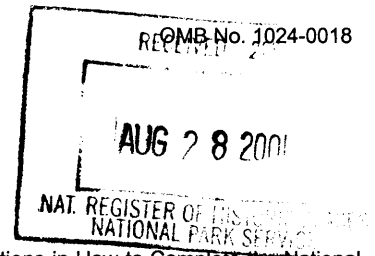


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1083



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name SANCHEZ FARMSTEAD

other names/site number Sanchez Homestead FMSF# SJ2564

2. Location

street & number 7270 Old State Road 207 N/A  not for publication

city or town Elkton  vicinity

state FLORIDA code FL county St. Johns code 109 zip code \_\_\_\_\_

3. State/Federal Agency Certification

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

*Jane Snyder Matthews* 8/20/2001  
Signature of certifying official/Title Date

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

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

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

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

4. National Park Service Certification

I hereby certify that the property is:

<input checked="" type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	<u>Entered in the</u>	<u>10/12/01</u>
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	<u>National Register</u>	
<input type="checkbox"/> removed from the National Register.	_____	
<input type="checkbox"/> other, (explain) _____	_____	

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
5	0	buildings
1	0	sites
3	0	structures
0	0	objects
9	0	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

"N/A"

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

VACANT

VACANT

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER: Frame Vernacular

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE/BRICK

walls WOOD

\_\_\_\_\_

roof METAL

other WOOD SHINGLES

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

- AGRICULTURE
- ARCHITECTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1883-1929

**Significant Dates**

1883  
1900  
1910

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Sanchez, John, and Langdale, The Rev., Builders

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

- preliminary determination of individual listing (36 CFR 36) 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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository  
# \_\_\_\_\_

# \_\_\_\_\_

Sanchez Farmstead  
Name of Property

St. Johns Co., FL  
County and State

### 10. Geographical Data

Acreage of Property approx. 8 acres

#### UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	5	3	7	2	0	3	2	8	9	6	4	0
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Paul Weaver/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date August 2001

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

city or town Tallahassee state Florida zip code 32399-0250

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name James Browning

street & number P.O. Box 1729 telephone 904-285-3430

city or town Vedra Beach state FL zip code 32082

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 **SANCHEZ FARMSTEAD, SPUDS, ST. JOHNS  
COUNTY, FLORIDA**

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**SUMMARY**

The Sanchez Farmstead is located in St. Johns County, Florida. The property is a part of the unincorporated community of Spuds, and in the vicinity of Elkton approximately five miles to the north. The farmstead is a historic building complex consisting of a two-story frame dwelling and agricultural outbuildings. The main house was originally constructed in 1883 with a second story addition completed about 1900. The house has a square ground plan, rests on a combination of coquina stone and brick piers, is clad with drop siding, and has a pyramidal roof finished with galvanized sheet metal in a V-crimp pattern. Other historic resources include a detached kitchen, two-story barn, corn crib, a smokehouse, a garage, an outhouse, a well, and a milking barn ruin. The farmstead is located on approximately 8 acres of land.

**SETTING**

The unincorporated community of Spuds is located 15 miles west of St. Augustine, around the intersection of State Road 207, and Old State Road 201. The Florida East Coast Railroad between Palatka and St. Augustine passes within yards of the north of the property. A platform for loading agricultural products was beside the rail road tracks. Spuds was a major St. Johns County shipping point for potatoes and turpentine in the early 20<sup>th</sup> century. The Sanchez Farmstead is located adjacent to a portion of Old State Road 207 on a rural, 8 acre parcel (Photo #1). The property encompasses an agricultural complex including a main dwelling house, six historic wood frame outbuildings, and a well. A dirt double track road runs east/west from Old Highway 207, and turns south, running between the main house on the west and outbuildings on the east. The site includes historic wire fencing, mature stands of live oaks, palms, camellias, azaleas, and several orange and pear trees, and other indigenous plants. The property is bounded on the north by Holy Branch, a tributary of the St. Johns River. The Spuds community is a loosely associated grouping of homes and fields. Miles of cultivated fields surrounds the community.

The landscape of the Sanchez Farmstead has changed since it functioned as a farm. The original acreage has been reduced from forty acres to eight. Without active cultivation in recent years much voluntary tree growth has taken place. The main access dirt road along the northern boundary, bordering the Holy Branch, and the open pasture and chicken yard retain their historic character. A ruin of a barn is at the eastern corner of the pasture area. The building complex is in fair to deteriorated condition, and its integrity is good. It is largely unaltered in the last fifty years.

**PHYSICAL DESCRIPTION**

The main two-story house is a frame vernacular building with an almost square footprint. The pier foundations are of coquina stone and brick (Photo #2). The exterior is horizontal, drop siding with corner boards. Windows are double-hung, wooden sashes with 6/6 lights on the first floor (Photo #3), and 2/2 lights on the second, reflecting the latter addition. The main roof is a pyramidal type with V-crimp metal covering. Eaves

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COUNTY, FLORIDA**

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extend beyond the main body of the house and are boxed with soffit and fascia. A tapered brick chimney with a corbelled cap pierces the eaves at the north elevation (Photo #4). The chimney has been finished with stucco.

The main façade faces north onto a dirt path that bisects the farm complex (Photo #5). The façade is dominated by a two-story porch that is supported by square chamfered columns (Photo #6). Hand-railings with square balusters are at each story. The second story porch does not extend out as far as at the first story. A pent roof shelters the first story porch, and a hip roof shelters the second story porch. The house interior arrangement follows the four-square plan with a central stair-hall. The first floor has a parlor and three bedrooms. Floors are constructed of heart pine, and historic baseboards, doors, and window trim are retained throughout the first floor (Photo #7). The front parlor at the northeast corner of the building contains a fireplace and diagonal wainscoting (Photo #8). Damaged plaster wall and ceiling finishes have been removed exposing wood framing that consists of milled two by four pine boards (Photo #9). A stairway with simple newel posts, hand rail and balusters connects the first and second floors (Photo #10). The second floor has four bedrooms, symmetrically organized around the central hall. Though constructed around 1900, the second floor contains baseboards, and window and door trim similar to those on the first floor. Walls and ceilings are finished with painted beaded board tongue and groove siding (Photo #11).

### **Outbuildings**

In addition to the main house, the farm complex includes four outbuildings, three structures, and one site. The outbuildings include a kitchen, barn, garage and two-hole outhouse. The structures include the corncrib, smoke house, and well. The site is the ruin of a milking barn. The barn, corncrib, and garage are aligned on the east side of the bisecting dirt road, directly across from the main house. The kitchen, smokehouse, well, and outhouse are close to the west of the house. The building complex is grouped in the northeast corner of the historic property, while the fields had been located to the south. The barn, corncrib, and garage are constructed with vertical boards, and galvanized metal roofs. The kitchen and smokehouse is finished with shingles. Original wooden shingles on the smokehouse are revealed under a damaged portion of metal roof.

### **Kitchen**

The kitchen is a side gabled one-story frame building constructed c.1910 (Photos #12,13). It consists of brick pier foundation; shingle exterior finish; a shed roofed porch. The roof surface is galvanized sheet metal. A breezeway with metal roof supported by round cypress posts connects the kitchen's porch to the house. The breezeway has a pier foundation, wooden deck, exposed truss system, and rough cut sheathing boards. An exterior, tapered brick chimney is located in the south gable end. The interior is open and contains a kitchen and dining area.

### **Barn**

The barn is a two-story frame structure constructed c.1910 (Photos #14,15). The structural system is timber frame with vertical board sheathing. The roof is a gable type with a secondary shed roof over a one-story,

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south wing. Both roofs are surfaced with galvanized sheet metal. The sheet metal has a V-crimp pattern on the main roof and is corrugated on the south wing. The main block of the barn is three bays wide with an open central bay at the first story level. At the second story level is a hayloft. The interior contains stalls and implement storage areas.

**Corn Crib**

The corncrib is a one-story frame structure constructed c.1910 (Photo #16). The crib rests on a brick pier foundation and has a vertical board exterior. The front gable roof is surfaced with galvanized sheet metal in a V-crimp pattern. The interior is an open bay.

**Smokehouse**

The smokehouse is a one-story frame structure constructed c.1910 (Photos #17,18). It is finished with shingles. The smokehouse has a front gable roof finished with galvanized metal in a V-crimp pattern over original wood shingles. The interior is an open bay.

**Outhouse**

The outhouse is a one-story frame building constructed c.1910 (Photo #19). It is finished with drop siding. It has a side gable roof with a V-crimp metal roof.

**Garage**

The garage is a one-story frame building constructed c.1926. It is finished with vertical board siding. It has a gable roof with a V-crimp metal roof. Hinged doors provide access to the interior that is one bay wide.

**Well**

Adjacent, to the north of the house and kitchen, is the well (Photo #20). A circular brick walled structure approximately three feet in diameter and three feet high is surfaced with cement. A wooden arm to lift a bucket from the well pivots from the top of a vertical wooden post (Photo #4).

**Milking Barn Ruin**

The ruin is of a collapsed wooden building with metal roof (Photo #23). The ruin is located to the west of the building complex, and at what had been the juncture between the fence line separating the pasture from the chicken yard. No archaeological investigation has been done. Its presence and location contributes to understanding the land use, circulation and organization of agricultural activity that took place on the Sanchez Farmstead.

The farm landscape is greatly reduced from peak production times in the early twentieth century. Within the current 8 acre property are several features that retain the character of the historic agricultural activity. The main access road runs from the Old State Road 207 on the western edge of the property, almost due east to the

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building complex (Photo #21). The access road is unpaved and lined in parts with old oak trees. These trees and denser undergrowth are along the north side of the road, in the lower wet land along the Holy Branch which forms the northern property boundary. A wire fence with wooden posts lines the access road along its southern edge. Directly south of the building complex is an open area that had served as the chicken yard, which was separated by a wire fence from cattle pasture (Photo #1)(see site map). The chicken yard extended around the west side of the kitchen. The cattle pasture continued toward the west until interrupted by the fence boundary along Old State Road 207, and boundary fence along the south. Some recent trees have grown within the pasture area, but it largely remains open (Photo #22). To the west of the building complex, where the pasture meets the chicken yard, is the ruin of a milking barn (Photo #23). Directly west of the building complex, bordered by the access road on the north, the pasture on the south, and property boundary fence on the west, is an overgrown strip of land that had been an orange grove (Photo #24). The owner intends to replant citrus trees within this area. A large number of the fence posts that separated the pasture, chicken yard, and grove areas remain to help define these areas of land use.

**ALTERATIONS**

The main alteration to the buildings has been the second floor addition to the main house, completed about 1900. The grove area has overgrown so as to lose its character, but the circulation patterns around the buildings, pasture and chicken yard remains and these areas of land use are discernable. The property is currently vacant.



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**SUMMARY**

The Sanchez Farmstead in St. Johns County, Florida, is nominated to the National Register at the local level under Criteria A and C in the areas of Agriculture and Architecture. The Sanchez Farmstead is associated with the expansion and development of commercial agriculture into western St. Johns County during the late nineteenth century. It is one of the earliest and best examples of a small farm complex in rural St. Johns County. The property, particularly the outhouse, well, and milking barn ruin, may have archaeological significance, but no archaeological investigations have been conducted to substantiate their potential to yield information.

**HISTORIC CONTEXT**

St. Johns was one of Florida's first two counties, established July 21, 1821. St. Johns County includes St. Augustine, the nation's oldest continuously settled city. Colonial development in the county was concentrated along three navigable rivers, the Tolomato, Matanzas, and St. Johns.<sup>i</sup> This trend of development continued after the United States acquired Florida from Spain in 1821. The economy of Antebellum Florida was based on the plantation system and the production of cotton and tobacco. St. Johns County, with its lowlands, its inaccessibility, and its sandy soils, was not an area of extensive plantations such as those of Middle and West Florida. By 1860 it contained only three plantations with more than thirty slaves. Small plantations and subsistence farms were the principal agricultural organizations. Timbering and turpentine production were important to the local economy.<sup>ii</sup>

The Civil War diminished economic conditions in St. Augustine and St. Johns County because many of the male residents of the county had abandoned their farms and joined the Confederate Army. Following the war, St. Johns County retained a backward economy based largely on subsistence agriculture. Geographic isolation, a lack of marketable cash crops, and the absence of adequate transportation facilities inhibited economic development. While the population of Florida increased by one-third between 1860 and 1870, the population of St. Augustine and St. Johns County declined to less than that of 1830. In 1869, the main cross county road was a primitive stage route from Picolata to St. Augustine, where one observer noted hardly a dozen houses<sup>iii</sup>

In 1870 the St. Johns Railroad completed a line from Toco to St. Augustine following the route of a mule drawn tram which the company had begun in 1858. An even more important railroad, the Jacksonville, St. Augustine and Halifax, reached St. Augustine in 1883. The construction of railroads marked a new period in the history of St. Johns County. It served as a catalyst for the revitalization of St. Augustine and for the growth of the economy and population of the county.<sup>iv</sup>

Most communities in western St. Johns County initially developed or significantly expanded as a result of railroad construction and the hotel and real estate developments of Henry Flagler in St. Augustine. Principal among them was Hastings, established in 1890 by Thomas Hastings, a cousin of Flagler. Flagler promoted Hastings as an experimental farm and source for fresh produce for his hotels. It was thereafter the site of a Florida East Coast Railway station, and during the 1920s became an important center for the cultivation of potatoes.<sup>v</sup> In 1917, the construction of the Dixie Highway, a brick road running from St. Augustine to Hastings, further

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augmented transportation in the county. The railway and roadways fostered the growth of commercial agriculture. The largest potato production was from the communities of Hastings, Spuds, Elkton and Tocoï in the western part of the county.<sup>vi</sup>

In the 1880's, the early Spuds community was known as Holy Branch, named for the stream that forms the northern boundary of the Sanchez property. The Holy Branch post office was established there September 25, 1886, and the train stopped at a loading dock.<sup>vii</sup> The post office closed the next year and mail deliveries were made from the nearby community of Armstrong. The application of the 1886 post office included a map showing the community at the crossroad of the railroad and a "wagon road" (see Figure 1). The wagon road to the south of the crossroad ran to the southeast. The Holy Branch community was predominantly Catholic and a Father Langlade established the St. Ambrose Parish in the 1870s. Father Langlade was a carpenter and helped construct several buildings in the area including the Sanchez House. He also started a school at Moccasin Branch, a mile to the north, where the Sanchez children attended. Spuds became the name for the community when a post office was reestablished in 1911. The name recognized the potato as the dominant crop to area farmers. In the early twentieth century, the property directly north of the Sanchez Farm and beside Old Highway 207 became a commercial center for the extraction of turpentine. The Spuds Turpentine Company operated a still there, directly south of a community store, and the Whitehouse Barrel Company had a barrel factory near the loading dock. Both provided employment to laborers. Several tenant house ruins are beside the railroad tracks. Thousands of barrels of potatoes were shipped from Spuds. By the 1940s, the turpentine industry declined, but farming remained strong in the region. The barrel plant was converted to potato packing, and a second packing building was constructed next to the loading dock. During World War II, a German prisoner of war camp was located beside Highway 207 less than a mile south of Spuds. The prisoners provided farm labor.

**HISTORIC SIGNIFICANCE**

The Sanchez Farmstead is significant for its association with the development of commercial agriculture in the western St. Johns County area, near the settlements of Elkton and Spuds (See 1892 map). The individual responsible for the homestead was John Henry Sanchez, a great-grandson of Jose Josef Sanchez de Ortigosa, a well-known cattle rancher in the Diego Plains area north of St. Augustine during the late First Spanish Period. John Henry Sanchez was born April 27, 1856 at or near Palatka, Florida, to Mauricio del Carmen Sanchez and Maria Oliveros.<sup>viii</sup> The Sanchez House in Palatka, built by his father about 1853, is one of the oldest in that city.<sup>ix</sup> After the Civil War, Sanchez moved to St. Johns County, and in July 1879, John Henry purchased from Rachel and Henry Guillard forty acres of land in what is now Spuds. The deed mentioned that buildings were included in the transaction. Sanchez probably lived in one of these buildings prior to the construction of the first floor of the present residence about 1883.<sup>x</sup> In 1883 he married Agnes Weedman, a descendant of the Rogero and Pomar families, who had come to Florida during the British period from the island of Menorca.<sup>xi</sup>

Sanchez became one of the pioneer farmers in the agricultural lands of western St. Johns County. The Sanchez and Masters families were the primary land owners in the small community populated largely by settlers of Minorcan descent. Initially, Sanchez cultivated oranges during the citrus boom of the late nineteenth century.

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After the devastating freeze in the winter of 1894-1895, he diversified his plantings although he never abandoned citrus cultivation. Some of the original sour orange trees remain on the property. At one time he cultivated and produced 175 products on his farm at Spuds. Like most other farmers in the area, his most important commercial crop was potatoes.<sup>xii</sup> In 1905, Sanchez leased a right-of-way across his land to the Hilman-Sutherland Company, a lumber company involved with turpentine production.<sup>xiii</sup>

Sanchez and his wife reared nine children at their farm. The children were Clarence, Joseph, Charlie, Maurice, Raphael, Eugene, Hattie, Antonia and Rosa. The size of the family necessitated the second story addition which, judging from the materials used and the birth of the last Sanchez children, occurred around 1900.<sup>xiv</sup>

In June, 1924, John Henry and Agnes Sanchez conveyed the property to their three single daughters, Hattie, Antonia, and Rose Catherine, but remained in residence until their deaths. Sanchez died on September 18, 1926, and Agnes, died three years later. Hattie Sanchez retained ownership of the property until her death in 1985 at age 97. The property is currently owned by James Browning, Sanchez's great-grandson.<sup>xv</sup>

**ARCHITECTURAL CONTEXT**

Frame vernacular construction techniques and forms are used by lay or self-taught builders. Such building traditions resulted from the builder's experience, available resources, and responses to the local environment. The industrial revolution permitted a standardization of building materials and parts that exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and styles throughout the country, and railroads provided affordable distribution of manufactured building products.

Frame vernacular architecture in Florida exhibited common features. From the end of the Civil War until about 1910, frame vernacular architecture was characterized by the balloon-frame method of construction.<sup>xvi</sup> Foundations in Florida were usually piers built of brick, local stone, or tree trunk sections. Exterior cladding was clapboard, lap siding, or board-and-batten. Local mills were located wherever lumber was plentiful. Windows, doors and metal hardware were available from regional supply urban centers. Porches were a universal feature. During most of the nineteenth century, roofs were surfaced with wooden shingles, but metal roof surfacing, including ornamental metal, became common in Florida during the period.<sup>xvii</sup>

There were many conventional vernacular house forms and floor plans. A symmetrical form was known as a four-square Georgian, or a hall and parlor plan. Four corner rooms were bisected by a central hall with main door. When the hall was large enough to serve as a living space, and contained a stairway to a second floor, it was known as a stair-hall. The adjacent rooms often shared an internal chimney with back-to-back hearths. The form always included a pyramidal hip roof.

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**ARCHITECTURAL SIGNIFICANCE**

The Sanchez Farmstead is an early and excellent example of a farm complex in St. Johns County. Agriculture has been the principal economic activity in St. Johns County, and the Sanchez Farm was a major producer in one of the key agricultural production terminals of the county in the early twentieth century. Historic family farm complexes are rare in St. Johns County and Florida, and the Sanchez farm complex retains a high degree of integrity.

The Sanchez House is an early and excellent example of vernacular architecture. Built in the Georgian four-square form, the house has a large central stair-hall with four corner rooms. Historic doors, windows, flooring, trim, wainscoting, and some hardware remain. Rather than internal chimneys the house has one external chimney at the north gable. The Sanchez dwelling house combines indigenous coquina piers with milled wooden materials.

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<sup>i</sup>. Allen Morris, **The Florida Handbook, 1979-1980**, (Tallahassee: The Peninsular Publishing Company, 1980), p. 340; Historic St. Augustine Preservation Board, **Historic Properties Survey of St. Johns County**, (St. Augustine: Historic St. Augustine Preservation Board, St. Augustine, FL, 1985), pp. 31-33.

<sup>ii</sup>. Historic St. Augustine Preservation Board, **Historic Properties Survey**, pp. 31-33.

<sup>iii</sup>. *ibid.*

<sup>iv</sup>. *ibid.*

<sup>v</sup>. *ibid.*

<sup>vi</sup>. *ibid.*

<sup>vii</sup> Southeastern Archaeological Research, Cultural Resource Survey, June 1999: p7.

<sup>viii</sup>. St. Augustine Historical Society, Biographical Files, Sanchez Family.

<sup>ix</sup>. Florida Master Site File, 8PU503.

<sup>x</sup>. Clerk of the Circuit Court, St. Johns County, Record Section, Deed Book Y, pages 410-412.

<sup>xi</sup>. St. Augustine Historical Society, Biographical Files, Sanchez Family.

<sup>xii</sup>. *Ibid*; **St. Augustine Record**, September 18, 1926; September 19, 1926; September 20, 1929.

**United States Department of the Interior  
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Section number     8     Page     5     **SANCHEZ FARMSTEAD, SPUDS, ST. JOHNS  
COUNTY, FLORIDA**

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xiii Southeastern Archaeological Research, Cultural Resource Survey, June 1999: p6.

xiv. *ibid.*

xv. *ibid*; **St. Augustine Record**, September 18, 1926; September 19, 1926; September 20, 1929.

xvi. *ibid.*

xvii. *ibid.*

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number   9   Page   1   **SANCHEZ FARMSTEAD, SPUDS, ST JOHNS  
COUNTY, FLORIDA**

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Section number 10 Page 1 **SANCHEZ FARMSTEAD, ST. JOHNS CO., FL**

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**VERBAL BOUNDARY DESCRIPTION**

Lot 11, part of NW ¼ of NW ¼, lying S of Holy Branch and SE'ly of R/W Old SR #207 OR643/566 & 646/260 (Life Estate) OR1090/668 (see site map)

**BOUNDARY JUSTIFICATION**

The boundary is a portion of the property historically associated with the Sanchez Farmstead.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 1 **SANCHEZ FARMSTEAD, SPUDS, ST. JOHNS  
COUNTY, FLORIDA**

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**PHOTOGRAPHIC LIST**

1. Sanchez Farmstead, 7270 Old State Road 207
2. St. Johns County, Florida
3. Paul Weaver
4. June 2000
5. Historic Property Associates, St. Augustine
6. Main house, looking north
7. Photo #1 of 24

Items 1-5 are the same for the following photographs.

6. South elevation of main house, looking north
7. Photo #2 of 24
  
6. Detail of first floor window sash, looking north
7. Photo #3 of 24
  
6. Main house, covered walk to kitchen, well, looking south
7. Photo #4 of 24
  
6. South and east elevations of main house, looking northwest
7. Photo #5 of 24
  
6. Two story porches on east elevation, looking north
7. Photo #6 of 24
  
6. Main wooden door and wainscoting, looking east
7. Photo #7 of 24
  
6. Northeast parlor on first floor, looking northwest
7. Photo #8 of 24
  
6. Southwest bedroom on first floor, looking south
7. Photo #9 of 24
  
6. Second floor central hall, door onto porch, looking east
7. Photo #10 of 24



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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 2 **SANCHEZ FARMSTEAD, SPUDS, ST. JOHNS  
COUNTY, FLORIDA**

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6. Southeast bedroom on second floor, looking south  
7. Photo #11 of 24

6. Kitchen with covered walk, looking southwest  
7. Photo #12 of 24

6. North elevation of kitchen, looking southwest  
7. Photo #13 of 24

6. Barn, looking east  
7. Photo #14 of 24

6. South elevation of barn, looking north  
7. Photo #15 of 24

6. Corn crib, looking northeast  
7. Photo #16 of 24

6. Smokehouse, looking east  
7. Photo #17 of 24

6. Smokehouse roof, looking north  
7. Photo #18 of 24

6. Outhouse, looking north  
7. Photo #19 of 24

6. Well, looking east  
7. Photo #20 of 24

6. Main access road, looking west  
7. Photo #21 of 24

6. Pasture area, looking east  
7. Photo #22 of 24

**United States Department of the Interior  
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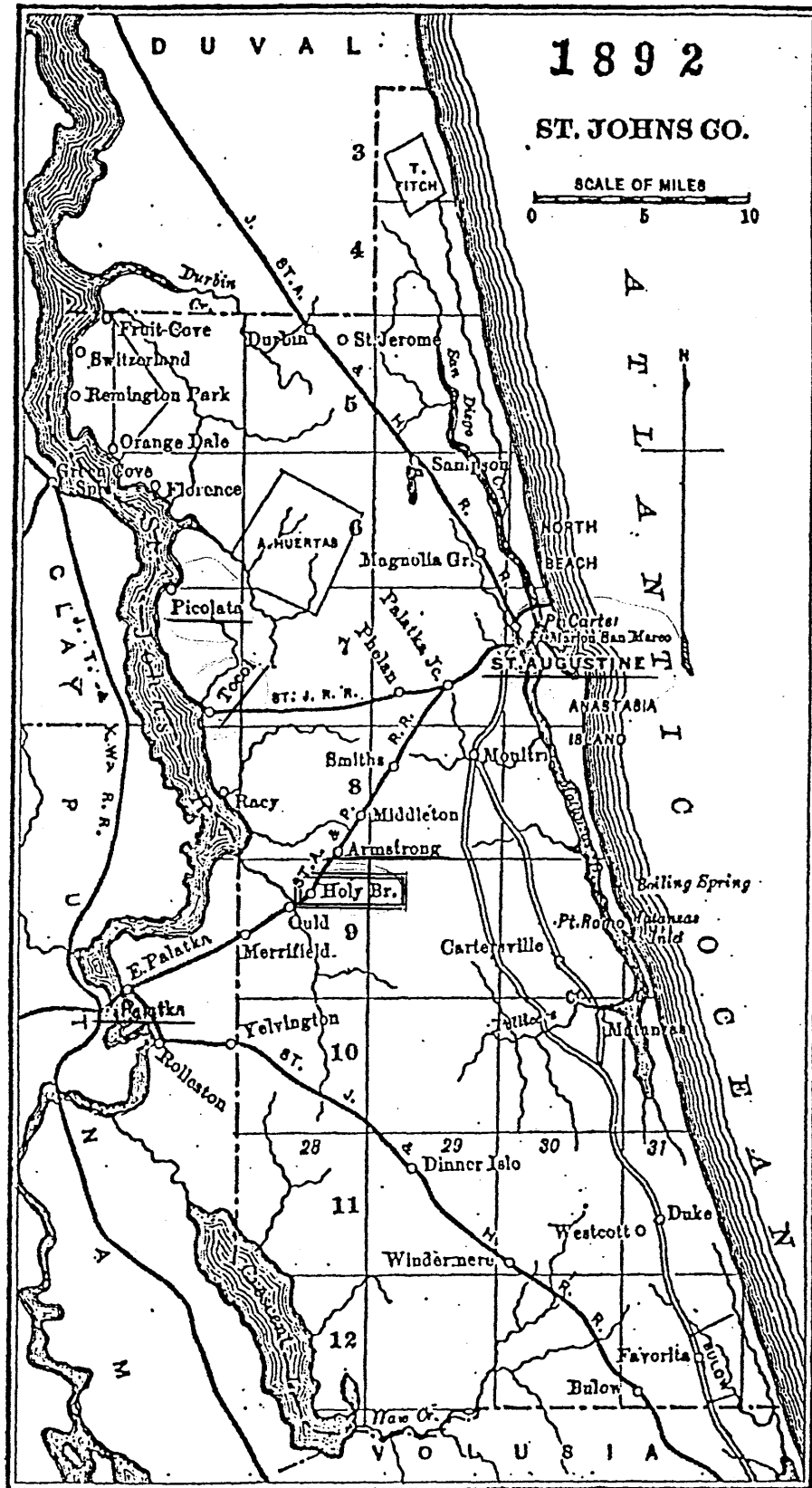
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 3

**SANCHEZ FARMSTEAD, SPUDS, ST. JOHNS  
COUNTY, FLORIDA**

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- 6. Ruin of milking barn, looking north
- 7. Photo #23 of 24
  
- 6. Grove area, looking east
- 7. Photo #24 of 24



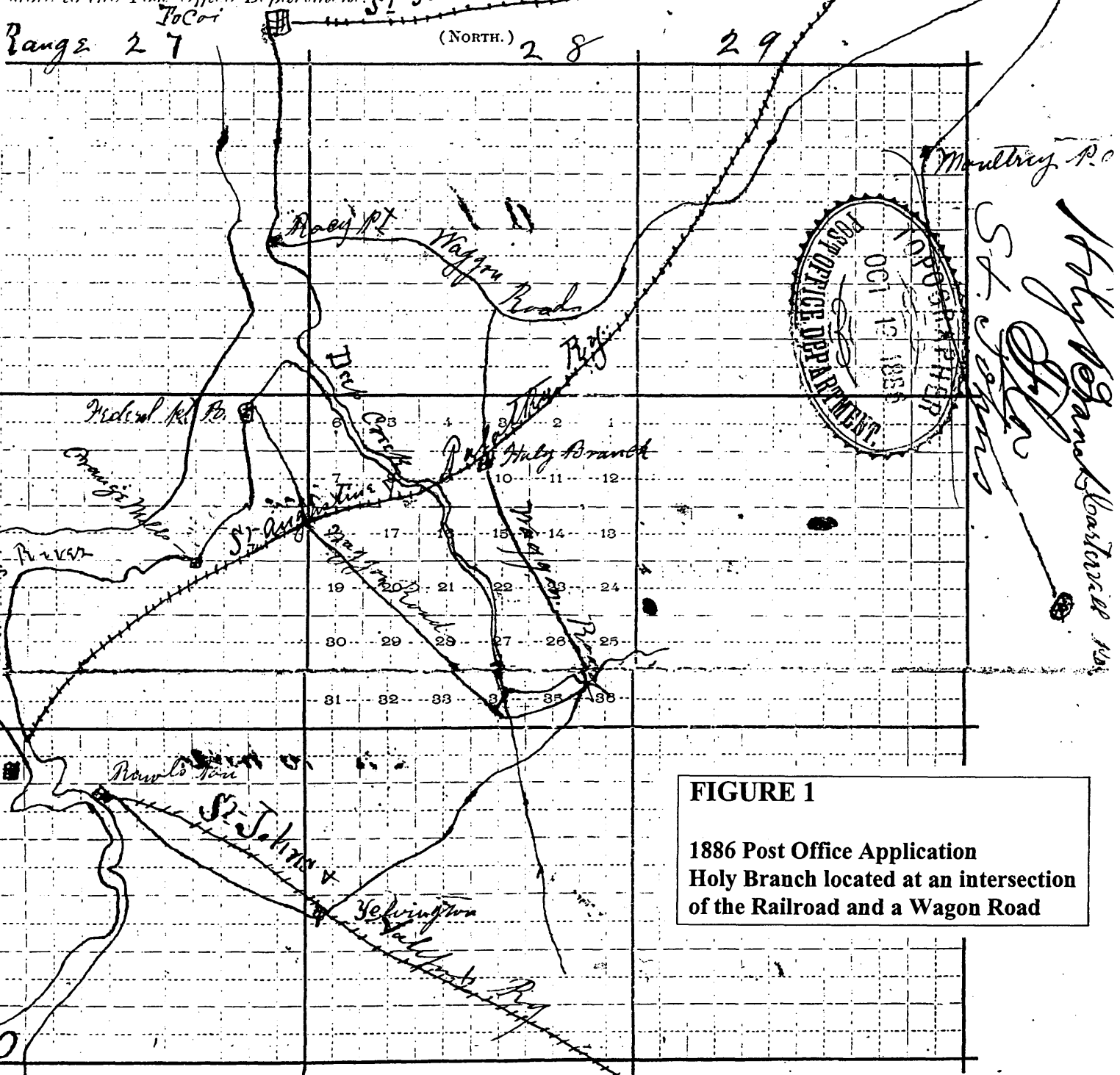
1892 Map of St. John's County.  
Spuds is Shown as "Holy Br."

St. Augustine

Diagram showing the site of the Holy Branch Post Office  
Township 9 (N or S), Range 28 (E or W) of Palm Beach Principal  
Meridian, County of Saint Johns, State  
Florida with the adjacent Townships and Post Offices.

It is requested that the exact site of the proposed or existing Post Office, as also the roads to the  
neighboring offices, and the larger streams or rivers, be marked on this diagram, to be returned as soon  
as possible to the Post Office Department.

St. Johns Pt.

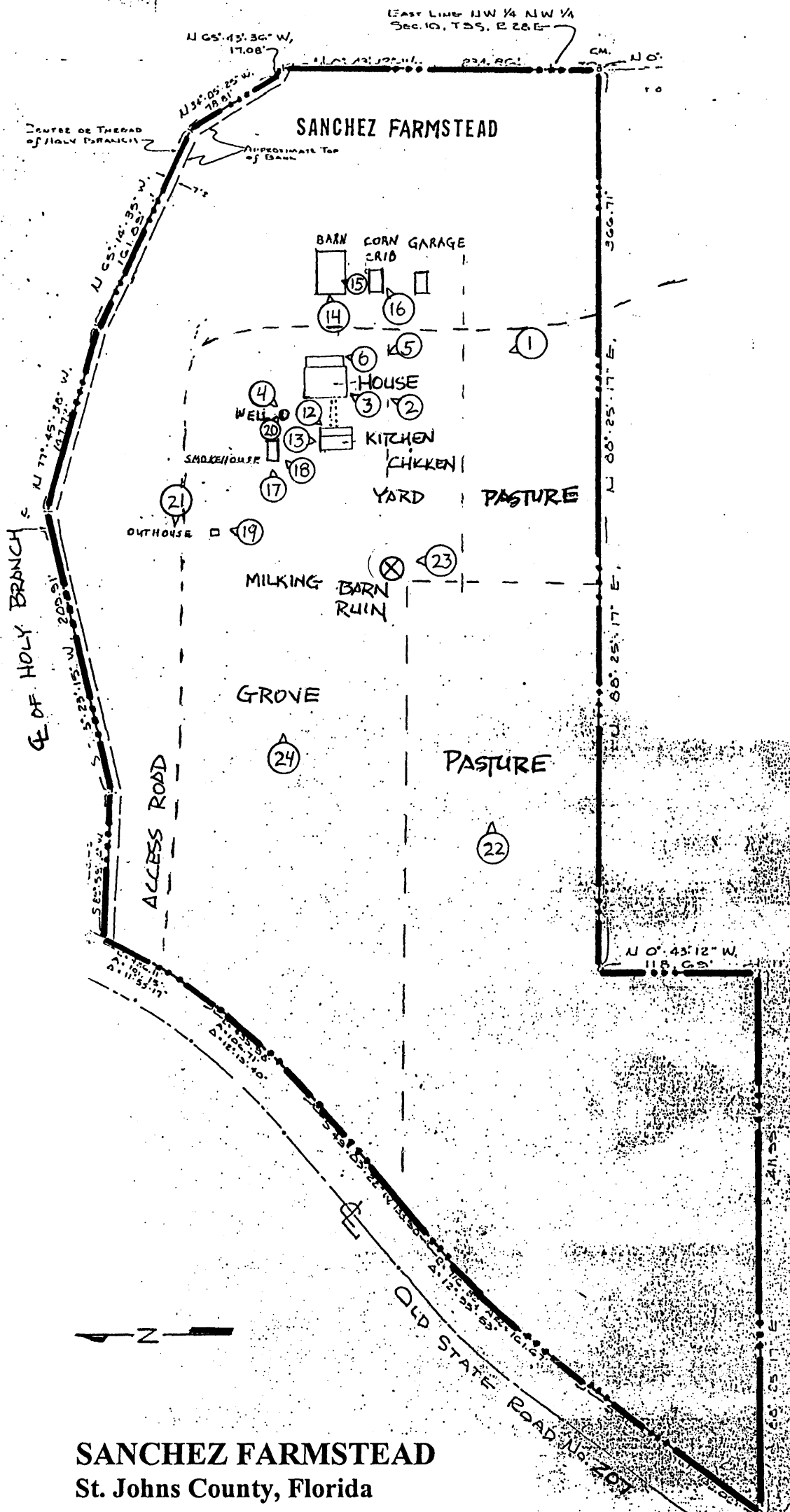


**FIGURE 1**  
 1886 Post Office Application  
 Holy Branch located at an intersection  
 of the Railroad and a Wagon Road

Scale 1/4 inch to the mile.

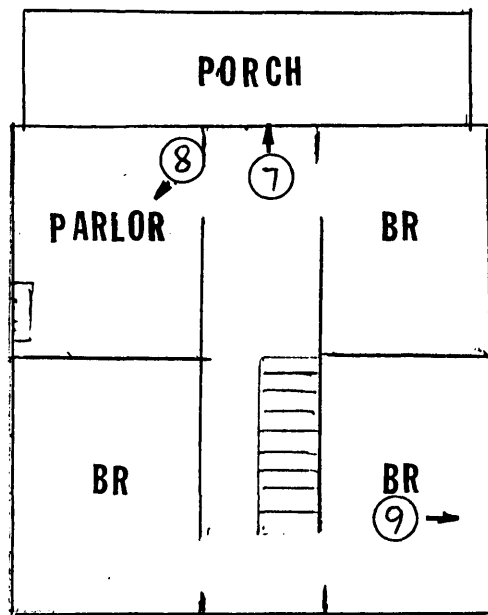
(SOUTH.)

St. Johns  
Post Office Dept. St. Johns  
1886

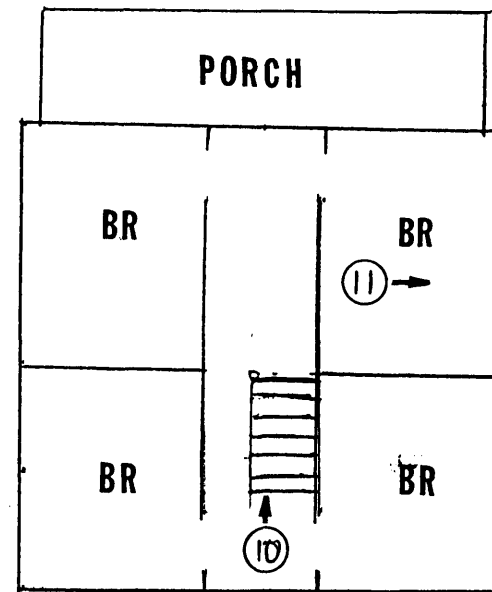


**SANCHEZ FARMSTEAD**  
 St. Johns County, Florida

**SITE PLAN & PHOTO DIAGRAM**



**1st Floor**



**2nd Floor**

**SANCHEZ FARMSTEAD**  
 St. Johns County, Florida

**MAIN HOUSE FLOOR PLAN & PHOTO DIAGRAM**



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sanchez Homestead

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, St. Johns

DATE RECEIVED: 8/26/02 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/10/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01001083

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Edson H. Ball

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 10/2/02

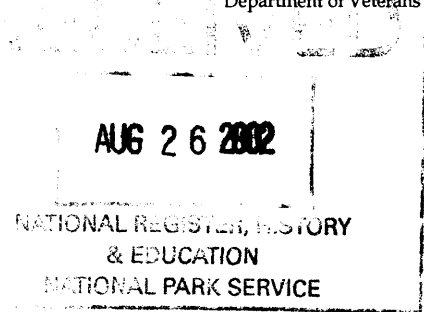
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Office of International Relations  
Division of Elections  
Division of Corporations  
Division of Cultural Affairs  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
Division of Administrative Services



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Trustees of the Internal Improvement Trust Fund  
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Florida Land and Water Adjudicatory Commission  
Siting Board  
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Department of Revenue  
Department of Law Enforcement  
Department of Highway Safety and Motor Vehicles  
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE  
**Jim Smith**  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES



August 19, 2002

Barbara E. Mattick  
(850) 245-6333 or (800) 847-7278

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service  
Department of Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: Sanchez Farmstead, St. Johns County, Florida

Dear Ms. Shull:

The above property, listed on October 12, 2001, was mistakenly nominated as the Sanchez Farmstead; it should have been nominated and listed as the Sanchez Homestead. Please accept this letter as additional information to officially change the name of the listed property to Sanchez Homestead, the name used by its owners for generations.

Sincerely,

Barbara E. Mattick  
Deputy State Historic Preservation Officer  
for Survey & Registration

pc: Jim Browning  
Paul Weaver

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