

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 7 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Dixie Hotel, Hotel Kelley

AND/OR COMMON

John F. Seagle Building

**LOCATION**

STREET & NUMBER

408 W. University Avenue

N/A NOT FOR PUBLICATION

CITY, TOWN

Gainesville

N/A VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Florida

CODE

12

COUNTY

Alachua

CODE

001

**CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED
- N/A

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- OTHER: vacant

**OWNER OF PROPERTY**

NAME

Gainesville Redevelopment Agency for City of Gainesville

STREET & NUMBER

P. O. Box 490

CITY, TOWN

Gainesville

N/A VICINITY OF

STATE

Florida 32602

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Alachua County Courthouse

STREET & NUMBER

201 E. University Avenue

CITY, TOWN

Gainesville

STATE

Florida 32602

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Gainesville Comprehensive Preservation and Conservation Study and Plan

DATE

1981

--FEDERAL --STATE --COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Division of Archives History  
and Records Management

Property has not been  
determined eligible.

CITY, TOWN

Dept. of State, The Capitol  
Tallahassee

STATE

Florida 32301

# 7 DESCRIPTION

## CONDITION

—EXCELLENT  
X GOOD  
—FAIR

—DETERIORATED  
—RUINS  
—UNEXPOSED

## CHECK ONE

—UNALTERED  
XXALTERED

## CHECK ONE

XXORIGINAL SITE  
—MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Seagle Building was originally designed as a hotel, but was completed as an office building with a museum in the first two floors. It was Gainesville's first "skyscraper", eleven stories high in a community of two and three story buildings. A rectangular two story base supports a smaller tower, topped with a small rectangular penthouse floor and octagonal water tower.

The basic structure of the building is a simple rectangular grid of cast-in-place reinforced concrete frame and concrete floor slabs with terra cotta tile curtain wall. The building stood uncompleted from 1926 to 1936, as a vivid description of commercial frame and curtain wall construction. See photo 2.(small format)

When the building was completed, the exterior of the first two floors were sheathed in cast stone slabs. The upper floor elevations were covered with Spanish textured stucco. Roofs are standing seam copper: octagonal pyramidal roof covering the water tower, Mansard roof on the penthouse, flat roof terraces above the two end bays, concealed by parapets, and copper clad pents above the three central windows of the tenth floor .

The principal facade rises unbroken from a paved plaza to the eleventh floor roof. It is divided vertically into three bays: the center bay containing five pairs of windows, and the two end bays each containing two pairs of windows. The building is divided horizontally into three zones: a base consisting of the first two floors, shaft consisting of third through ninth floors, up to a plain band at window sill level, and complex crowning composition formed by the tenth and eleventh floors with decorative windows, parapet corbel course, pents above center three windows, and roof structures.

The exterior is distinguished by the building's height, its profile, and by restrained decorative treatment. Selected for special design are the base zone, an isolated pair of windows with balcony at the fifth floor, and the tenth floor central windows and parapet. These elements stand out in an otherwise plain field of paired double hung windows. All openings are arranged in a regular structural grid and comprise about 60% of the facade area.

The base zone (first two floors) is wrapped in a taut skin of tan cast stone slabs above a dark gray cast granite plinth. The principal entrance is in the center, with secondary entrances in the two end bays. The central entrance is part of a three part composition of two story windows on each side of the door, and a central window above the door extending its lines up to the second floor. The casement windows are framed and divided with bronze mullions. The central entrance freely interprets classic forms with Moderne details. Fluted engaged pilasters flanking the opening are topped with "capitals" of rectangular shallow bas relief, depicting symbols of scholarship. The lintel is inscribed

(see continuation sheet)



# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## Books:

Bacon, Eve. Orlando, A Centennial History, v. 1. Chuluota, Florida: The Mickler House, 1975.

(see continuation sheet)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES Quadrangle name USGS Gainesville East

Quadrangle scale 7.5 min.

A 17 37, 137, 0 3, 28, 078, 0  
ZONE EASTING NORTHING

B                    
ZONE EASTING NORTHING

C                  

D                  

## VERBAL BOUNDARY DESCRIPTION

Lot 16 of the Subdivision of Block 28 of Brush Addition to City of Gainesville as per plat book A - page 71 of the public records of Alachua County, Florida, being that same property described in Deed Book 173 at page 304 of the public records of Alachua County, Florida, to wit: commence at the NW corner of the intersection of Grove Street (see continuation sheet)

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	N/A	CODE	COUNTY	N/A	CODE
STATE	N/A	CODE	COUNTY	N/A	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Leslie Divoll/Elizabeth Monroe, Historic Preservationist

ORGANIZATION

Division of Archives History & Records Management

DATE

STREET & NUMBER

Department of State, The Capitol

TELEPHONE

(904) 487-2333

CITY OR TOWN

Tallahassee

STATE

Florida 32301

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE XX

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE State Historic Preservation Officer

DATE 5/28/82

## FOR NPS USE ONLY

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

Entered in the National Register

DATE 8/16/82

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

CONTINUATION SHEET 1 ITEM NUMBER 7 PAGE 1

with the building's name. Above the lintel, a broken pediment is formed by the spread wings of a bird, incised and in low relief, flanking a flattened urn. A wrought iron gate (missing today) leads to an open air vestibule with cast granite paving and plinth course, with walls sheathed in tan cast stone. The plaster ceiling is decorated with 6" x 8" cypress beams formerly painted with dark red and blue stencilled patterns. Beneath the beam ends, a cast stone cornice wraps the space, depicting sea shells of Florida.

Bronze exterior letters identified the Florida State Museum, and a turnstile was installed at the museum entrance, which was separate from the general building entrance. Views into the museum were available from the lobby through a large glass window beside the elevator entrance. The rooftop water tank was enclosed and topped with a lantern, lit from within, which also served as an aviation guide. A small balcony surrounded the water tank, allowing visitors a panoramic view, and providing a location for weather observations. The elevator was "the latest in automatic lifts, which is one of three in the South of its type. It is the same...as those installed in the Federal Archives Building in Washington and does away with the nausea caused by most elevators".<sup>1</sup>

The majority of windows in the building are paired 1/1 double hung sash. At the fifth floor center bay, a pair of double hung sash is embellished with false round tops and a rectangular spandrel panel above them with cast stone or terra cotta medallions. Between the paired windows is an engaged column. The windows lead onto a small balcony with wrought iron railing, supported by brackets and dentils. At the tenth floor, the three central paired windows form a decorative grouping. The pairs are casements with round topped glazed transoms, each pair beneath a larger round topped arch, with spandrels decorated with stucco reliefs. Above each pair is a copper roofed pent, supported by a corbelled cornice matching the parapet corbel course.

A single plain stuccoed chimney projects from the rear of the building and is not a prominent element of its appearance.

The building as described is its present appearance, now and when it was completed in 1936. It has not been altered in any significant way since that time. The building in its 1936 form is a major departure from its original intended appearance, although it never attained that form. It was originally planned as a ten floor building, with the first floor projecting forward from the tower to the street, and the first two floors projecting toward the rear. Original plans provided

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

CONTINUATION SHEET

2

ITEM NUMBER

7

PAGE

2

for a twin tower arrangement on this base. The first floor and mezzanine contained an arcaded entrance lobby, public rooms, and offices. A roof terrace topped the first floor projection overlooking the street. Covered with a copper roof and screened, the terrace was intended to be a plush outdoor dining room. The top floor of the tower was planned to include a large circular domed observation tower with a flagstaff on top, and a revolving searchlight as an aerial navigation beacon.<sup>2</sup> The building was constructed in this form, but construction ceased when the structural shell was complete.

Footnotes - Present and Original Physical Appearance

1. Gainesville Daily Sun, January 3, 1936, pp. 1 & 6; September 29, 1936, pp. 185; Florida Alligator, April 10, 1937, p. 1.
2. Gainesville Daily Sun, March 5, 1926, p. 1; March 28, 1926, p. 6, illustration.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET 3 ITEM NUMBER 8 PAGE 1

Builder - 1926/National Construction Company (Miami)  
1927/J. L. Crouse and Company (Greensboro, N.C.)  
1937/Beers Construction Company (Atlanta)

Architect - 1926/G. Lloyd Preacher & Co. (Atlanta)  
1937/Rudolph Weaver (Gainesville, Fl.)

Statement of Significance Continuation:

The architect for the project was G. Lloyd Preacher and Company, "famous Atlanta Hotel architect", introduced as well known architects and engineers with an extensive list of hotel and other projects throughout the Southeast.

The bonds were sold in a three-day Chamber of Commerce door-to-door campaign of unprecedented success. Rival hotel developer Major W. R. Thomas urged citizens to buy bonds "until it hurts", although his own hotel was not complete and he had no way of knowing if visitors would prefer the Hotel Kelley to his. Major Thomas even accepted bonds as cash in his stores. Kelley's realty companies accepted bonds in lieu of cash as down payment on house lots, and other city merchants did the same. Meanwhile, the economic climate was changing. The day following the close of the bond sale campaign, one headline read, "DAYTONA BANKING HOUSE IS CLOSED Suspends Payment of Funds When Unable to Collect on Loans".

Within one week of the bond sale, bids for construction were obtained. The developer maintained that "every indication is that a record will be established in the construction...and that it is the confident belief of the officials of the North Florida Realty Company that the hostelry will be opened next January".

Six months later concrete for the top floor had been poured. "Plumbers and electricians swarmed over the structure, working with all possible speed to keep pace with the rapid strides being made by the construction crews...", despite a concern stated by the superintendent that it would be difficult to keep sufficient materials on hand after the first of the year. The estimated date of completion was "within the next three months", and "every stage and angle of the work will be rushed to the nth degree, as far as is consistent with the solid and substantial type which is the policy of the builders".

(see continuation sheet)

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NCRS USE ONLY

RECEIVED JUN 7 1982

DATE ENTERED

CONTINUATION SHEET

4

ITEM NUMBER 8

PAGE 2

Despite the developers' optimism, construction slowed. Throughout the Southeast, construction activity was at an all-time high. September had brought Florida's worst hurricanes in history, wiping out many real estate fortunes in South Florida, and driving the cost of materials upward. Work was halted, then briefly resumed under new contractors.<sup>10</sup> By the announced completion date, Kelley had spent \$260,000 of his own money, and in the climate of financial disaster, materials shortage, and bank closings, he was unable to raise the remaining amount to fulfill his end of the contract. Kelley authorized the money from the bond sales, held in escrow, to be repaid to the bondholders.<sup>11</sup> Despite several efforts to revive the project, which introduced a new architect, F.J. Kennard<sup>12</sup> and Sons of Tampa, the building was sold to satisfy liens against it.

The structure stood uncompleted and vacant for eleven years until 1937. Its skeleton "towered above the city as a constant reminder of the fabulous dreams of the past decade", a "gaunt, massive, unbecoming landmark".<sup>13</sup> State Senator Lucas Black, who had been the single largest bondholder in the hotel,<sup>14</sup> devised a scheme enabling the expansion of University classroom space on campus, (which the Legislature would not fund directly), the completion of Gainesville's first skyscraper, and the employment of workers idled by the Depression. The plan called for the purchase of the building at a fraction of its original cost by the County and the City jointly, followed by presentation as a gift to the State, which would carry out its completion. The building could then house non-teaching functions of the University of Florida, freeing much needed space on campus for classrooms.<sup>15</sup> Black's plan came to fulfillment, except that a technical error in a recent law prohibited Alachua County from borrowing money for its half of the \$40,000 purchase price. Georgia Seagle, longtime benefactor of University of Florida programs, donated Alachua County's share in memory of her brother, John F. Seagle.<sup>16</sup>

Rudolph Weaver, who had been the consulting architect for the bond sales, was the architect for completion of the Seagle Building. With the Florida Public Works Administration budget set at \$87,000, economy was one of Weaver's chief concerns. Initial plans called for completely enclosing the building and finishing the interior of the first two or three floors.<sup>17</sup> While waiting for additional appropriations from the Legislature, highly detailed plans were prepared making significant changes to the massing, style, interior layout, and finished

(see continuation sheet)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

5

ITEM NUMBER

8

PAGE

3

detailing of the building.<sup>18</sup> The WPA grant of \$104,318 that followed was sufficient to complete the building. The construction contract for \$198,000 was let to the Beers Construction Company of Atlanta. It was estimated that when finished, the complete valuation of the building would be \$500,000, making it the University's most valuable property, with the possible exception of P. K. Yonge Laboratory School.<sup>19</sup>

The Board of Control allocated space for the Florida State Museum, the County Agent, the Home Demonstration Office, the Board of University Examiners, the office of the State Milk Inspector, the Florida State Plant Board, the WPA Mapping Service, and the General Extension Division of the University, and the Department of Electrical Engineering weather experiment station.<sup>20</sup>

In 1946, The University of Florida Electronic Communications lab was set up on the top two floors of the Seagle Building. When the lab was removed in 1979, the building was returned to the State. For forty-three years, classified research on proximity fuses for remote bomb detonation had been carried out under the longest running research contract in the history of the U.S. Department of Defense.<sup>21</sup>

PERSONS ASSOCIATED WITH THE SEAGLE BUILDING

Robert Lucas Black: Largest buyer of Hotel Kelley bonds in 1926. Senator Black was responsible for conceiving the plan and obtaining the State and Federal funds for the completion of the Seagle Building.<sup>22</sup> Black arrived around 1897 to work in Alachua County's largest industry, naval stores, as a woods rider. He attended Clemson College for several years during the same period that G. Lloyd Preacher, Hotel Kelley architect, was a student there. Black played a major part in local and state politics from 1918 until his death in 1940. He served several terms on the Gainesville City Council as its President, and as the elected City Administrator. Black was later elected to two terms in the Florida State Legislature, then elected<sup>23</sup> to the State Senate and returned to a second term without opposition.

Goeffrey Lloyd Preacher: Architect for the Dixie (Kelley) Hotel. Following an architectural and engineering education at Clemson College during the same period that Lucas Black was there, Preacher began practice in 1910 in Augusta, Georgia. G. Lloyd Preacher & Co. eventually maintained offices in New York, Indianapolis, Memphis, Raleigh, N. C., Spartanburg, S. C., Miami and<sup>24</sup> St. Petersburg, Florida, and San Francisco, with headquarters in Atlanta.

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JUN 7 1982
DATE ENTERED	

CONTINUATION SHEET 6 ITEM NUMBER 8 PAGE 4

Preacher organized his firm so that it had "departments for every class of architecture, engineering, finance, and supervision", gaining the "confidence of financiers, developers, and builders".<sup>25</sup> The firm was phenomenally successful, by some accounts grossing \$20,000,000 in 1919 and \$12,000,000 in the first four months of 1923.<sup>26</sup> The company was best known for hotels and apartment buildings, but also designed many office buildings, banks, commercial, and institutional buildings, and industrial structures. Besides serving as President of his architecture firm, Preacher was also President of Associated Enterprises, Inc. and Director of First National Savings Syndicate.<sup>27</sup>

Many of Preacher's projects were financed by the sale of bonds to the public. It was partly in that connection that, in 1926 during the Kelley Hotel construction, his business practices were examined by the American Institute of Architects. Preacher was expelled from the AIA for violations of the "Duties of the Architect to the Public and to Building Authorities" on the Wynne-Claughton Building (Atlanta) and the Cape Fear Hotel (Wilmington, N.C.).<sup>28</sup>

In 1935 and 1936 Preacher served as a technical advisor to Franklin Delano Roosevelt, then through 1945 as a consultant to the Federal Home Loan Bank Board. During World War II he "planned and directed the Conversion Program for the National Housing Agency in all parts of the U.S....providing 50,000 war housing units at a cost of approximately \$80,000". Following government service, he returned to private practice in Atlanta, subsequently operating branch offices in San Francisco and New York. G. Lloyd Preacher died on June 17, 1972, at the age of 90. He is the subject of research by Historic Augusta, Inc. in connection with Broad Street Historic District, which contains numerous Preacher buildings of significance; and by historian Charles H. Lowe for Architects and Builders of North Carolina.<sup>29</sup>

Rudolph Weaver: Consulting architect for the bond advisors on the Hotel Kelley and architect for the completion of the Seagle Building. Rudolph Weaver had an indelible influence on the development of architectural education in the nation, the practice of architecture in Florida, and the growth of six campuses in three states.

Weaver's career as an educator began in 1909 when he first taught architecture at the University of Illinois. Two years later he began work as College Architect at the State College of Washington. During his twelve years there, he planned buildings for the campus; he also organized and subsequently became head of the Department of Design at the University. In 1923 Weaver moved to Idaho State University, where

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	JUN 7 1982
DATE ENTERED	

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

7

ITEM NUMBER

8

PAGE

5

he prepared a campus plan and established the School of Architecture and Allied Arts.<sup>30</sup> The University of Florida recruited Weaver in 1925, following a nationwide search for the most qualified architect/educator available.<sup>31</sup> Weaver organized the School of Architecture and Allied Arts in 1926, serving as its Director until his death in 1944.

He also filled the newly created position of Architect for the Board of Control (now the Board of Regents), responsible for all buildings on the four State-owned campuses and for other State government buildings. Weaver served in that position also from 1926 until his death. It had been the intention of the Board of Control that the Director of the School of Architecture and Allied Arts also serve as Architect for the Board, in an effort to reduce the cost<sup>32</sup> of public buildings by having the architect on the public payroll.

Weaver organized the School and his professional office to function integrally. Faculty and students were employed in his office as designers and draftsmen, where contact with actual building problems reinforced the practical nature of the formal classroom training. Emphasis was placed on developing the skills, talents and individual interests of students from a wide range of backgrounds. Classroom projects were designed to develop initiative and research ability. This method implied a closely knit faculty working directly with a small student body. In 1935 Weaver instituted the "Project Method" of architectural instruction, thus formalizing the techniques that had evolved under his direction. The Project Method was a major departure from the established patterns of architectural instruction that emphasized the study of historical masterworks of architecture in a lecture setting, and the meticulous copying of well-known architectural drawings and models. His practical<sup>33</sup> and innovative approach made him well known in education circles.

Integral to the practical education was study of ethics, professionalism, and respect for nature and the arts and crafts. Weaver encouraged students to participate in artistic, civic, and social organizations to benefit both the students and those who came in contact with them. Weaver lead by example. He served as chairman of the State Board of Architecture, president of the Gainesville City Plan Board, member of the American Association for the Advancement of Science, and other technical and scientific groups. He was active in music associations and social fraternities, where he had a reputation as a serious man who knew how to have a good time. He also participated<sup>34</sup> in his favorite sport as the fencing instructor at the University.

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 7 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

8

ITEM NUMBER

8

PAGE

6

Through his service to the American Institute of Architects, he became well known to architects across the country. He was president of the Florida Chapter of the AIA, Director for the South Atlantic District, and in 1935 was elevated to Fellow. He served on national committees of the AIA, including Community Planning, Public Works, Building, Unification, Judiciary (as chairman), and Education. Weaver lead Florida architects in an organized effort to improve professionalism, community leadership, and public recognition.<sup>35</sup>

Georgia Seagle (later Georgia Seagle Holland): Donor of \$20,000 in 1935, making possible the purchase of the building and completion of its construction. The gift was made in memory of her recently deceased brother, John F. Seagle, for whom the building was renamed. Georgia Seagle had long been known as a supporter of the University of Florida. In addition to her Seagle Building donation, she made a gift of steel towers for the University stadium lights, valued at \$15,000; constructed a \$40,000 three story 40 room home to be used by University of Florida athletes; and in her will provided for the construction of a Christian cooperative home "to house and generally assist young men who have limited means to secure an education at the University of Florida". She was a great-great-grandchild of John R. Zettelle who settled in Alachua County in 1832.<sup>36</sup>

John F. Seagle: for whom the Seagle Building was named, as a condition of the gift of \$20,000 by his sister, Georgia Seagle, in 1935. John Seagle's portrait was hung in the Seagle Building lobby. He was a descendent of 1832 Alachua County settler, John R. Zettelle. As proprietor of the Seagle Furniture Company in Gainesville, he was one of the most successful businessmen and property owners in Gainesville. At his death, Seagle was remembered by University of Florida President Dr. John J. Tigert for his support and cooperation with many University projects, particularly the building of the stadium.<sup>37</sup>

NOTES - SEAGLE BUILDING HISTORY

1. Gainesville Daily Sun, February 14, 1926, p. 1.
2. Charles H. Hildreth and Merlin G. Cox, History of Gainesville 1854-1979 (Gainesville, Fl.: Alachua County Historical Society, 1981), p. 126; Karl S. Grismer, History of St. Petersburg, Historical and Biographical (St. Petersburg, Fl.: Tourist News Publishing Co., 1924), p. 284.

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

CONTINUATION SHEET 9 ITEM NUMBER 8 PAGE 7

3. Gainesville Daily Sun, February 24, 1926, p. 1; June 3, 1926, p. 4.
4. Ibid., May 27, 1926, p. 1.
5. Ibid., June 3, 1926, p. 8; February 25, 1926, p. 1.
6. Ibid., June 5, 1926, p. 1; June 3, 1926, p. 1; June 4, 1926, p. 1.
7. Ibid., June 3, 1926, p. 1.
8. Ibid., June 10, 1926, p. 1; July 24, 1926, p. 1.
9. Ibid., December 21, 1926, p. 1.
10. Ibid., May 11, 1926, p. -.
11. Hildreth, p. 127.
12. Gainesville Daily Sun, August 23, 1928, p. 1; September 5, 1928, p. 1.
13. Hildreth, p. 149; Gainesville Daily Sun, September 27, 1936, pp. 1 & 5.
14. Gainesville Daily Sun, June 6, 1926, p. 5.
15. Ibid., June 28, 1935, p. 5; Alachua County, Florida, Chancery Order Book Q, p. 134, Deed Book 142, pp. 529, 530, 594, Deed Book 145, pp. 385-389, Deed Book 157, p. 25, Deed Book 158, p. 144, Deed Book 159, p. 102, Deed Book 173, pp. 231, 304, located in the Alachua County Courthouse, Office of the County Clerk, Gainesville, Florida.
16. Gainesville Daily Sun, August 6, 1935, p. 1.
17. Ibid., January 3, 1936, p. 1.
18. Rudolph Weaver, Completion of the John F. Seagle Building for the University of Florida (Gainesville, Fl., 1937). Complete set of original architectural and engineering drawings show existing conditions and changes to be made. Extensive full scale and half scale shop drawings show cast stone details. Drawings are in the collection of the building owner.
19. Gainesville Daily Sun, July 29, 1936, p. -; September 27, 1936,

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 7 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET 10 ITEM NUMBER 8 PAGE 8

pp. 1 & 5; September 14, 1937, p. 5. The June 30, 1936 Financial Report of the University of Florida indicates the value of the uncompleted building as \$202,550.76; the next year's Financial Report, June 30, 1937, indicates the completed value of the completed building and fixed equipment as \$400,000.00.

20. Ibid., June 30, 1937, pp. 1 & 5; Florida Alligator, April 10, 1937, p. 1.

21. Independent Florida Alligator, November 28, 1978, p. 1.

NOTES - ROBERT LUCAS BLACK

22. Gainesville Daily Sun, June 6, 1926, p. 5; June 28, 1935, pp. 1 & 5.

23. Who Was Who, v. 7, 1977-1981 (Chicago: Marquis, 1981); Gainesville Daily Sun, March 29, 1940, p. 1.

NOTES - G. LLOYD PREACHER

24. Who Was Who, v. 7, 1977-1981; Gainesville Daily Sun, March 29, 1940, p. 1; Charles H. Lowe, "Changing the Face of Augusta-The Architectural Contributions of G. Lloyd Preacher", Augusta Magazine, Fall 1981, p. 15.

25. Lowe, p. 15, quoting Dr. Elizabeth M. Lyon, "a scholar on 20th century commercial buildings".

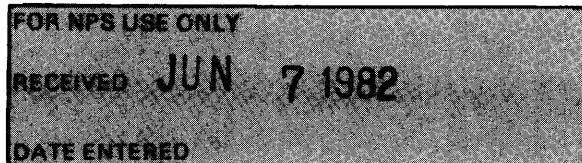
26. Lowe, p. 15; Edward J. Cashin, Jr., The Story of Augusta, (Augusta, Ga.: Richmond Co. Board of Education, 1980) p. 232.

27. Who Was Who, v. 7, 1977-1981.

28. "Minutes of the Meeting of the Board of Directors, May 6, 7, 9, 10, 1927", Document No. 226, American Institute of Architects, Washington, D. C., pp. 22-25. The Judiciary Committee Report quoted in the minutes described two cases, both of which had been the subject of legal scrutiny. In the case of the Cape Fear Hotel (1923), the minutes refer to "sworn testimony before the Superior Court of the County of New Hanover, N. C., in December, 1924". Based on that testimony, the AIA Judiciary Committee concluded

(see continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET                      11                      ITEM NUMBER                      8                      PAGE                      9

that Preacher had falsely certified a highly inflated construction cost, upon which his fee was based. He was also accused of questionable behavior and the appearance of participating in kickbacks. In the case of the Wynne-Claughton Building (1924), reference is made to "testimony before the Georgia Securities Commission". Preacher was charged with failing to protect the bond-buying public when he confirmed a highly over-estimated construction cost. Other background activities suggested that he benefited with an inflated fee.

29. Lowe, p. 15, 21; Charles H. Lowe, telephone interview with L. Divoll, February 23, 1982.

NOTES - RUDOLPH WEAVER

30. Henry F. Withey and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Deceased), (Los Angeles: New Age, 1956), pp. 638-639.
31. Forrest Kelley, Architect for the Florida State Board of Regents, and student of Rudolph Weaver, telephone interview with L. Divoll, February 23, 1982.
32. Withey, pp. 638-639; Kelley interview.
33. Robert Colder Beaty, University of Florida Dean of Students, "University of Florida Builders" (Manuscript, University of Florida Archives [1965]) copy attached; Withey, pp. 638-639.
34. Kelley interview; Beaty.
35. Pencil Points, vol. 25, no. 12; December 1944, p. 23; Beaty; Kelley interview.

NOTES - GEORGIA SEAGLE

36. Gainesville Daily Sun, August 6, 1935, p. 1; November 9, 1937, p. 1; August 16, 28, 31, 1938, all p. 1; July 1, 1943, pp. 1 and 5; August 6, 1935, p. 8.
37. Ibid., August 6, 1935, p. 1; May 2, 1939, p. 1; August 6, 1935, p. 8.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET 12 ITEM NUMBER 9 PAGE 1

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(see continuation sheet)



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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET 13 ITEM NUMBER 9 PAGE 2

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED	

CONTINUATION SHEET 14 ITEM NUMBER 10 PAGE 1

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and W University Avenue in the City of Gainesville as the same is now located, point of beginning and run thence North along the westerly edge of Grove Street 204 feet to Mechanic Street, thence run west along the southerly edge of Mechanic Street 99 feet thence run south on the line parallel with Grove Street 204 feet to West University Avenue thence run East along the northerly edge of W University Avenue 99 feet to POB.

EXHIBIT 1

A PARTIAL LIST OF THE WORK OF G. LLOYD PREACHER & CO.

Augusta, Georgia 1910-1924

Firehouse Number 6  
Marion Building  
Plaza Hotel (The James)  
Lenwood Hospital  
University Hospital  
Southern Finance Building  
Houghton Elementary School  
Sylvester Store  
Greek Orthodox Church  
Richmond Hotel  
Herald Building  
Shirley Cobb Hotel  
Broadway Apartments  
George Walton Apartments  
Bowdre Apartments  
Imperial Theater  
Modjeska Theater  
Tubman High School  
Masonic Hall  
Walton Way Apartments

Atlanta, Georgia 1922-1936

Atlanta City Hall  
Hotel Cecil and addition  
Ansley Hotel addition  
Ponce de Leon Apartments  
Peachtree Terrace Apartments  
Wynne-Claughton Building  
Henry Grady Hotel and addition  
Pitt-Belmont Apartments  
McGlawn Bowen Building  
Pittsburg School  
Medical Arts Building

Bon Air Apartments  
Belvedere Apartments  
Cathcart Warehouse  
Pershing Point Apartments  
Chevrolet Motor Co. Building  
Hampton Hotel

Other Cities

Dixie (Kelley) Hotel, Gainesville, Florida, 1926  
Hotel Dixie-Sherman, Panama City, Florida, 1926  
William Floor Hotel Operating Co., Waycross, Georgia  
plans announced 1926  
Orange Court Apartments, Orlando, Florida, 1923  
John Wesley Hotel, Savannah  
Cape Fear Hotel, Wilmington, North Carolina, 1923-1925  
Canterbury Manor Apartment  
Stratford Hall Apartments  
Belmont Apartment  
Southland Apartment  
Terminal Hotel  
U. S. Government Hospital  
El Vernado Hotel, Palm (?) Beach  
Brevard Hotel, Cocoa, Florida  
Soreno (Hotel?), St. Petersburg  
Bay Shore Apartment Hotel, Tampa  
Columbus Hotel  
(Hotel?) Watson, Miami  
Robert Clay Hotel, Miami  
LaConcha Hotel, Key West

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A PARTIAL LIST OF THE WORK OF RUDOLPH WEAVER

State College of Washington (Pullman), 1911-1923

Comprehensive Campus Plan  
Mechanical Arts Building  
Agriculture Building  
President's House  
Girls' Dormitories  
Minor projects

University of Idaho (Moscow), 1923-1925

Comprehensive Campus Plan  
Science Hall

Florida School for the Deaf and Blind (St. Augustine), 1926-1944

Dormitories

Florida State College for Women (now Florida State University, Tallahassee) 1926-1944

Comprehensive Campus Plan  
History Building, 1927-28, 1931 (Williams Building)  
Library, 1929-1930 (Dodd Hall)  
Student-Alumnae Social Hall (Longmire Building, 1938)  
Gymnasium, 1929-1930 (Montgomery Building)  
Dining Rooms (Seminole Dining Hall, 1938-1939)  
Dormitories, (including Gilchrist Hall, 1926-1927 and 1928-1929 and Landis Hall, 1938-1939)  
Home Economics Practice House, 1927-1928  
Central Utilities Plant, 1930-1931

Florida Agricultural and Mechanical University (Tallahassee), 1926-1944

Comprehensive Campus Plan  
Dormitories  
Administration Building  
Auditorium  
Experiment Stations

University of Florida (Gainesville), 1926-1944

Seagle Building  
Comprehensive Campus Plan  
Chemistry Building  
Horticulture Building  
P. K. Yonge Laboratory School  
Dairy Products Laboratory  
Hydraulic Laboratory  
Men's Dormitory  
Student Union  
Infirmary

State of Florida (Tallahassee), 1926-1944  
Martin Building for the State Road Department  
State Office Building

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