible to establish their age before c1884.

The commercial section of Sanford grew to the north of the district. The major construction activity involved the old Sanford House which was completed in 1875. Six grade schools and a high school were built. In 1877, the City of Sanford was incorporated.

Sanford worked primarily through agents, and was not in the area a great deal himself. In 1878 James Ingraham took over the operation of the Sanford enterprises in the community. Lots were sold on Magnolia and Palmetto Avenues between Fourth and Fifth Streets, and several residences were constructed there.

Ownership of the Sanford holdings changed during this period. Sanford's personal financial resources were nearly depleted, and he organized a syndicate to pursue the development. This syndicate was financed by investors from England who formed the Florida Land and Colonization Company Limited in 1879 to develop Sanford and over 100,000 acres of other holdings.

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In 1880, Sanford was a bustling community with a population of about 1,000 in the general area. The town was served by three steamer lines from Jacksonville: the DeBary Line, the Pioneer Line, and the Independent Line. The South Florida Railroad was chartered in 1879 with Sanford as its home base. Ground was broken for the line intended to connect Sanford with Tampa, and by 1882, a line was completed to Orlando.

Sanford became the terminus for settlers and for fruit and vegetable shipments out of Central Florida. The new railroad brought freight to ship north on the steamboats. By 1882, many improvements had been made to meet these demands. There were a large pier, store houses, railroad car shops, schools, two meeting halls, and thirty businesses, including hardware, clothing, food, and wholesale suppliers.

Within the following few years other events further established Sanford as a key transportation link in Central Florida. By 1890, five railroad lines converged on Sanford and the steamboat terminal. In 1884, a northern connection was completed when the Jacksonville, Tampa, and Key West Railroad reached Sanford. The Sanford and Indian River Railroad was completed to Lake Harney by 1886, connecting the east coast. The Orange Belt Railroad which connected to Clearwater was completed to Sanford before 1889, as was the Lake Eustis Railroad which connected to nearby Lake County. Other than Jacksonville, there was no town as important to railroads in Florida during this period. Sanford was booming.

By 1890, the official population of Sanford was 2,016, double that of 1880. Promotional material from the period indicates that more than fifty trains per day entered or left the city in all four directions. There were two banks, eight churches, hotels, a public library, two public schools, four newspapers, and thirteen businesses. It was claimed (with some exaggeration) that all goods shipped into South Florida, and all products shipped northward, went through Sanford. There were a waterworks, a gas plant for lights, and telephone lines. The South Florida Railroad operations were headquartered in the city. As such, there

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were machine shops, car shops, and a round house, located just west of the district. The right-of-way for the South Florida Railroad and the Jacksonville, Tampa, and Key West Railroad curved across the western portion of the district to the large wharf on the lake. Several packing houses, including that of S. O. Chase, a major citrus and vegetable packer, were located on the rail line north of the district. Several wholesale supply companies were established during this period including J. W. Hill hardware, George Fernald's lumber and hardware company, and the Chase agricultural supply operation.

Until the Great Freeze of 1894-1895, Sanford was the largest orange shipping point in Florida. The severe weather destroyed nearly the entire orange crop and most of the trees in Central and North Florida. The value of the orange crop for Orange County dropped from a value of \$75,529 in 1891-92 to a mere \$5,230 in 1899-1900. Sanford felt the impact as shipments were curtailed. The population of Sanford dropped to 1,517 in 1895 and reached a low of 1,450 in 1900. Development came to a halt.

The citrus growers who survived the financial losses of the freeze, however, were quick to find new sources of income. Although many returned to citrus culture, others turned from citrus growing to truck farming. Vegetables, which had long been a part of Sanford's economy, became the new mainstay in this century. The development of a special tiled subsurface irrigation system enabled farmers to raise various vegetables, including lettuce, cabbage, peppers, and celery. The area's unique geological combination of artesian wells and a layer of hard pan near the surface was especially suitable for the growing of celery. Some leading proponents of celery production were Chase & Company, I.H. Terwilliger, and J. W. and B. F. Whitner. They planted the first celery crops in 1896 and proved to others the immediate return it could produce for the grower. Celery was so successful that Sanford became known as "Celery City". The crop's importance was also acknowledged by the naming of one of the major thoroughfares out to the celery farms "Celery Avenue".

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Sanford continued to be at the center of a large portion of the transportation network. There were a number of packing houses and supply houses operating from Sanford, and the trucking industry also rose to the forefront of the local economy. When Seminole County was created from Orange County in 1913, Sanford became the new county seat and gained government as a new facet of its local economy.

After World War I, Florida experienced a land and development boom unequaled since the 1880s. Sanford expanded in many directions with new subdivisions and homes. The population went from 5,588 in 1920 to 7,262 in 1925, and to 10,100 in 1930. Most of the growth took place before the collapse of the Florida Land Boom in 1926.

The Depression of the 1930s damaged Sanford's economy considerably, as banks failed and more and more citizens were delinquent in paying their taxes. Agriculture kept the city afloat. Sanford was widely recognized as one of the state's most important areas for commercial vegetable production. Sanford farmers produced thirty vegetable items, more than any other farmers in the state. Cabbage, celery, and citrus were carried in the highest volume. The importance of the truck farming industry to Sanford and Florida in general was underscored when a system of State Farmers' Markets was established in the 1930s to help overcome marketing and shipping problems. In 1934, the city donated twenty acres on South French Avenue (outside the district) for the establishment of the state's first Farmers' Market. Other financial support in the 1930s was derived from federal public works projects which provided employment. Seminole Boulevard, along the lakefront, and several other road projects were completed.

With the onset of World War II, Sanford recovered, but wartime activity and changing economic and transportation patterns marked the end of its historic period of development and the beginning of a new period of growth and prosperity. Celery production began to decline, however, in the 1950s due to large scale farming in the Everglades. Sanford's small farms simply could not successfully compete with them, and the sobriquet of "Celery City" was dropped in 1974. Although the city never regained its pre-war level of

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activity, it continues to be a railroad and agriculture center. In recent years, Sanford has become a bedroom community for the expanding Central Florida metropolitan area.

Historic Significance:

Residential development in Sanford moved south from the central business core located on the waterfront. The primary residential section for Sanford in the late nineteenth century formed the basis of the present historic district. This section provided rooming houses, hotels, churches, and schools for the community. The residents ranged from business owners and clerks, who predominantly lived in the area near Palmetto and Magnolia Avenues, to railroad engineers, freightmen and conductors who lived in the western portion of the district around Myrtle, Laurel, and French Avenues.

Two primary areas developed in the 1880s. These included houses which were built between 1880 and 1894. The houses were concentrated around Palmetto and Magnolia Avenues, near Third, Fourth and Fifth Streets. There were several hotels and rooming houses which were established in this area. They include the Serrine House at 318 South Palmetto Avenue and The Gables on South Magnolia Avenue. The other section which developed during this period was along Oak and Park Avenues, between Third and Fifth Streets. This included the Van Deman rental houses at 510 and 513 South Oak Avenue. This area also included the sites of the major churches in the community, including the Holy Cross Episcopal Church, First Presbyterian Church, and the First United Methodist Church.

The development of the Sanford Historic Residential District moved ahead between 1895 and the beginning of World War I in 1914. The population had grown to 2,822 in 1905, and was 4,998 in 1915. In 1902 the remaining lands owned by the Florida Land and Colonization Company in the Sanford area had been acquired by W.J. Thigpen and Company. This company proceeded to sell lots and build houses for sale and rent. The remaining Sanford holdings at the Belair Grove were acquired by S.O. Chase in the same year. The district

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expanded to the south and was generally developed to Ninth Street. The area extended along Magnolia and Palmetto Avenues and out Myrtle, Elm and Laurel Avenues.

Such an expanding population demanded the building of more schools, and three major schools were built in the district during this period. A large, brick high school was built at 309 West Seventh Street in 1902 on a lot just south of a block that had been donated to the city as a park by Henry Sanford. In 1911, a new high school was built at 912 South Palmetto Avenue, and the old building became the Sanford Grammar School. East and west wings were added to the old school on Seventh Street in 1916. (The Sanford Grammar School was listed in the National Register in 1984; the 1911 high school was torn down in the 1970s, leaving only a 1930s addition which is excluded from the district because of its lack of architectural integrity.) Primary School #1, a one story, frame vernacular building, was erected at 519 South Palmetto Avenue between 1906 and 1912.

School construction was followed by several church edifices constructed in the northern portion of the district, around the main city park. The First Baptist Church was completed in November 1914 at 521 South Park Avenue; a new building for the First Presbyterian Church was completed on the site at 301 South Oak Avenue in 1915 to replace the original building which burned in 1914; and the Methodist Church at 419 South Park Avenue was completed in 1916, after the original church was moved south to accommodate the Sanford Woman's Club (Photo 9). These churches are massive, red brick buildings which create an important setting along Park Avenue as one leaves the Historic Commercial District and moves into the Historic Residential District (Photo 10).

The Historic Residential District was the location of the homes of a cross section of Sanford's middle class citizens, including one of the major celery growers, the president of the Peoples Bank of Sanford, and the president of the Zachery Crate and Novelty Works. Also included were grocers, merchants, clerks, and laborers. The railroads were represented in the neighborhood too. As before the

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freeze, most of the railroad workers lived near the rail yards to the west.

During the Florida Land Boom of the 1920s, the central residential area remained the focus of much residential construction as the celery fields and woods in the area south of Ninth Street gave way to houses, sidewalks, and yards. The new construction, primarily bungalows and apartment buildings, was concentrated in the southern area between Seventh Street and Thirteenth Street. By far the largest number of structures in the district were built during this period.

Several public institutions were expanded or established in the neighborhood at this time. The South Side School was built in 1923 in the undeveloped portion of town at 209 East Fourteenth Street (Photo 11). The Episcopal Church burned in 1925 and was replaced by a new parish hall and church in 1928 (Photo 12). In 1919 the Fernald House (listed in the National Register in 1987), at 500 South Oak, was donated to the city for a hospital. It was the main city hospital until the 1950s. Across the street, a public library was constructed in 1923 in the Mission Style (Photo 13).

Several large apartment buildings were also erected in the district in the 1920s. These residential buildings, with individual kitchens and living areas, were a departure from the old rooming houses. Several of these survive, including the apartments at 109 West Ninth Street (1923) and 612 South Park Avenue (1925), and the Langley Apartments at 611 South Park Avenue (1925).

The homes built during this period were also generally built for middle class residents, such as railroad men, clerks, bookkeepers, teachers, and small business owners. Several conductors and engineers lived on Elm Avenue during this period.

Only a few houses were built in the district during the economically depressed 1930s. The most distinctive building from this time was All Souls Catholic Church, built in 1933



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at 816 South Oak Avenue. Its construction marks the end of the district's period of significance.

ARCHITECTURAL SIGNIFICANCE:Architectural Context:

## VERNACULAR

Vernacular architecture is the common wood frame or masonry construction techniques of lay or self-taught builders. This type of construction is the product of the builder's experience, available resources, and responses to the local environment. Three distinctive types of vernacular architecture are the hall and parlor plan, the central hall plan, and the I-house. Working sometimes from the basic dimensions and floor plans provided in popular plan books, perhaps adapting them to the whims of the property owner, builders applied their own experience, the skills of their workmen, and the methods and materials of the period in the construction of unpretentious, serviceable residential buildings. Distinction was frequently added, however, by the modest application of design elements or decorative detail reflecting one of the high architectural styles then in vogue.

## QUEEN ANNE

As it developed in the United States, the Queen Anne style was almost exclusively domestic and was usually executed in wood frame. The Queen Anne was popular in Florida from approximately 1876 until 1910. The fully developed Queen Anne house is usually a two-story building, distinguished by asymmetrical massing and an elaborate use of shapes and textures designed to produce a highly picturesque effect. Vertical elements are separated by horizontal bands using various siding materials, such as stone, brick, weatherboard, and shingles. Steep gables, towers, pavilions, dormers, balconies, and wrap around verandahs often further enrich the building.

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Richard Norman Shaw (1831-1912), a successful designer of country homes, led a group of nineteenth century architects who named and popularized the style. Its name was inappropriate, for the precedents they used had little to do with the formal Renaissance architectural forms dominant during the reign of England's Queen Anne (1707-1714).

COLONIAL REVIVAL

Colonial Revival architecture resulted from a revival of interest in America's colonial architectural heritage, brought on by the Philadelphia Exposition of 1876. The style was derived from a combination of various elements from the Adam, Federal, and Georgian styles.

Colonial Revival houses are formal and balanced in design and plan, commonly having central stair halls and formal floor plans. Many had gable ends of brick, stone, or wood. Small classical columns are found on small front porches. Stylized colonial frontispieces are often the only decorative feature of otherwise plain exteriors.

A central entrance flanked by paired double hung sash windows with multiple lights characterize Colonial Revival houses. Construction materials range from wood frame clapboard to hollow clay tile and stucco. Exterior finishes are generally stucco with occasional examples of brick veneer.

PRAIRIE SCHOOL

The Prairie School style was developed in Chicago under the leadership of Frank Lloyd Wright. It is horizontal, characterized by a low hipped roof with low hipped dormers. Porches have low hipped roofs and are single story. Roofs are supported by either tapered wood columns on brick pedestals or large masonry pillars. Exterior finishes include clapboard, shingles, stucco, light colored brick, or concrete. Windows are hung in groups or bands, providing natural light in the interior. Window units are often wood casements or one over one, double hung sash. The plan of the Prairie house is informal. Activities are to "flow"

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from one living space to the next; porches and patios extend the interior spaces outside.

**BUNGALOW**

The Bungalow Style was developed by several California architects at the turn of the century, particularly Charles Sumner Greene and his brother Henry Mather Greene. The Bengali bengla, small wayside shelters along the roads of rural India during the nineteenth century, provided the inspiration for this style. Built to suit India's climate, major features include encircling porches, utilitarian construction, low horizontal features, and ventilation by means of bands of windows and axial door placement. Such design was well suited to the warm climates of California and Florida.

Bungalows are usually one to one-and-a-half story frame, rectangular buildings, sheathed with various materials. Masonry, however, is unusual. Occasionally they have a full second story covering one half of the area of the first floor. They have a shallow, sloping, usually gabled roof, the narrow gable end forming the facade. A gable over the front porch is often employed also. The gable end is often treated with stained wood shingles, board and batten, half-timbering over stucco, or large lattice roof vents. One of the most distinctive features is short heavy, battered and squared columns or heavy brick piers, often extending from the ground to the porch's eaves. Fenestration is asymmetrical except for two small windows flanking an exterior chimney. Double hung sash are frequently hung in groups of two or three; the upper sash is often divided vertically into several panes.

**MISSION**

The Mission Style was developed in California in the 1890s to emulate the Franciscan missions of the Spanish Colonial Period. This style incorporates stuccoed walls, tiled roofs, round arches, Spanish details, and open, spreading plans. Buildings are simple in form with little sculptural ornamentation. Curvilinear parapets, its most distinctive feature, are pronounced.

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SPANISH COLONIAL REVIVAL

The Spanish Colonial Revival style, popularized by the Panama-California Exposition in 1915, is more elaborate than the Mission Style. Distinguishing features include clay tile roofs, a stucco finish, arched windows and doors, arched walkways or loggias, and round or square towers. Casements and fanlight windows are common, along with the more common double hung sash. Ornamental ironwork is often used for window grilles and balconettes. Exterior colors are most often white, yellow-brown, and rose.

NEOCLASSICAL

The Neoclassical style was made popular by the World's Columbian Exposition held in Chicago in 1893, at which classical Greek forms were revived. It was used throughout the United States for public, commercial, and residential buildings from 1895-1950. The Neoclassical style is characterized by facades dominated by a full-height porch, with a flat or gabled roof, supported by colossal columns, typically Ionic or Corinthian. Porches sometimes extend across the entire facade. There is usually a central door and symmetrical, rectangular, sash fenestration.

ROMANESQUE REVIVAL

The Romanesque Revival was a style popularly used at the turn of the century for public buildings, such as schools, churches, and government buildings. It employs features associated with ancient Roman architecture, such as round arches at windows and entrances, and masonry exteriors. The buildings almost always have towers, usually round with conical roofs, but sometimes squared with pyramidal roofs.

Architectural Significance:

The most prevalent resources found in the district are vernacular. Simple Masonry Vernacular styles were used for the few commercial buildings located in the business area on South Sanford Avenue, in the northeast corner of the

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district (Photo 14). By far, the largest number of resources in the district are Frame Vernacular residences. There are three distinct types: the hall and parlor house, the central hall house, and the I house. These simple and functional types were common throughout the state and were utilized as quick and cheap housing for new arrivals and rentals. The nature of Sanford's history created a large demand for temporary and transient housing. Frame Vernacular residences are associated with the early settlement and pre-bungalow periods of Sanford. Many of these houses have survived, particularly on the west side of the district.

Hall and parlor houses found in Sanford are characterized by a gable roof and hall and parlor plan. They are one room deep and sometimes have an ell extending from the rear. The siding was board and batten at first and later drop siding. It is probable that this form evolved from log structures, and may in many respects resemble these earlier houses. The windows are usually 2/2 double hung sash. This type has several variations where T-shaped or L-shaped houses evolved as additions were added. Examples of such houses in the district include: the C.M. Ward House (pre-1884), 306 S. Elm Avenue, which is an ell shaped, hall and parlor house with a bracketed hood and small shed porch (Photo 15).

Large, frame vernacular, four room, central hall houses which had antebellum antecedents were common in Florida as rooming houses and inns. The massive houses usually had large central halls with at least two rooms on either side. The Sirrine House (pre-1887) at 318 South Palmetto is one of the earliest hotels surviving in the community, and features a large cross gable and simple five bay facade with a two-room deep plan (Photo 16). The Van Deman House (1884-1887) at 513 South Oak Avenue is in the same tradition, with Gothic Revival influences. This house has a two-room, central hall plan and large recessed gallery (Photo 17). The Bothamley rental house (1906) at 703 South Oak Avenue is an ell shaped, central hall house with Queen Anne details (Photo 18).

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Sanford's I-houses are one room deep, two story gable roofed buildings. They usually have a central hall, two room design, although some have a hall and parlor plan. They usually have a single story verandah and a one story kitchen wing. Those without wings originally had detached kitchens. In some instances, the houses had small balconies in the center of the facade above the porch. These structures were generally built in the late nineteenth century. The Woodbridge House (pre1887) at 306 South Palmetto Avenue is an example of this style in the district (Photo 19).

The Queen Anne Style was the most common late nineteenth century house form found in Florida, but because Sanford was a transient town, it was never used there to a high degree. A fairly simple, two story, side hall house with bracketed gallery was common throughout Florida in the late nineteenth century. There are several examples of this variation of the Queen Anne Style in the district, including the Wheeler House at 603 S. Oak, which has a side hall, and decorative bargeboards and brackets (Photo 20).

Queen Anne style houses are also characterized by the use of steeply pitched gables and multiple types of siding, usually a combination of wood shingles and drop siding. The porches feature turned posts and balusters with cut brackets and sometimes turned spindlebands. Gable ends feature decorative bargeboard trim and spindlework, many times in a simulated wagon wheel or fan style. Its most distinctive feature is a turret with a conical roof. Modest examples in the district include the W.S. Brown House (1894) at 420 South Oak Avenue which features turned posts and elaborate bargeboard details (Photo 21); and the Bothamley rental house (1908) at 915 South Park Avenue, a classic side hall plan house with elaborate bracketing and spindlework on the porch (Photo 22). The ell shaped John Musson House at 601 South Palmetto Avenue was built in 1912 and displays simple Queen Anne details in the bargeboards and on the porch (Photo 23). All Souls Convent (pre 1890) at 902 S. Oak Avenue has turned posts with decorative brackets (Photo 24). The large T.J. Miller House (c1900) at 801 South Park Avenue is one of the most elaborate homes in the district, and features the highest development of the Queen Anne style in

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the city. It has a large rounded corner bay, Palladian windows, and a broad, curving porch (Photo 25).

The Colonial Revival Style in the district represents a marked change in taste from the Queen Anne. The examples in the district were associated with the permanent residents, rather than the transient segment of the community. This style was primarily built between 1895 and 1920. The characteristics of the style in Sanford include the asymmetrical plan and wrapped verandahs. Many featured hipped roofs which may have had intersecting, pedimented gables. Exterior details include the use of Palladian windows or attic vents, dentiled cornices, turned wood porch columns with Tuscan or Corinthian capitals, and dormers. Porches and balconies featured fat, turned balusters. The interiors of these houses had irregular plans, but featured simple baseboards and cornices. The main features were room dividers or fireplace mantles which featured Colonial motifs.

The J.C. Bennett House (1912), at 715 South Magnolia Avenue, is a large, hipped roof house, with paired colonial column details on the porch (Photo 26). The A.P. Connelley House at 609 S. Palmetto is one of the district's few examples of Dutch Colonial Revival style (Photo 27).

The Prairie School influence in vernacular housing types is not common in Sanford, although there are a few hip roofed houses which exhibit the roots of this modern twentieth century style. The house is characterized by a low hipped roof with low hipped dormers. The windows are paired and usually set in a two bay arrangement, although a three bay arrangement with a central bay incorporating a pivot or casement window occurs. The porches are single storied with a low hipped roof. The roofs are supported by either tapered wood columns on brick pedestals or large, square masonry pillars. The siding is usually clapboard, but shingles were used on several houses of this type, as was stucco.

The A.D. Zachery House (1913), at 812 South Magnolia Avenue, is an excellent example of the style (Photo 28). It features low hipped roofs and massive piers with large,

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simple balustrades on the porch. There are grouped windows and Craftsman details on the interior. This house was built by A. D. Zachery, the owner of a building supply company in Sanford. The First Baptist Church (1914), at 521 South Park Avenue, is a simple, flat roofed building which features the influence of the simplistic Prairie School influence (Photo 29). It is a departure from the usual Colonial Revival Baptist churches commonly built in Florida.

The Bungalow Style was a popular style built throughout America from 1910-1930. It was used in the district from 1915-1926. The style features Craftsman style bracketing, low gabled roofs, and informal floor plans. These houses appear throughout the district as infill construction and in the areas which expanded during the 1920s to the south. The bungalows of Sanford are typically one story, gable frame houses which date from c1915 through c1930. These houses have porches of one or two bays covered by a gable roof supported by square, tapered wood posts on brick bases and brick balustrades. The windows are generally paired or grouped with 3/1 double hung sash, multiple/1 double hung sash, or wood casements. By the late twenties, window types changed to 6/1 double hung sash. The houses typically had wide eaves, flat bargeboards with diamond shaped blocks resembling ends of rafters attached, and large brackets. Most of the bungalows had fireplaces which became as much a design feature as a functional part of the home.

The C.R. Kirtley House (1921), at 1012 South Magnolia Avenue, is a particularly good example of the style (Photo 30). The A.W. Smith House (1925), at 1220 South Magnolia Avenue, is a type which is variously described as the Airplane Bungalow or Camelback Bungalow (Photo 31). This is probably the most highly styled house in the district.

Public architecture dominates the northern section of the district. The churches and schools are of particular importance to the district because they provided central locations for community activities. The Methodist Church (1916), at 419 South Park Avenue, is a Neoclassical style building featuring a massive dome and porticoes (Photo 32). It is typical of the auditorium style, corner plan churches from this period. Holy Cross Episcopal Church is an



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important Spanish Colonial Revival building, built in 1928 to replace the Richard Upjohn designed building which burned in 1925 (Photo 12). All Souls Catholic Church, built to replace an old building, also is Spanish in character (Photo 33). These buildings are unusual in that Spanish styles are fairly uncommon in Sanford. The styles were not as popular as they were in many boom towns in Florida, perhaps because Sanford developed out of its transportation and agricultural industries, rather than out of tourism and land development.

The most significant example of public architecture is the Sanford Grammar School (1902), at 309 W. 7th Avenue, (listed in the National Register in 1984). This building features a large central tower and round arched brick windows in the Romanesque Revival tradition (Photo 34). It is flanked by two one-story 1916 Prairie School Style additions. The Old Public Library, now the Cultural Arts Center, is built in the Mission Style, and is another rare example of a Spanish style in the community (Photo 13).

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- 1
  - 1) Sanford Residential Historic District
  - 2) Sanford, Seminole County, Florida
  - 3) Barbara E. Mattick
  - 4) April 1989
  - 5) Bureau of Historic Preservation, Tallahassee, FL
  - 6) S. Oak Ave.; camera facing S
  - 7) 1 of 34
  
- 2
  - 1-5) Same as for Photo 1
  - 6) Intersection of S. Myrtle Ave. & W. 6th St.;  
camera facing SE
  - 7) 2 of 34
  
- 3
  - 1-5) Same as for Photo 1
  - 6) South Side School from intersection of S. Magnolia  
Ave. & E. 14th St.
  - 7) 3 of 34
  
- 4
  - 1) Sanford Residential Historic District
  - 2) Sanford, Seminole County, Florida
  - 3) Philip A. Werndli
  - 4) August 1987
  - 5) City of Sanford, Planning Department
  - 6) S. Park Ave., showing Holy Cross Episcopal Church  
and the First Methodist Church; camera facing  
SE
  - 7) 4 of 34
  
- 5
  - 1-5) Same as for Photo 1
  - 6) City Park at intersection of S. Oak Ave. &  
5th St.; camera facing NE
  - 7) 5 of 34

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- 6 1-5) Same as for Photo 1  
6) South Side Park from intersection of S. Magnolia Ave. & E. 14th St.; camera facing NE  
7) 6 of 34
- 7 1-5) Same as for Photo 1  
6) First Baptist Church Education Building (noncontributing), from intersection of S. Magnolia Ave. & E. 6th St.; camera facing NW  
7) 7 of 34
- 8 1-5) Same as for Photo 1  
6) Noncontributing buildings at NE corner of the intersection of S. Park Ave. & 11th St.; camera facing NE  
7) 8 of 34
- 9 1-5) Same as for Photo 1  
6) Woman's Club of Sanford, 311 S. Oak Ave., west elevation; camera facing SE  
7) 9 of 34
- 10 1-5) Same as for Photo 1  
6) W. 3rd St. (northern boundary), showing N elevation of the First Presbyterian Church; camera facing E  
7) 10 of 34
- 11 1-5) Same as for Photo 1  
6) South Side School, 209 E. 14th St., N elevation; camera facing S  
7) 11 of 34
- 12 1-5) Same as for Photo 4  
6) Holy Cross Episcopal Church, 401 S. Park Ave., W & N elevations; camera facing SE  
7) 12 of 34

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- 13 1-5) Same as for Photo 1
- 6) Cultural Arts Center (Old Library), N elevation;  
camera facing S
- 7) 13 of 34

- 14 1-5) Same as for Photo 1
- 6) S. Sanford Ave., showing commercial properties;  
camera facing S
- 7) 14 of 34

Items 1-5 are the same as for Photo 4 for the remaining  
photographs.

- 15 6) C.M. Ward House, 306 S. Elm Ave., E elevation;  
camera facing W
- 7) 15 of 34

- 16 6) Sirrine House, 318 S. Palmetto Ave., E elevation;  
camera facing W
- 7) 16 of 34

- 17 6) E.B. Van Deman House, 513 S. Oak Ave., W & S  
elevations; camera facing NE
- 7) 17 of 34

- 18 6) Bothamley Rental House, 703 S. Oak Ave.,  
W elevation; camera facing NE
- 7) 18 of 34

- 19 6) Woodbridge House, 306 S. Palmetto Ave.,  
E elevation; camera facing W
- 7) 19 of 34

- 20 6) Wheeler House, 603 S. Oak Ave., E elevation;  
camera facing SE
- 7) 20 of 34

- 21 6) W.S. Brown House, 420 S. Oak Ave., E elevation;  
camera facing W
- 7) 21 of 34

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- 22 6) Bothamley Rental House, 915 S. Park Ave., W & S elevations; camera facing NE  
7) 22 of 34
  - 23 6) John Musson House, 601 S. Palmetto Ave., W elevation; camera facing E  
7) 23 of 34
  - 24 6) All Souls Convent, 902 S. Oak Ave., E elevation; camera facing SW  
7) 24 of 34
  - 25 6) T.J. Miller House, 801 S. Park Ave., W & N elevations; camera facing SE  
7) 25 of 34
  - 26 6) J.C. Bennett House, 715 S. Magnolia Ave., W elevation; camera facing E  
7) 26 of 34
  - 27 6) A.P. Connelly House, 609 S. Palmetto Ave., N & W elevations; camera facing SE  
7) 27 of 34
  - 28 6) A.D. Zachery House, 812 S. Magnolia Ave., E elevation; camera facing W  
7) 28 of 34
  - 29 6) First Baptist Church, W & S elevations; camera facing NE  
7) 29 of 34
  - 30 6) C.R. Kirtley House, 1012 S. Magnolia Ave., E elevation; camera facing W  
7) 30 of 34
  - 31 6) A.W. Smith House, 1220 S. Magnolia Ave., E elevation; camera facing W  
7) 31 of 34



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- 32 6) First Methodist Church, 419 S. Park Ave.,  
W & S elevations; camera facing NE
- 7) 32 of 34
  
- 33 6) All Souls Catholic Church, 816 S. Oak Ave.;  
E elevation; camera facing W
- 7) 33 of 34
  
- 34 6) Sanford Grammar School, 309 W. 7th St.,  
N elevation; camera facing SE
- 7) 34 of 34