

CULTURAL RESOURCE SURVEY

OF

PALATKA, FLORIDA

Historic Property Associates

St. Augustine, Florida

May, 1981

PROJECT STAFF

Coordinator: Michael C. Scardaville, Ph.D.

Archaeology: Robert Steinbach
Stanley Bond

Architectural Research: James Edwards AICP
Wayne Dewhirst AIA

Historical Research: William R. Adams, Ph.D.
Paul S. George, Ph.D.
Michael C. Scardaville, Ph.D.
Paul Weaver

Photography and Graphics: James Edwards AICP
Robert Steinbach

Clerical Assistance: Judith Kelley
Barbara Scardaville

This project was made possible by funds and services provided by:

Heritage Conservation and Recreation Service,
U.S. Department of the Interior

United States Department of Housing and Urban Development

City of Palatka, Department of Community Affairs

TABLE OF CONTENTS

Acknowledgements	v
Survey Criteria	viii
Survey Method	xi
Historic Preservation in Palatka	1
Historical Development of Palatka	9
Archaeological Resources of Palatka	70
Analysis of Palatka Architecture	88
Summary of Architectural Findings	108
Recommendations	123
Inventory of Buildings	133
Appendix	160
Bibliography	175

LIST OF ILLUSTRATIONS

1. General Location	vii
2. Architectural Survey Area	xii
3. Segui Grant	15
4. Palatka, 1838-1865	21
5. Birds-eye View, 1884	41
6. Palatka, 1865-1895	43
7. Archaeological Survey Area	85
8. Geo-historical Areas	111

ACKNOWLEDGEMENTS

A survey of community cultural resources is essentially a research enterprise. In efforts of this kind the people conducting the research inevitably accumulate debts they can only acknowledge.

The person most responsible for the project is Fred Fox, Director of Community Development for the City of Palatka. His awareness of the influence that cultural resources exert on the economic and social health of a community and his understanding of historic preservation's role in the community development process is remarkable, his perseverance in pursuing the project admirable. Whether the city finds the will or resources to accomplish his hopes for it remains problematical. The definitive nature of the survey will, however, insure its usefulness in city planning and preservation efforts for a considerable time to come. Whatever is done will be chiefly a tribute to Fred.

There are, of course, many other officials and employees in city and county offices who provided generous assistance to the research team. Among those in City Hall we must thank City Manager Bob Fisk and his secretary, Mrs. Jane Buck, for their aid and advice in locating official records, and Ken Mahaffey, who lent invaluable aid in securing maps and property records.

Janis Mahaffey, an employee in the Putnam County office of Archives and History, was an essential research helpmate and an indefatigable guide to records and other sources of information.

Laura Britt, an editor of the Palatka Daily News and preservationist herself, offered useful information on historical matters. Brian

Michaels, a local historian and county code inspector, made available photographs, maps, and other invaluable materials in his possession.

We performed considerable research in the libraries at the University of Florida and Florida State University. Joan Morris, director of the photo archives at Florida State University, was particularly helpful in assembling a pictorial record of the city.

A word of gratitude is also due the staff of the Division of Archives, History, and Records Management, especially Elizabeth Kirby and Dan Diebler.

Finally, we must acknowledge the residents and property owners who answered our questions and permitted the site inspections we made, particularly in our efforts to determine building dates. We hope this study will serve its intended role in the preservation of their community's cultural legacy.

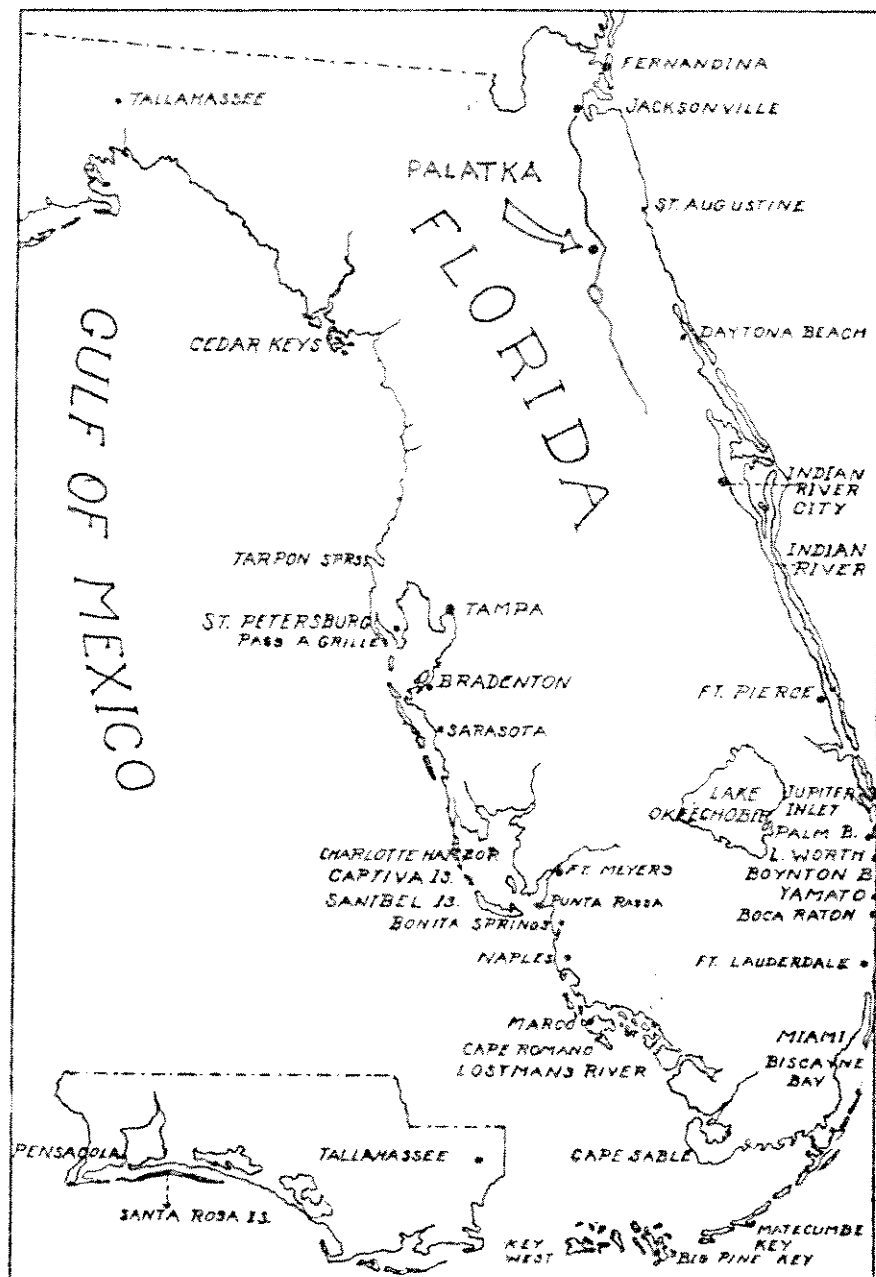


Figure 1
GENERAL LOCATION

SURVEY CRITERIA

All surveys conducted in association with the Division of Archives, History, and Records Management utilize the criteria for placement of historic sites on the National Register of Historic Places as a basis for site evaluations. In this way, the survey results can be used as an authoritative data bank for those agencies required to comply with federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by United States Department of the Interior to evaluate properties for possible inclusion in the National Register.

Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (B) that are associated with the lives of persons significant in the past; or
- (C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) that have yielded, or may be likely to yield, information important in pre-history or history.

Certain properties shall not ordinarily be considered for inclusion in the National Register. They include

cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- (A) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (B) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (C) a birth place or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- (D) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (E) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (F) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- (G) a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Archives, History, and Records Management utilizes these same criteria in a somewhat less restrictive manner in selecting

sites to be placed in the Florida Master Site File. This allows the office to record more sites of purely state and local significance than normally would be included in the National Register. It should be pointed out that the Florida Master Site File is not a state historic register, but an inventory which is intended for use as a planning tool and as a central repository of archival data on the physical remains of Florida's history. Each individual site file in the Florida Master Site File could become a permanent archival record upon the loss of, or irreversible damage to, that particular site.

The survey staff examined all extant buildings within the defined architectural survey area that, regardless of integrity, appear on the 1930 Sanborn map. Only one post-1930 building, the Coca-Cola Bottling Company factory, possessed sufficient architectural and historical significance to merit inclusion on the Palatka inventory.

SURVEY METHOD

Palatka's historical and architectural survey involved systematic field inspection and archival research on all pre-1930 buildings located within a defined 135 block study area. This architectural study area, delineated through a preliminary survey, is roughly bounded by the St. Johns River on the east, Dunham, Main, and Reid streets on the north, Moseley Avenue on the west, and Crill Avenue and Osceola Street on the south. The exact boundaries are illustrated in Figure 2. Buildings outside this area which possessed sufficient architectural and/or historical significance also were included in the survey.

In accordance with the survey criteria, 543 buildings were surveyed in the course of the project. Each was visited by one of two architects who completed the architectural portion of the state Master Site File form. This portion includes the names of the architect and builder, which in almost every instance was unknown, the style of the building, and a detailed architectural description. The condition and integrity of the building also were noted, as were any threats to it, and at least one photograph was taken. The legal description, address, and name of the owner of each building was entered on the form.

The effort to identify and assess the historical associations of the buildings constituted a significant portion of the survey. Historical research was conducted by a team of three historians who concentrated on the developmental history of the various neighborhoods and commercial districts, the association of prominent people, social groups, and organizations with individual buildings, and the construction date of the extant buildings. The wealth of documentation on local repositories, such

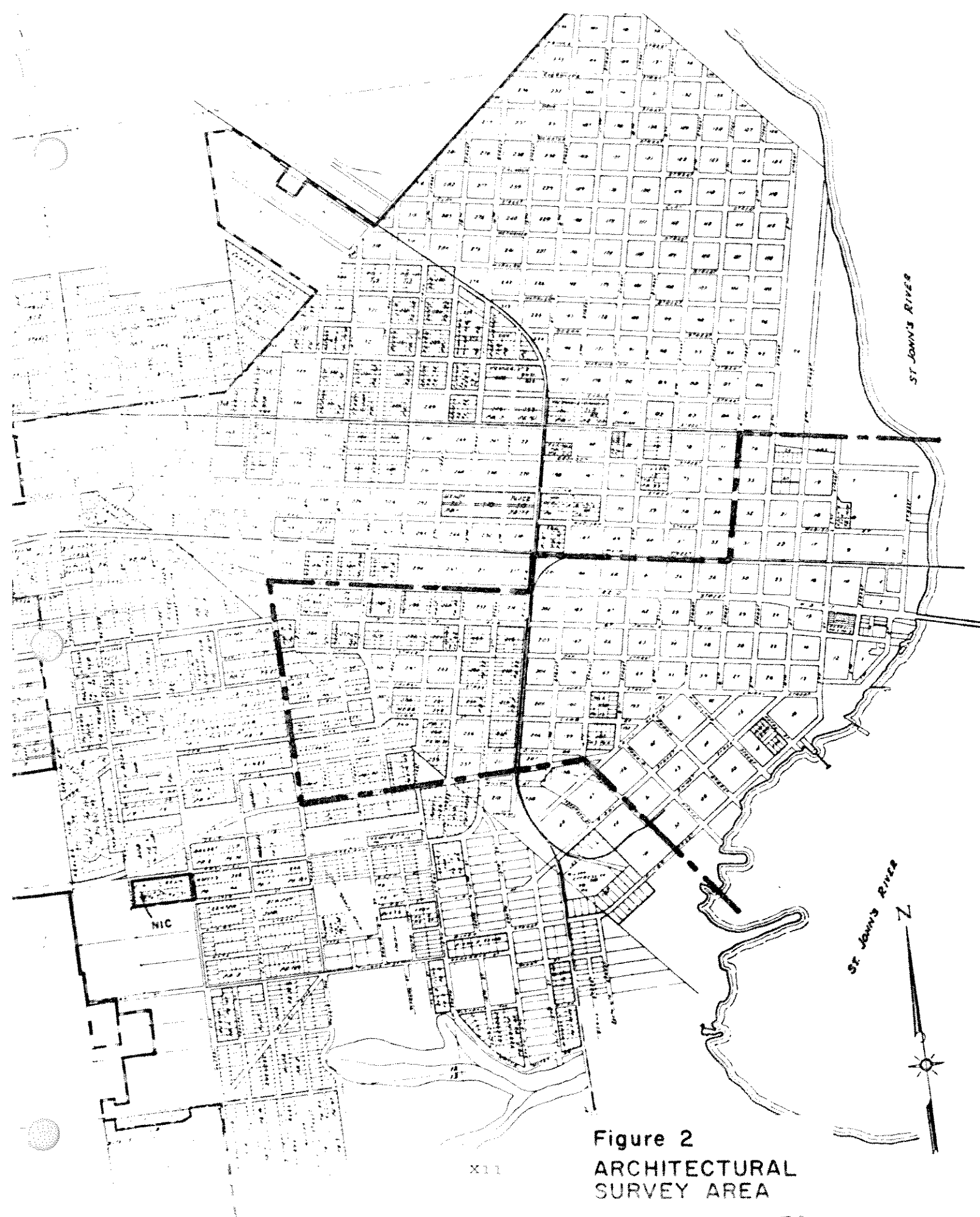


Figure 2
ARCHITECTURAL
SURVEY AREA

as the Putnam County Courthouse, county Archives and History office, and City Library, facilitated the research effort.

In most cases, historical maps and perspectives provided the basis for determining construction dates. The 1884 Birds-eye View, published by J.J. Stoner, yielded considerable information on developmental patterns and construction dates, although most buildings were dated through the analysis of a series of nine Sanborn fire insurance maps (1885-1930). In addition, research in deed records provided some information on the construction of buildings in the late Territorial and early statehood periods (1838-1860), and when cartographic and documentary sources failed, an on-site study of architectural details made it possible to approximate the age of these older buildings. As a result of this research, a range of construction dates was established for most buildings, and for some an exact year was determined. This information was included on the Master Site File form in the appropriate place, with either the exact date or the date at the higher end of the date range being entered. In the latter case, the entire date range was included in the statement of significance. In the few cases where it proved impossible to establish a solid date range, an approximate date was entered with a c. for circa before it.

Deed records, city directories, and local newspapers provided much information about the historical associations of the buildings. The biographical files at the Putnam County office of Archives and History and the St. Augustine Historical Society, yielded considerable data on prominent people in the city's past.

Community and subdivision developmental research touched upon a wide range of specific topics, including neighborhood histories and land use studies. A series of pre-1865 maps, including township plats,

and the 1851 and 1864 maps, offered the first glimpse of early land use and settlement patterns. Territorial deed and legal records, such as the American State Papers and Spanish Land Grants in Florida, were the principal sources on late colonial land grants. Landholding patterns were traced through two sources in the Putnam County Courthouse: Deed Records and Subdivision Map Books. Newspapers, city directories, Sanborn maps, and the Birds-eye View all provided pieces to the overall study of subdivision and community development.

The results of the architectural and historical research were incorporated into the final report, the archaeological survey, and the statements of significance on the individual Master Site File forms.

HISTORIC PRESERVATION IN PALATKA

Historic preservation in the United States has been traditionally a private and local activity. Individuals and municipal governments have exercised principal responsibility for preserving significant buildings and sites. The federal government's role in preserving privately held property has been mainly one of stimulating and encouraging individual and local efforts. Until the most recent decade historic preservation occupied little attention in the nation's communities. Its devotees were often regarded as elitists joined to a cause whose indulgence required wealth and leisure.

Since the mid-1960's historic preservation has experienced a metamorphosis in popularity and nature. The reasons prominently include the crisis affecting urban centers abandoned in the post World War II flight to suburbia, a developing sense of historical consciousness, and the hard economic reality of inflation's impact upon the building industry and social patterns. In that time historic preservation began to identify with community development and preservationists expanded their concern from saving individual buildings to conserving whole residential neighborhoods and commercial districts. That evolutionary development in historic preservation is strikingly demonstrated in the experience of Palatka.

In every community where buildings, structures, or historic sites and objects have survived over time preservation of a kind has occurred. We usually associate the term "historic preservation," however, with an organized effort to identify, evaluate, and protect the buildings and

173
sites possessing cultural or esthetic value in a community. The survey of historic sites and buildings that the City of Palatka initiated July 1, 1980, is the essential first step in that process and it offers a basis for formulating a plan of action to preserve the community's significant cultural resources. The origins of the survey are rooted in both the national experience with historic preservation and local factors that inspired interest and participation in preservation efforts.

13
The first piece of federal historic preservation legislation was the Antiquities Act of 1906, which levied penalties for damaging or destroying historic or prehistoric sites located on public lands and authorized the President to reserve appropriate national landmarks for protection. The Historic Sites Act of 1935 provided the first declaration of a national preservation policy and authorized the Secretary of the Interior to initiate a survey of nationally significant historic sites. Plans to survey historic sites were included among national programs launched during the depression era and, like other parts of the nation's agenda for recovery, abandoned during the Second World War. The feverish pace of urban redevelopment and highway and engineering projects that occupied the post-war years alarmed preservationists. One result of their desire for action was Congressional chartering in 1949 of the National Trust for Historic Preservation as a nonprofit organization to formulate private participation in preserving cultural resources. The key piece of legislation was the 1966 National Historic Preservation Act, which included for the first time explicit federal recognition of the importance of preserving, in addition to nationally significant sites, those of state and local importance. The Act directed

5

the Secretary of the Interior to maintain an expanded listing of buildings, sites, districts, structures, and objects possessing historical, archaeological, architectural, and cultural significance. That list is the National Register of Historic Places. The Act offered federal funding assistance to the states for historic preservation activities and revenue support to the National Trust for Historic Preservation. It also called for a systematic appraisal of significant cultural resources and established state historic preservation officers to direct the study and implement the National Register program in each state. Finally, the Act created a Federal Advisory Council on Historic Preservation, which included cabinet rank officials and presidentially-appointed civilian members to advise the President and Congress on matters pertaining to historic preservation and assist federal departments and agencies in observing their preservation responsibilities.

Executive Order 11593, signed by President Richard Nixon in 1971, directed federal agencies to adopt measures for identifying and nominating properties under their control that were potentially eligible for National Register listing. More importantly, the President ordered appropriate review of federal programs to insure that they would not adversely affect National Register properties if avoidable.

The past decade has witnessed increasing emphasis on encouraging private sector involvement in historic preservation through tax and economic incentives. Historic Preservation has gradually assumed a place in the stream of plans to revitalize America's cities. "Adaptive reuse" has become a familiar phrase in the lexicon of architecture and development as the idea of recycling structures took on new importance.

Skyrocketing energy and construction material costs, exorbitant land values, and environmental concerns linked to the historic preservation ethic were among the contributing factors in the trend. Recognition has grown that rehabilitation instead of demolition of sound though decayed structures offered a more economical and socially less disruptive means of renewing urban areas.¹ By the mid-seventies conservation of the built environment had become a basic tenet of many community development or redevelopment programs.

Modifications of the U.S. Tax Code enacted by the Congress in 1976 and 1978 provided key incentives for engaging the private sector in historic preservation. In addition to tax incentives, the 1976 Tax Reform Act offered easements, transfer of development rights, and funding assistance programs for historic properties.

At the same time preservationists began to look at the array of federal programs parading under the rubric of "community development" to insure that they incorporated appropriate concepts for conserving and reusing older structures and preserving the "sense of place" that communities possess. The two most prominent measures enacted in the 1970's were the Community Development Block Grant program established by the Housing and Community Development Act of 1974 and the 1977 Urban Development Action Grant program. Both incorporated a philosophy of governmental partnership with the private sector to aid distressed cities in revitalizing stagnant economies and deteriorating neighborhoods. The "New Partnership" formed through the National Urban Policy seeks to combine the resources of the federal and local governments, the private sector, and neighborhood organizations in a common effort

to conserve and strengthen cities.

Understanding that new thrust in the historic preservation movement is essential to placing the present survey of Palatka's historic sites and buildings in historical context and community perspective. Although the prehistoric and historical resources within the City of Palatka and its environs possess paramount state significance, no discernible preservation effort, in the traditional sense, was made before 1969. A statewide survey of historic sites undertaken by the Florida State Planning Board under WPA auspices in 1939 listed only three sites in Putnam County, not one of them structural.³ The idea that the City's architecture constituted a historic resource apparently did not occur to the survey's local respondents.

In 1969 the Putnam County Historical Society took initial steps to list the Bronson-Mulholland house, which the City of Palatka had donated to it in 1968, on the National Register of Historic Places. Restoration of the house was the focus of the Historical Society's activity during the ensuing eight years. The Putnam County Bicentennial Committee incorporated in its objectives for the celebration a listing of the historic sites in the county, though it did not undertake a systematic survey.⁴ The celebration did, however, serve to arouse a consciousness about the past that contributed to a resolution by the Putnam County Board of Commissioners on August 10, 1976, to establish a nine-member Archives and History Commission to preserve and manage the documents and materials of historical, archaeological, and archival value in the county.⁵

In 1975 the City of Palatka received a Community Development

Block Grant and in June opened an office of Community Development whose objectives were to revive the economy of the central commercial district and encourage revitalization of older neighborhoods. Community Development officials recognized that in a program of physical revitalization historic preservation should occupy a prominent place. Palatka obviously possessed significant architectural resources. Officials of the State Historic Preservation Office who visited the city in 1978 informed the director of Community Development that several neighborhoods exhibited National Register potential.⁶ Including historic preservation as part of a community development plan would offer additional economic incentives in the urban rebuilding process. The tax benefits could form part of a package of economic levers to encourage property owners to participate in a coordinated and designed plan of community improvement that would preserve and enhance the historic and architectural qualities of the city. If the effort prospers, the esthetic appeal of a revived urban core can spur economic activity by attracting residents and visitors to the area.

A survey is, as we have previously noted, the logical and requisite first step in the preservation process and an indispensable preliminary element in constructing a local historic district or a National Register district. In 1979, a preliminary study of the cultural resources within the corporate limits of the city was made by a team of professional consultants who recommended areas for intensive research and investigation. On the basis of the consultants' recommendations the city submitted to the Division of Archives, History and Records Management of the Florida Department of State an application for a

matching grant to undertake an intensive survey. The Division included Palatka's request in its list of proposals for funding by the Department of the Interior's Heritage Recreation and Conservation Service under the 1979-80 fiscal year program for the State of Florida. Local matching funds were provided by the Office of Community Development. In June 1980, the City of Palatka contracted with the firm of Historic Property Associates to undertake and complete within one year a survey⁷ of the areas indicated in the preliminary study. The survey was begun on July 1, 1980.

Notes

1. Advisory Council on Historic Preservation, "Adaptive Use: A Survey of Construction Costs" (Washington, 1976).
2. See Florida Department of Community Affairs, The Local Official's Guide to Community Development (Tallahassee, 1980).
3. Florida State Planning Board, Florida Historic Sites Survey (Tallahassee, 1940).
4. Bicentennial Commission of Florida, Final Report (Tallahassee, n.d.), pp. 87-88.
5. Palatka Daily News, August 11, 1976.
6. Interview by William R. Adams with Fred Fox, director of Community Development, City of Palatka, Feb. 14, 1981. Also see the Putnam County file maintained by the Bureau of Historic Sites and Properties, Division of Archives, History, and Records Management, Florida Department of State, for additional correspondence between Division officials and Putnam County residents relating to historic preservation activities between 1968 and 1978.
7. The preliminary study report and additional correspondence and contracts relating to the survey are on file with the Office of Community Development, City of Palatka.

HISTORICAL DEVELOPMENT OF PALATKA

I. Europeans and Indians, 1565-1821

It is appropriate that the story of Palatka begins with a brief history of a river, the St. Johns. With her tributaries, this long body of water penetrating the Florida interior has exerted a lasting imprint on the development of the peninsula, particularly on the towns and settlements that sprang-up along her banks. In a certain sense, the history of Palatka is a microcosmic history of the St. Johns, a vignette played out along a small part of its course. But it is a vignette that forms a crucial chapter of a larger story in the development and settlement of the state.

The river has been called many different names from its initial discovery by the French Huguenot commander Jean Ribault in 1562. Its designation as the River May, however, lasted only as long as it took the Spaniards under Pedro Menendez de Aviles to remove the French colony at Ft. Caroline three years later. Throughout the sixteenth, seventeenth and early eighteenth centuries, the river became more commonly known as Rio de Corrientes (River of Currents), but also went under the names of San Mateo, Tocoy, Picolata, and Rio Dulce (Sweet River). Not until 1720 did the name San Juan appear on a Spanish map, a name which the British¹ later in the century kept but translated to St. Johns.

In the first Spanish period (1565-1763), the Spanish regarded the river primarily as a defense barrier against Indian and English encroachment towards St. Augustine, the colonial capital. They built a series of forts or outposts along the east bank from the mouth as far south as Picolata, the latter also serving as a ferry crossing for travelers on

the Apalache-St. Augustine trail. Throughout the first Spanish period, the Spanish did not systematically exploit the resources along the St. Johns. The crown was more interested in lands that were more heavily populated by Indians, a traditional source of wealth in the Spanish empire, and in the second half of the seventeenth century, Spanish friars developed an extensive mission system that stretched from present-day Tallahassee to Savannah.²

Concurrently, however, private interests began to invest in cattle raising. Three principal ranching areas in the Florida interior developed between 1655 and 1702: the Apalache region around present-day Tallahassee, the Alachua region centered near present-day Gainesville, and the area along the banks of the St. Johns River in the vicinity of present-day Palatka. Beginning in the mid-seventeenth century, the Spanish governors issued large tracts of land to prominent local families as a means to encourage the development of a Florida-based agricultural and livestock economy. Eleven such grants were carved out along the banks of the river³ from the mouth to the southern tip of present-day Lake George.

The grant encompassing most of what is today Putnam County was called Tocacruz and was conceded to don Tomas Menendez Marques, one of the colony's wealthiest and most influential inhabitants. Since the late sixteenth century, the Menendez Marques family, descendants of conqueror Menendez de Aviles, had monopolized the prominent royal offices of treasurer and accountant, and by the late seventeenth century, they also had become the cattle barons of Florida. Tocacruz, which ran twenty miles along the St. Johns beginning at a point about five miles north of Palatka and extended west past Interlachen, comprised a total area of approximately 400 square miles or 256,000 acres. Tocacruz formed only a fraction

of the total family landholdings, however. Combined with the large La Chuna (Alachua) grants, the Menendez Marques family controlled approximately 1,700 square miles or 1.08 million acres of land in north Florida. Although the Alachua lands constituted the largest cattle region in the colony, the Tococruz grant moderately contributed to the family's wealth, and more importantly, offered a place where their cattle could cross the river (perhaps at the Palatka site) on route to the official royal slaughter house in St. Augustine.⁴

Expansion of the livestock industry was short-lived. English domination of the southeast in the early eighteenth century undermined not only the mission system, but the Spanish effort to exploit the interior as well. The St. Johns once again was valued for its role in the defense system of the struggling Spanish colony at St. Augustine.⁵

The British occupied Florida for a mere twenty-one years (1763-1784), yet they left a lasting imprint on development along the river. With the transfer of Florida to England in 1763, the Spanish, with some exceptions, evacuated the colony en masse. To encourage demographic and economic growth the British quickly invalidated Spanish land claims and instituted a liberal land policy which by 1776 had amounted to 114 grants totaling 1.4 million acres.⁶ The success of attracting settlers to the English colony, however, also depended upon resolving potential jurisdictional conflicts with the Indians. At Picolata in November 1765, crown officials and Indian leaders agreed to limit English settlement to the northeastern section of the colony, an area which included the unexploited St. Johns River valley. To facilitate trade with the Indians, James Spalding opened three warehouses along the river, two above the site of Palatka and another, the largest, just south of Lake George.⁷

A generous land grant policy and resolution of Indian problems did not immediately result in rapid development of the Florida interior. Only 16 of the 114 grants had been settled by the outbreak of the American Revolution, although the 20,000 acre grant one mile southeast of present-day Palatka to English nobleman Denys Rolle represented the first major settlement along the St. Johns. By the time the British evacuated Florida in 1784, Rollestown had become an established community replete with a church, houses, and office buildings and had grown to 80,000 acres. Cotton, citrus, forest and animal products were transported to England on ships that docked on the east banks of the river.

Although the Europeans were slow to settle along the St. Johns, the mobile Indians from the interior villages periodically encamped at the site of present-day Palatka. On a voyage up river in late 1761, royal botanist John Bartram detected signs of settlement there, "an ancient plantation," he called it, "either Indian or Spaniards (sic) (covered with live oaks two feet in diameter and plenty of orange trees." On a similar expedition in April 1774, Bartram's son, William, found an Indian settlement on the sloping banks at the Palatka site, probably in the current residential area known as the "Hammock," south of St. Johns Avenue. According to Bartram:

There were eight or ten habitations, in a row, or street, fronting the water, and about fifty yards distant from it. Some of the youth were naked, up to their hips in water, fishing with rods and lines, whilst others, younger, were diverting themselves in shooting frogs with bows and arrows. On my near approach, the little children took to their heels, and ran to some women who were hoeing corn; but the stouter youth stood their ground,

and, smiling, called to me. As I passed by, I observed some elderly people reclined on skins spread on the ground, under the cool shade of spreading oaks and palms, that were ranged in front of their houses: they arose, and eyed me as I passed, but perceiving that I kept on without stopping, they resumed their former position. They were civil, and appeared happy in their situation.

There was a large orange grove at the upper end of their village; the trees were large, carefully pruned, and the ground under them clean, open, and airy. There seemed to be several hundred acres of cleared land about the village; a considerable portion of which was planted, chiefly with corn, Batatas, Beans, Pompions, Squashes, Melons, Tobacco, etc. abundantly sufficient¹¹ for the inhabitants of the village.

Other accounts and maps of the early British period do not include references to aboriginal occupation. Bartram was fortunate to find the Indians there during their seasonal migrations from the interior to the St. Johns¹² River valley.

The outbreak of rebellion in the thirteen colonies to the north dramatically altered the development of British Florida. Since the Florida colonies remained loyal to the crown, they attracted large numbers of loyalist investors and settlers who were seeking a relatively stable and safe haven. The population of East Florida accordingly swelled from approximately 3,000 in 1776 to 17,000 eight years later, with most of the¹³ immigrants coming from rebel-controlled Georgia and South Carolina. The British crown and Florida governor distributed numerous grants in this period, although compared to those of the early years, they were small, seldom exceeding several thousand acres. By the late British

period, the St. Johns River valley was divided into dozens of land grants, most of them occupied and under cultivation. One such grant of 1,500 acres went to an unmarried, mulatto farmer and Indian interpreter, Joshua Gray, who proceeded to build a house on his land. This land grant comprised the Indian settlement that Bartram described in 1774 and formed the basis of subsequent grants of what later became known as Gray's Place or the
14
Palatka Tract.

The transfer of Florida to Spain in 1784 initially slowed development along the St. Johns as the majority of the English settlers left the colony for the United States, the Bahamas, or other parts of the British Empire. Population of East Florida fell to under 2,000, and numerous plantations in the interior, including Rollestown and Gray's Place, were abandoned.
15
Emulating the British, the Spanish crown adopted liberal immigration and land policies in order to encourage development of St. Augustine and the interior. Swearing loyalty to the Spanish government was the only requisite for land ownership. Contrary to official royal policy elsewhere in the Spanish empire, the crown officially permitted non-Catholics to
16
settle in the colony. Given such assurances, Joshua (sometimes called Josiah or Joe) Gray returned to Florida in the 1790's and once again settled on his former property on the west bank of the St. Johns. Although Gray never acquired legal title to the land, he continued residing there until at least 1804 where, as agent for the trading firm of Panton and Leslie, he allowed the company to cross its cattle on route to St.
17
Augustine.

The Spanish government did not confirm most of the land grant titles along the St. Johns until the first two decades of the nineteenth century.



Figure 3
SEGUI LAND GRANT

The governors conceded a total of thirty-eight grants in what is today Putnam County, including those to Gabriel Perpall at Devil's Elbow in 1815 and Andrew Govan at New Buena Vista in 1817.¹⁸ It was not until August 3, 1818 that Governor Coppinger conveyed legal title to "Gray's Place." Granted to Bernardo Segui, a St. Augustine merchant who became mayor and county clerk in his hometown in the 1820's and 1830's, the tract comprised 1,200 acres of prime land on the St. Johns. Bordered by eighty to ninety foot hills to the south and west, the Segui property consisted of swampland in the northern third, cleared land in the middle third, and heavily wooded property in the southern third. (See Figure 3) Title quickly passed in January 1819 to George Fleming, an Irishman who became captain of the Spanish army in Florida and son-in-law of Francisco Fatio, proprietor of the New Switzerland plantation north of Palatka on the east banks of the St. Johns.¹⁹

There is little evidence, however, that Segui or Fleming actively developed their property by the time Florida officially became a United States territory in July 1821. A change of attitude towards settlement of the interior also accompanied the change of flags as northern speculation and entrepreneurs saw vast profits to be made in the underpopulated new territory. Gray's Place would assume a prominent role in their plans.

II. Trading Post and Military Post, 1821-1843

Palatka had long been a favored river crossing for Indians and for Europeans shipping their cattle to market. Its role in the colonial transportation network, in fact, is recognized in the genesis of its name, Pilo-taikita, a Seminole-Creek word meaning "boat crossing."²⁰ Americans also valued "Pilatka," as the site was usually called in the pre-Civil War

period, for its location on the St. Johns, a factor which ultimately determined its function and course of development. Because of the changing nature of the river south of the site, Palatka served as the gateway to the Florida interior. It eventually became the head of ocean navigation on the St. Johns as the river narrows considerably and becomes less deep as it winds its way south of Devil's Elbow. As a result, settlers heading into the interior soon regarded Palatka, and not Picolata, the site of the colonial ferry, as the depot from which they would continue their journey either overland in carts or in smaller vessels down the St. Johns or Oklawaha rivers.

A group of northern investors were the first to promote Palatka as a supply center for the development of the Florida interior. As early as 1821, the Florida Association, a New York company of seventy or so wealthy "agriculturists," acquired interests to develop the immense Arredondo grant centered in part of La Chua lands formerly held by the Menendez Marques family. In an effort to stimulate settlement of the interior of the colony, the Spanish crown in December 1817 granted the 289,645 acre grant, the largest conceded in the second Spanish period, to Fernando de la Maza Arredondo as a reward for services rendered to the king. Before full and legal title could be granted, however, Arredondo was required to settle 200 families on the land within three years of the concession date, a term the governor later extended by another year. Unable to meet these conditions, Arredondo began selling parcels of the grant in the early 1820's to American investors who had the resources to undertake settlement. Members of the Florida Association, including Dr. Nehemiah Brush of New York City, purchased over 40,000 acres in the

Alachua area and heavily invested in such provisions as farming tools, oxen, and seeds which were provided to all settlers during their first year of settlement.

With Dr. Brush as one of the leading promoters, the Association ran advertisements in a New York City newspaper to attract farmers and skilled laborers of "good Character" to the Alachua settlement. Between 1821 and 1823, at least forty-seven permanent inhabitants immigrated to the Association's lands where they constructed houses and storehouses, cleared land, and built a road from the St. Johns to Alachua.²¹

Palatka as early as mid-1821 became the port where supplies and settlers of the Alachua settlement were disembarked despite no member of the Florida Association owning the land. Belton A. Copp, a Connecticut attorney with no direct connections to the Association, bought "Gray's Place" from Fleming on August 23, 1821 and did not sell full interest in the 1,200 acres to Dr. Brush until six years later.²² In the interim, however, the Association constructed two pine log houses in Palatka, one serving as a storehouse and the other as a dwelling for the company's agent, Elihu Woodruff, who also owned and developed 350 acres in what is today Hart's Point in East Palatka.²³

The role of Palatka in the settlement of Alachua improved local transportation and communication facilities in the 1820's. As early as 1822, Dr. Brush commenced operation of a ferry service at Palatka to connect the supply center directly with St. Augustine, and subsequently, the road the Association had built between Palatka and Alachua became the preferred overland route to the interior. Mail traveled over the Palatka-Alachua road by the mid-1820's, culminating in the establishment of a post

office in "Palatka" in 1827. The consequence of this, one settler wrote, is that the Picolata ferry "is not worth the attention of any responsible person."²⁴ In further recognition of Palatka's strategic importance, the United States Army constructed a stone storehouse there in the spring of 1827 where provisions were deposited for further river shipment down the Oklawaha to newly-constructed Ft. King near Silver Springs. Without a doubt, Palatka had become in the early Territorial Period the premier port²⁵ of entry to the Florida interior.

Growing Indian unrest in the late twenties and thirties interrupted the development of Palatka. The influx of white settlers to Florida displaced the Seminole Indians who increasingly resented their relocation to an inhospitable environment on their reservation in central Florida. As early as 1826, Seminoles attacked plantations along the St. Johns and conducted raids to within twenty miles of St. Augustine, the territorial capital. As white settlers abandoned their homesteads, the population of the river valley progressively diminished to such an extent that the government discontinued the post office in 1829. With the exception of the military supply depot maintained there by one "gentleman," Palatka was²⁶ essentially a deserted community.

Large-scale hostilities between Indians and whites erupted in late 1835 with a series of interrelated raids throughout central Florida. Palatka did not escape the early destruction. In December of that year Seminoles attacked and burned the military warehouse as well as a number of vacant buildings in and around the settlement. By early 1836, the St. Johns valley was devoid of white settlement from Palatka southward. St. Augustine, swelled by the influx of refugees from the countryside,²⁷ became the only secure major white settlement in East Florida.

The United States military progressively expanded control in the interior by constructing a series of forts south and southwest of St. Augustine. Under an agreement with Dr. Brush, one outpost was built at Palatka in 1838, but was soon abandoned. As part of a comprehensive plan to create a defense network throughout northeast and central Florida, the federal government established Ft. Shannon in Palatka as the eastern terminus of the Ft. Brooke (Tampa Bay)-Palatka road and as the military headquarters for the central Florida district. Once again, Palatka was to become the entrepot to the Florida interior.

Ft. Shannon contributed in at least three ways to the war effort. It was essentially an ordinance depot from which military supplies and equipment were transhipped to the theater of operations in central and southcentral Florida. It also served as a staging area for soldiers before transfer to the battlefields and as a hospital for the wounded. As a result, the military population was generally transient with the number of soldiers stationed there fluctuating between 100 and 400. Ft. Shannon was not a defensive outpost as were most constructed during the Seminole War, and consequently, it did not assume the appearance of an enclosed picketed compound. Ft. Shannon can be described more accurately as a military reservation within which the army had constructed a series of buildings and structures. In a small rectangular area bounded by Second, Madison and Laurel streets and the river, the army erected wharves, warehouses, barracks, officers quarters, stables, eight block-houses, a hospital, and a powderhouse. Of these numerous structures, however, only the officers quarters at 224 North First Street remains, the rest victims of later fires and development.

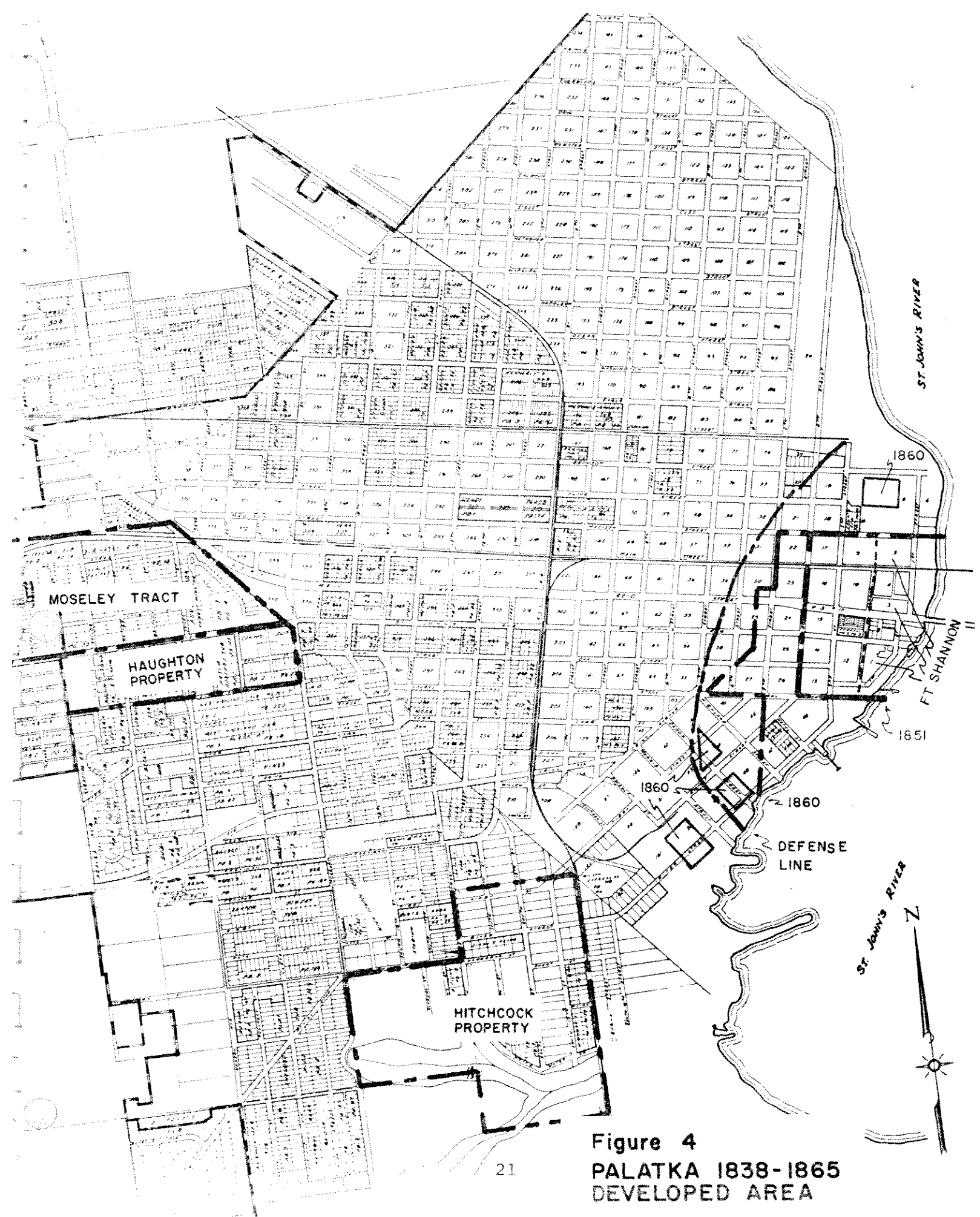


Figure 4
PALATKA 1838-1865
DEVELOPED AREA

The Seminole War marks a watershed in the history of Palatka. From a small supply depot in the 1820's and 1830's, Palatka had been transformed into a major military encampment in the early 1840's. The establishment of Ft. Shannon served as a catalyst for future development of the area, leading eventually to the modern beginnings of Palatka. The government installation, as do those of today, attracted civilians to fill a number of support positions at the fort. Sufficient non-military personnel resided in Palatka in late 1841 for the army to issue them second-hand weapons for their personal protection and for the federal government to reestablish the post office.

The war effort also improved land and river transportation and eliminated the Indian threat from the region. Moreover, the construction of military facilities represented the first large-scale development in the town, and many of the structures, especially the wharves and warehouses, were adopted easily for civilian use after the army abandoned the post on August 24, 1843. Under a previous agreement, the buildings and structures erected at government expense were transferred to the
33
civilian owner of the property, Dr. Brush.

The return of Palatka to civilian hands, however, would be difficult. Many of the smaller buildings were nothing but makeshift shelters, constructed quickly and with little concern for quality. And with the removal of government activities and support, the remaining civilian population of Palatka, numbering perhaps fifty, were left to fend for themselves. As a new era in the town's history unfolded, one visitor viewed the future with pessimism. "I would strongly recommend to all Northerners who go there," he wrote, "to carry a good supply of provisions, or famine

will ensue." ³⁴ Whether Palatkans succumbed to this bleak vision largely depended upon their ability to take profitable advantage of Palatka's location on the river.

III. Birth of a City, 1843-1865

As became evident by the late 1840's, the Seminole War merely delayed the development of Palatka. New settlers journeyed there in increasing numbers soon after the abandonment of Ft. Shannon, and although the majority eventually migrated to the interior, a sufficient number stayed to transform the fledgling settlement into a village of about 200 by 1850. The promotion the town derived from the 1844 Convention of East Florida Democrats in Palatka certainly did no harm in boosting its image in the eyes of Floridians and northerners. ³⁵

Growth in this post-war period depended on the continued use of Palatka as a transportation center on the St. Johns. The nascent steamboat industry found the river and its tributaries perfectly suitable for the low draft and highly maneuverable vessels. Palatka, as head of ocean navigation in the Florida interior, figured prominently in the steamboat trade, particularly after the state government facilitated overland travel by upgrading the road between Tampa and Palatka in 1843 and the construction of a terminal four years later spawned other improvements in the village. The growing number of merchants repaired the old military wharves and warehouses and constructed new ones. At least two hotels, the Wightman and Palatka, and two general stores opened at this time to accommodate the increased flow of travelers and settlers. The future looked promising, so promising in fact, that optimists claimed the rapidly growing community would eventually outstrip the port city of Jacksonville

further down river. The rivalry for control of the St. Johns trade had
36
begun.

These economic and demographic trends culminated in the creation of Putnam County by an act of the state legislature in 1849. Named after Assembly speaker Benjamin A. Putnam, a prominent Floridian who later developed interests in Palatka, the new county was carved out of the existing counties of St. Johns, Alachua, Orange, and Marion with Palatka
37
as the county seat.

The construction of wharves, warehouses, stores, and residences in Palatka in the mid- and late 1840's was the work of squatters, persons who did not hold legal title to the property. After the death of Nehemiah Brush in 1843, his heirs and estate managers from New York were slow to capitalize on the demand for land within the grant, which was
38
now more commonly referred to as the Palatka Tract. The ambitious doctor had become one of Florida's largest landholders by the time of his death, controlling not only Palatka, Gainesville, and much of Alachua
39
County, but also other parcels throughout eastern Florida. Brush originally intended to subdivide and sell lots in Palatka in the late 1830's as the Seminole threat moved further south. He laid out and named streets, had a base map drawn, and sold eight lots to James Vandenberg from
40
New York in 1838 and 1839. His plans were delayed temporarily, however, when he agreed in 1840 to allow the United States Army to occupy his land as a military reservation under the provision that all improvements would revert to him upon the termination of hostilities, an agreement
41
which Brush realized would enhance the value of his property. However, his heirs did not begin to sell the Palatka property until five years

after the military post had been deactivated, and by 1851, they had conveyed only twenty-eight parcels of varying sizes. Most contained structures built by the military, especially the highly valued warehouses and wharves, and many went to settlers who had been in Palatka since the early 1840's. Yet it is apparent that in a town of several hundred, more residents, especially the newcomers, still occupied and developed property without possessing legal title. Clearly, the heirs of Dr. Brush did not⁴² share his interest in the Florida frontier.

On April 3, 1851, the heirs rid themselves of the Palatka Tract by selling the entire unconveyed area and buildings for \$5,000 to the local mercantile firm of R.R. Reid and Company. Robert Raymond Reid, Jr., son of the fourth Territorial governor of Florida, was one of Palatka's early visionaries as were his partners, Burroughs E. Carr and George Burt, two⁴³ leading St. Augustine merchants. Within the next year, however, the firm managed to sell only two small lots. Overextended from their land speculations and construction activities along the riverfront, the firm declared bankruptcy in 1852, and on March 22 they transferred the Palatka Tract to Isaac H. Bronson, federal judge for the Eastern Circuit in Florida,⁴⁴ who served as trustee of the lands held by the bankrupt company.

The town continued to grow despite the difficulty in selling land. By 1851, the city consisted of a fourteen-block area bounded by Madison, Laurel, Fourth (then called Second Street), and the river. Density of development was greatest between the riverfront and Second Street (then Front Street), especially along First (Water Street), Second and St. Johns Avenue (Lemon Street), as two-thirds of all buildings were located there. The street plan and names followed those laid out by Brush in the late

1830's, and with the exception of Reid and Orange Streets (today combined into just Reid), the urban grid from the early period has remained relatively intact.⁴⁵

The village had grown large enough by the early 1850's to warrant the establishment of a political body to sponsor improvements, regulate trade, and maintain order. With the assistance of Judge Bronson who re-located there shortly after being named trustee, the Florida legislature approved a charter for the city of Palatka which the governor signed on January 8, 1853. The burgeoning municipality had certainly come a long way since Dr. Brush's two pine log cabins.⁴⁶

The following seven years were a period of prosperity as Palatka, called a "thriving little town" by a New Yorker, developed an expanding economy based on freight transport, lumber, and tourism.⁴⁷ With their experience of the post-war years to guide them and with the injection of northern capital and entrepreneurial skills, Palatkans of the fifties successfully and systematically exploited the potential the river offered. In the process, they laid the economic foundation that ably supported the growing community for the next forty years.

Palatka blossomed in the 1850's as a major export and distribution center on the St. Johns, a development attributable to the increasing importance of steamboat traffic on the river. Steamers regularly plied the waters from Palatka northward to Savannah and Charleston and southward down the Oklawaha to Silver Springs. The opening of a stage line between the city and Tampa by northerner Hubbard L. Hart in 1855 connected Palatka with the steamship lines on the Gulf of Mexico as well.⁴⁸ By the end of the decade, Palatka had secured its position as the hub of the

transportation network into central Florida and in turn became the principal export center for the cotton and agriculture trade of the interior, particularly Marion and Alachua counties. In one season, steamers shipped 10,000 bales of cotton from Palatka to Charleston and Savannah, and crates of oranges and other food products also made their way into hands of the export agents, including the local mercantile firms of Teasdale and Benet Co. and Teasdale and Reid Co. Trade was so brisk that by the mid-fifties the warehouses were often stored to capacity, and business firms constructed new warehouses and wharves along the riverfront.

49

The freight trade, which was mainly responsible for the boom of the fifties, sparked development in two other areas, both of which also depended on river transportation. Because of existing transport facilities and an abundance of locally available, high-quality cypress, several sawmills were built just above and below the docks extending along First Street. Although some lumber was used in local construction activities, local millers exported most lumber, especially cypress shingles, to New York and Boston.

50

Palatka also nurtured at this time a fledgling winter tourist industry aimed at attracting invalids from the northern states. Palatka earlier had enjoyed a reputation as a salubrious site, one such reason why the army decided to locate its headquarters there during the Seminole War. In 1843 a visiting physician lauded Palatka for its healthy location, concluding that the community "is probably one of the most favorable positions in the peninsula for persons laboring under pulmonary affliction," a belief restated by boarders in the late 1850's. Several new boarding houses and hotels opened during the decade to accommodate the influx, including the commodious St. Johns House located at the foot of Main Street

51

52

53

on the east side of First Street, symbolically on the site of Brush's⁵⁴
log cabins.

The expanding economy of the fifties brought a measure of permanence and growth to the city, and in the process, Palatka finally shed its image as a ragged, weatherworn military installation. Population increased threefold during the decade, from approximately 200 in 1850 to⁵⁵ 613 ten years later. Planned growth became possible with the preparation of a city base map in 1853 by John Dick.⁵⁶ Palatkans now held services for Catholics, Methodists, Presbyterians, and Episcopalians, the latter erecting St. Mark's in 1855 for their house of worship.⁵⁷ A new county courthouse built in the mid-fifties on the western edge of the city at the corner of Fourth and Reid replaced a building the county⁵⁸ had leased from the Brush estate near the river on Reid Street. Main Street never became the principal street as the business district extended westward along St. Johns Avenue at this time, and all major roads leading⁵⁹ out of Palatka converged on this thoroughfare. Moreover, the Bank⁶⁰ of Charleston opened a branch office in the city in 1854.

Residential development in the fifties expanded the limits of the city, as the settled area of Palatka more than doubled in size in the decade. From 1851 to 1861 the fourteen-block settlement had grown to thirty-one blocks, and clusters of houses could be found outside this core area. The city now extended beyond Fourth Street on the west, Laurel on the south, and Madison on the north. The new municipal government opened additional streets, in particular River Street which led to the choice⁶¹ residential property which later would be called "The Hammock." Seven houses constructed in this period have survived the ravages of time.

Judge Isaac Bronson built his substantial plantation-style residence in the early fifties on Sunny Point, land he received from the Reid & Co. partners in compensation for services performed as trustee of the Palatka Tract.⁶² None of the other extant residences of the period are as elaborate as the Bronson House, although as a group they represent some of the people influential in the development of Palatka in the 1850's.⁶³

The success of this commercial and residential growth is due in large part to Judge Bronson whose reputation attracted investors and settlers to Palatka and whose business acumen quickened the pace of land sales. As trustee of the Palatka Tract, Bronson sold fifty-two lots in three years and conveyed another twenty-eight to his wife for resale.⁶⁴ Before his death in 1855, however, the judge advised that the entire tract be deeded to James Burt who would administer the trust for the spouses of George Burt and B.E. Carr. On May 29, 1855, James Burt officially became trustee of the Palatka Tract.⁶⁵

The selection of Burt was prudent. Compared to his older brother George, James staked his future on Palatka, becoming active in local political and economic affairs. His illustrious career included two terms as city commissioner in the 1850's, post master from 1859-1861, judge of the probate court from 1861-1866, judge of the Putnam County criminal court afterwards, and city alderman in the late 1870's.⁶⁶ Burt continued to sell property within the tract until 1858 when he conveyed half interest each to his brother and Carr's wife, Sophia. No longer did James Burt, as trustee, dispense of property for others. By using his brother's half interest in the tract, he became the dominant realtor in Palatka in the late 1850's and especially after the Civil War.⁶⁷

The period between the Seminole and Civil Wars also witnessed the development of unclaimed, public lands contiguous to the Palatka Tract in a hilly area to the south and west that would later be called Palatka Heights. The United States Congress provided for the acquisition of public lands primarily through the Sale of Public Lands Act of 1820, under which unclaimed property could be purchased for \$1.25 and acre, and the Military Bounty Land Acts of 1850 and 1855, under which war veterans or their widows could acquire homesteads of 160 acres.

Charles Hitchcock, an army physician who may have served at Fort Shannon, procured the first property in the Heights when between 1846 and 1854 he purchased a total of 120 acres in three contiguous parcels of land which included much of White Water Branch and the area to the north. (See Figure 4) Hitchcock was more concerned with his business endeavors in Palatka proper, and his holdings in the Heights laid dormant.

Settlement in the Heights commenced before the Civil War through the efforts of the Moseley family and their patriarch, William D. Moseley, the first elected governor of Florida. After completing his four-year term in 1849, Moseley retired to Palatka in 1851 where he resided until his death in 1863. Although evidence is not clear, it appears that Moseley built his residence in the Heights in the early fifties despite not having legal title to the land. Between 1858 and 1860, however, Moseley and other family members acquired 317 acres of public land in three separate transactions, mainly through a loophole in the Military Bounty acts which allowed veterans to assign their claims to other parties. The Moseley estate extended south from the approximate location of present-day U.S. 17 to just beyond the headwaters of White Water Branch and included the area between present-day Moseley Avenue

and the current western city limits. (See Figure 4) Only the northern section of this tract was developed as the governor lived just north of present-day St. Johns Avenue, and his daughter, Elizabeth, and son-in-law, Judge T.S. Haughton, resided and cultivated the property immediately to the south as far as present-day Gillis Avenue.

Large-scale development of the Heights was several decades away, however. These early inhabitants remained insulated from Palatka, infrequently venturing downtown which was over a mile away. The Heights awaited improvements until better means of transportation diminished the distance between the hills and the business district along and near the riverfront.

The Civil War undermined the expanding local and regional economy, and, in all, halted the expansion of the city. After federal gunboats gained control of the St. Johns River in 1862, most residents abandoned the city and resettled in nearby Orange Springs and Florahome. Confederate forces under Captain John Jackson Dickison thwarted a Union attempt to take the city in March 1863. Five thousand federal troops successfully occupied the vacated settlement between February and August 1864 during which time Palatka served as a base of operations into the surrounding rebel countryside. A comment by a Union officer in April of that year gives a glimpse of the abandoned town. "Some would say," he wrote, "it is a rough looking place, but I think it is beautiful. Art has done very little for the place, but Nature very much. One or two places give evidence that they are owned by northern men; the houses are large and comfortable and painted; and the grounds are laid out with taste."

Unlike the Seminole War, the Civil War did not contribute to the improvement of the city. The federal troops which occupied Palatka in

1864 did not construct major facilities since they merely resided in the existing houses, and any new structures, including two docks and an earth-enwork surrounding the town, were demolished by the residents upon their return after the war.

74

The Civil War made no appreciable effect on the course of Palatka's history. It did not redirect patterns of growth discernible before the war. Steamers would once again ply the St. Johns loaded with goods going to and coming from Palatka; sawmills would once again produce timber products for northern markets; and tourists would once again flock to the river city. The war merely halted temporarily the development of the city, and, in fact, these early economic trends accelerated after the war. Palatka's best days were still to come.

IV. Boom and Bust, 1865-1895

The three decades after the war constitute the Golden Age of Palatka, an epoch when the "Gem City of the St. Johns" became a major port city which for a time rivaled Jacksonville for dominance of the river trade. Palatka is described in glowing terms in the literature of the period which attracted such notables to the city as President Grover Cleveland, railroad tycoons Jay Gould and John Jacob Astor, and literary greats William Cullen Bryant and Harriet Beecher Stowe.

The Golden Age was an era when Palatka made the transition from a town to a city. From a deserted, war-stricken settlement, Palatka grew rapidly to 720 inhabitants in 1870 as many former residents returned to their homes and places of business. What greeted them, however, did not indicate the heralding of a new, prosperous era. As one visitor wrote after the war: "The one street was grown up to dog fennel as high

75

as man's head; many of the yard fences had fallen into the street, presenting such a forlorn and desolate appearance as is described concerning Sodom and Gomorrah." ⁷⁶

Yet less than two decades later, another visitor saw a different Palatka, a city that obviously had benefited from material and demographic growth. He noted wide, clean streets "lined with many tastefully constructed residences, and neat cottages with ample house grounds." ⁷⁷ With pride and a goodly amount of bravado, Palatkans could easily point to the achievements of the post-war generation.

The remarkable change described by the two visitors was the result of a rapidly expanding economy which was based on the city's favorable geographic location and deep channel close to the shore. Palatka became a major transportation and freight distribution center on the St. Johns during the Golden Age. Excellent water and rail connectors which linked the east coast with the rapidly growing interior had transformed the city by the early 1880's to a wholesale center of importance, the principal freight and transshipment point in the state according to some contemporaries. ⁷⁸

The steamboat initially was responsible for this development. Steamer traffic to Palatka expanded significantly shortly after the war, and for the next two decades the city became the major deep water port of the St. Johns. By the mid-1880's, seven steamboat lines operated out of Palatka, including Hubbard L. Hart's Oklawaha River line and the Charleston and Savannah lines of ocean steamers. ⁷⁹ Hart, Palatka's foremost promoter in the post-war years, became the dominant force in the river traffic of the period as he virtually monopolized the profitable Oklawaha trade for transshipment to northern markets. ⁸⁰

By the late 1870's, the wharves of the bustling port city extended the full length of the downtown riverfront. As many as forty schooners and steamers waited in the harbor to unload their freight for distribution to the Florida interior or transfer it to ocean-going vessels. As in the 1850's, cotton and agricultural products of Alachua and Marion counties constituted the bulk of the Palatka exports in the early post-war years. Increasingly throughout the seventies, the new railroad lines eventually controlled the interior trade, and the steamship lines looked for other sources of freight to supplement the produce of Putnam County and the river valley.

Citrus cultivation became the savior of the river trade from the mid-seventies to the mid-nineties. Palatka's newcomers regarded the orange as the cash crop which would produce an independent income for life. In 1875, the editor of the Eastern Herald claimed that "An orange grove near Palatka is an heirloom that can be handed down from generation to generation. It is better than any hard stock or investment that we know of . . . there is no danger of glutting the market. The demand will increase much faster than the supply." Land values along the St. Johns increased in the late 1870's as entrepreneurs converted more property into orange groves. Palatka, called "Orange City" by the newspaper editor, also succumbed to the lure of the orange blossom. Groves appeared throughout undeveloped sections within the Palatka Tract, in Palatka Heights, and across the river in East Palatka. By the 1880's, Palatkans boasted that their city was the hub in the state's citrus region and had the further advantages of excellent storage and transportation facilities.

The introduction of five major railroad lines into Palatka in the 1880's improved the city's position in the transportation network of the state. The first (1881) and most important was the Florida Southern Railway for which Palatka served as the eastern terminus and site of the company headquarters. The Florida Southern connected Palatka with Charlotte Harbor and the steamers that sailed to the Caribbean and Gulf ports. The Jacksonville, Tampa, Key West Railroad commenced operations in 1884 and made Palatka the mid-point stop on the Jacksonville-Deland and Indian River routes. Other railroads introduced later in the decade included the Macon and Palatka (later the Georgia Southern and Florida Railroad) which opened markets in the mid-west as far as Chicago, the St. Augustine-Palatka, and the St. Johns and Halifax. The latter two lines, both owned by Henry Flagler, maintained terminals in East Palatka, although they were connected with the Florida Southern line in Palatka after Flagler's Florida East Coast Railway constructed a wooden bridge in 1888 across the river at the foot of Main Street, the first bridge built across the St. Johns.

86

The growing importance of Palatka as a railroad center enhanced the city's function as a freight distribution point. It meant that more and a wider range of goods would be transshipped through Palatka, the largest railroad facility closest to the interior. Palatkans claimed that the city would henceforth become a permanent freight depot and that "the world will come to Palatka and make it the entrance gate to South

87

Florida, Cuba and Mexico." They also believed it inevitable that the Gem City, just as New York City had outstripped Boston, would become the commercial capital of Florida, a fact that Jacksonville merchants should accept and thus "cease trying to capture the trade south of us."

88

By the late 1880's, the railroad had eclipsed the steamers as the principal carrier of freight, a fate sealed by the opening of the Macon and Palatka line in 1890. The railroads' main ally, speed, meant that a train trip to Jacksonville took three hours less than in a steamer and therefore could move more quickly and more cheaply to larger markets, an asset quite appealing to farmers cultivating perishable produce. ⁸⁹ Moreover, by 1885, when Jacksonville became the port of registry for Hart's Oklawaha Steamers, Palatka had lost her control of the river trade to the booming metropolis, and henceforth the latter would serve as the deep water port of the St. Johns. Later improvements of the Jacksonville port ⁹⁰ assured that city's position as maritime capital of the river.

As the railroads surpassed steamers in freight trade during the 1880's, the steamboat lines gradually shifted away from carrying freight to transporting tourists on pleasure excursions up river. The most popular trip ventured up the Oklawaha to Silver Springs 135 miles from Palatka. Some even claimed that "leaving Florida without seeing the Oklawaha is like leaving Rome without seeing the Pope." ⁹¹ The leader in this transformation was, as usual, Hubbard L. Hart, who astutely took advantage of the late nineteenth century boom in tourism that touched all settlements along the St. Johns.

Soon after the Civil War, invalids and tourists flocked by steamer to Palatka during the winter months to benefit from the city's post-war reputation as a healthy site. ⁹² As early as 1868, Palatka's four hotels ⁹³ were full, and visitors "had to beg for a room." The newly-constructed and commodious Putnam House at Second and Reid, built for Hart, was the most elegant of the four, a position she would retain through the century. Other hotels joined the list in the mid-1870's, including the Carelton

House at Fifth and Reid, the Hotel Palatka at First and Lemon, and the spacious Larkin House on First next to the Presbyterian Church. Even another forty rooms were added to the Putnam House to accomodate the increasing demand, which still was estimated to exceed the number of rooms by three hundred percent.

The introduction of the railroads into Palatka in the 1880's led to an explosion in the winter tourist trade. The various railroad lines poured crowds of tourists into the city for several months, filling the hotels and the Oklawaha steamers to capacity. By the late eighties, Palatka could boast of eight major hotels, including the entirely new 500 room Putnam House, supposedly the largest in the state at that time, and twenty boarding houses which in all accomodated over 1,600 visitors, more than half the city's year-round population. Other seasonal visitors, such as industrialist James R. Mellon of Pittsburg, purchased or erected winter residences rather than be confined to a hotel room. The future of tourism looked bright, despite Flagler turning down an offer to build a monumental hotel in Palatka. Perhaps he feared the Gem City potentially offered too much competition to his winter resort in St. Augustine.

The lumber industry, like tourism with roots in the pre-Civil War decade, continued to expand in the Golden Age. Still surrounded by an ample supply of raw materials and with improved transportation facilities for export, Palatka became by the 1880's and important mill center on the St. Johns. From two sawmills in the late 1860's, the city boasted six twenty years later which produced such wood products as board lumber, shingles, orange boxes, wagons, and fences. Despite this expansion, the mills were unable to meet the demand. As early as 1884, the newspaper

editor wrote that the local mills "were already embarrassed with orders they could not fill," and that they could not load empty freight vessels returning to Jacksonville or Savannah with lumber and other wood products. 101

The Board of Trade, the forerunner to the Chamber of Commerce, undertook a campaign to attract more investors and additional mills to Palatka by advertising in 1887 "splendid openings" for door, sash and blind factories as well as carriage and furniture industries. The campaign 102

was effective. In the late 1880's and early 1890's, most of the existing mill owners modernized and increased their equipment, and several new entrepreneurial families, the Tilghmans and Wilsons, entered the Palatka lumber market. The former bought out the old Boyd Mill, and the Wilsons later entered into a partnership with the Tilghmans. In 1893 103 the Wilsons acquired complete control of the firm and expanded it.

Nevertheless, the Palatka mills still could not meet demand by the mid-1890's. The potential of the mill industry had not yet been realized, 104 even in the Golden Age.

Expansion in the freight trade, tourism, and the lumber industry as well as improved transportation facilities greatly enhanced local employment opportunities. As an important railroad center, hundreds of men worked directly or indirectly for the railroad lines. The Florida Southern and Jacksonville, Tampa, Key West railroads built railway shops in Palatka in the 1880's which attracted skilled merchants to the city who 105 were needed to build cars and repair engines.

By the mid-1890's, over 100 men also found jobs in the lumber industry, the second largest employer in the Gem City. 106 Dozens more were employed in the Hart shipyard 107 in East Palatka where steamers were built or repaired. Palatka's

economic vitality of the post-war period also attracted other industries to the city in the 1880's and early 1890's, industries such as El Perfecto Cigar Manufacturing Company which employed one hundred men and women who
108
produced at least 75,000 cigars a week.

One obvious result of the expanding economy was a corresponding growth in the city. The city spread in all directions, and several commercial districts, large and small, evolved in different parts of the community. The number of major business establishments rapidly multiplied in the Golden Age, from eight in the late 1860's to over 100 fifteen years later. Business activities became much more diversified as well, with a trend away from the general store to more specialized retail outlets, and thus a trend away from spacious buildings to smaller, individual shops.
109

Although subsidiary commercial areas developed along sections of Reid and Main streets, the foremost business district was along South First, South Second and St. Johns Avenue. This area contained most major hotels as well as the bank, post office, and railroad, and steamship
110
offices. St. Johns Avenue, however, became "the principal avenue for business in the community," an extension of the warehouse and wharf district on the riverfront. By the early 1880's, frame buildings lined St. Johns Avenue as far west as Fifth Street with a few scattered businesses beyond. Shade trees, especially the orange, added a graceful touch to the bustling street as did a fountain in the middle of the intersection
111
at South Second Street.

"Palatka in Ashes . . . Doom of the Gem City . . . The Entire Business District Laid Waste . . . Carnival of the Fire King," screamed the newspaper headlines after a devastating fire on the evening of November 7-8, 1884 leveled five blocks of the downtown area. The core of the

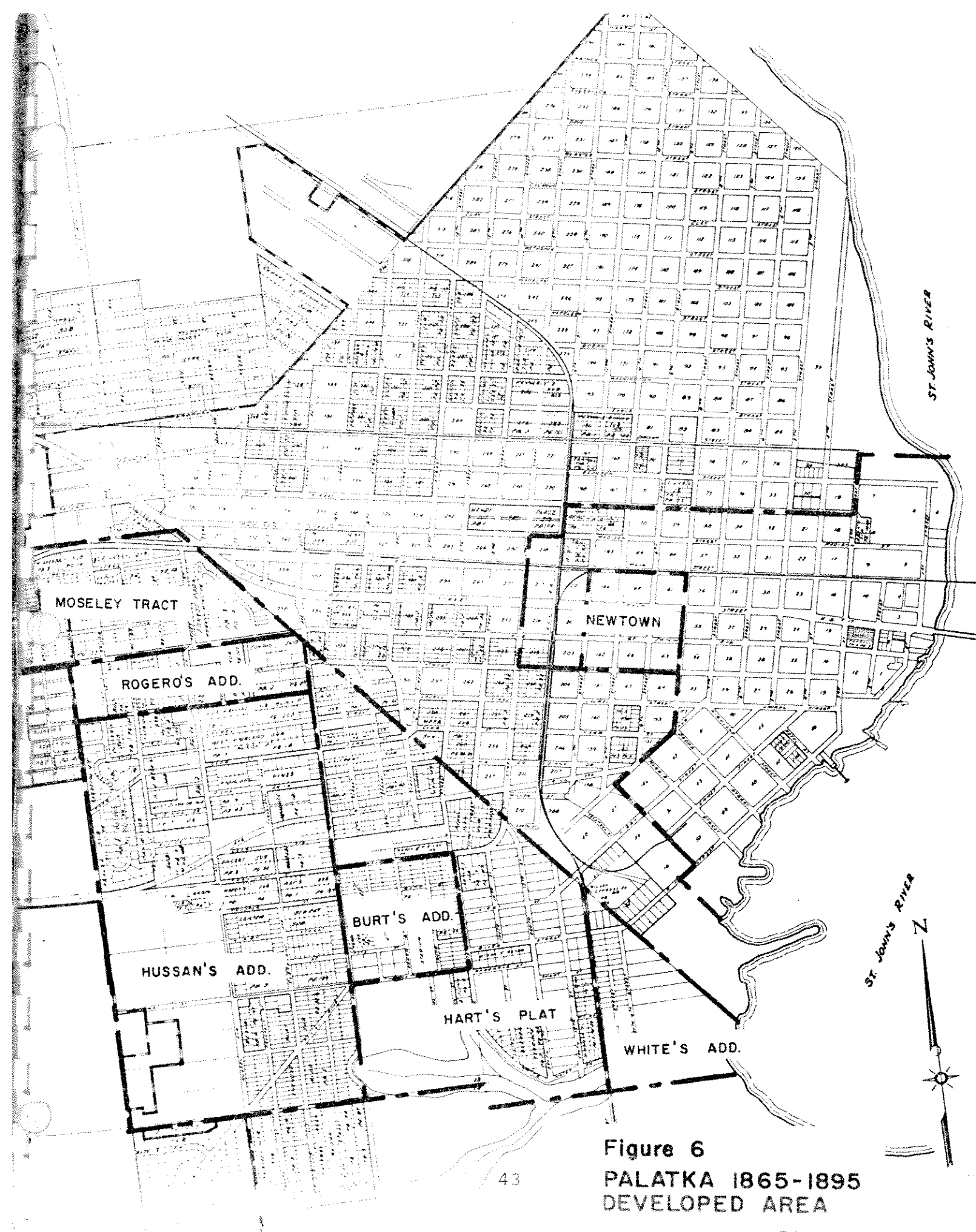
main business district, an area between the river and South Second and Reid and the Presbyterian Church, lay in ruins as warehouses, wharves, four major hotels, the bank, railroad and steamer offices, and fifty other businesses succumbed to the firey blaze. Although the businesses on St. Johns Avenue west of Second survived the \$800,000 holocaust, Palatkans justly feared that the city could not recover from so great a loss, particularly since the fire came just before an anticipated banner
112
tourist season.

Palatkans, however, met the challenge and conquered adversity. Through their determination, they fulfilled the prophetic words of a newspaper editor who claimed a week after the fire that "we have no doubt that from the ashes of the misfortune will assure a fairer town and a new prosperous business."
113
Hubbard Hart immediately agreed to rebuild the wharves, and some merchants commenced constructing new buildings within three weeks of the devastation. This rapid reconstruction of the city was accomplished essentially with brick, a more fire-resistant material
114
that was sparingly used before 1884. By 1887, twenty-four brick buildings had been constructed in the downtown area, justifying the designation of Palatka as a "brick city."
115
Brick structures also replaced the older surviving frame buildings on St. Johns Avenue as the business
116
district spread west of Fifth Street. By the end of the decade, Palatka could be proud of its new commercial center which was once again lined
117
with shade trees, especially palmettos. As one author boasted, "there are no more energetic business men in the world than those who made the new Palatka." It appeared, indeed, that the fire propelled Palatka into
118
a "new life of its glorious future."

Fueled by the city's newly-found prosperity, the residential areas adjacent to the main business district also expanded during the Golden Age. From a thirty-one block compact settlement before the war, Palatka, by the 1880's, more than doubled in size to an area comprising over eighty blocks. As seen in the 1884 Birds-eye View (Figure 5), houses appeared as far south as the land grant line, as far north as the wetlands, and as far west as Twelfth (Rose) Street, a boundary well-defined by the railroad tracks of the Jacksonville, Tampa and Key West Railroad. The absence of adequate city transportation and the availability of land east of Twelfth Street kept the community from spreading beyond the tracks. ¹¹⁹

Three distinct residential neighborhoods within the Palatka Tract developed after the war. (See Figure 6) The choicest of the three was popularly called the "Hammock," an area south of the business district where "elegant residences" and "palatial homes" such as the Conant House were situated amidst tall magnolias and moss-covered oaks. In addition to the beautiful natural setting, this neighborhood also offered a panoramic vista of the bay and relative calm in the industrial port city. As Palatka grew, the city encouraged development there by extending several streets and grading River Street as far as the southern city limit. ¹²⁰

The second most valued residential section within the Palatka Tract was known as "Reid's Garden," an area north of the business center between Reid Street and the wetlands and the river and Fifth Street. This development was noted not for its palatial homes, but merely for its "costly residences" on large landscaped lots of orange trees and ornamental shrubbery. This neighborhood's reputation was not enhanced by the existence of railroad lines and the Southern Railroad machine shops within its central area. ¹²¹



The third distinct residential area was Newtown, a community of freed blacks that evolved west of the principal business district in the two decades after the Civil War. Newtown was considered a suburb of Palatka, an area where most of the black population, numbering half the city's population in 1870, resided.¹²² The community generally fell within a nine-block area encircled by railroad tracks and bounded by Main, Oak, Eighth, and Eleventh Streets. Between 1866 and 1884, newly-emancipated blacks bought land from James Burt and built houses, regarded as "shanties" by the white population, stores, schools, social clubs, and churches, including St. Mary's Episcopal on St. Johns Avenue, a small-scale model of St. Mark's Episcopal. Most stores were located along a three-block stretch of St. Johns Avenue, the "colored business quarters,"¹²³ where barber shops and restaurants abounded.

Palatka's Golden Age also witnessed the residential development of the suburbs south and west of the city on the Heights. From several scattered settlements in the pre-Civil War period, the Heights grew into an incorporated municipality in the late 1880's where its inhabitants found solitude and a retreat from the bustling city on the plain below.¹²⁴

For the purpose of analysis, the municipality of Palatka Heights can be divided into two areas bisected by present-day Moseley Avenue. (See Figure 6) The initial subdivision outside the Palatka Tract was east of this thoroughfare in what was the original Heights. In four transactions in the late sixties and seventies, the enterprising Hubbard Hart acquired most of the land west of the colonial grant line between present-day Thompson Street, Moseley Avenue and White Water Branch from investors who either purchased the unclaimed public land or received it as part of a homestead grant.¹²⁵ With the exception of a forty-acre homestead

purchased by the ubiquitous James Burt in 1874, Hart controlled 198 acres of property in the heights by the mid-1870's, a little more than a quarter¹²⁶ of the land that later comprised the municipality. Based on a survey made by Burt, Hart filed a plat of the area on April 14, 1876 and soon¹²⁷ commenced selling lots in the twenty-seven block subdivision. Burt followed suit eleven years later by partitioning his forty-acre parcel,¹²⁸ Burt Addition, into sixteen blocks. A third subdivision in this section of the Heights opened for development in 1888, over a decade after its promoter Nathaniel P. White purchased a seventy-three acre homestead from Henry Jones. White divided this property into only four blocks, however, probably intending to sell the remaining large parcels along the water¹²⁹ to mill owners.

Although first settled by members of the Moseley family before the war, the section east of Moseley Avenue was not subdivided for large-scale residential development until the mid-1880's. The heirs of the former governor sold the estate in three transactions in the previous decade. Gustavus Zipple purchased forty acres of the old Haughton property in 1870, Andrew Wood acquired the ninety-seven acre Moseley tract north of present-day St. Johns Avenue in 1875, and Joseph Husson, son-in-law of the governor, bought 279 acres south of Zipple's property in¹³⁰ 1876. Zipple sold his parcel seven years later to Manuel Rogero who platted Rogero's Addition in 1884, and Husson subdivided his large tract¹³¹ the following year. Husson's Addition was the largest subdivision in the Heights, comprising almost two-fifths of the total area of the municipality, but Husson had no intention of directly promoting residential development. Instead he divided the subdivision into eight large blocks,

one-quarter mile square, which as replats could be sold as orange groves¹³²
and not as house lots as in the other developments in the Heights.
Moseley Tract was the only area in the Heights that was not subdivided
in the late nineteenth century by its owners, school superintendent Dr.
Andrew Wood, and after 1889, James McGregor, both of whom preferred to¹³³
live on the bluff without adjacent residential development.

Throughout the 1870's and 1880's, the press and the Board of Trade
heavily promoted the development of the hilly suburbs. The Heights was
the second most desirable residential area in the Palatka area, offering
such advantages as salubrity, clean air, and, as a newspaper editor wrote
in 1875, "a position commanding a splendid view of the surroundings below . . .
with a birds-eye view of the town resting on the St. Johns River flashing¹³⁴
in the Sun giving a romantic scene seldom witnessed in Florida."

Despite intensive promotion, the Heights never lived up to its
potential during the latter years of the Golden Age. Transportation fa-
cilities to downtown Palatka were still lacking as city streetcar service¹³⁵
to the Heights never materialized in this period. Yet because of
telephone service that connected the residences with places of business,
the hills did attract a half dozen of Palatka's most influential resi-
dents, including Hubbard Hart, James Burt, and bank president William¹³⁶
J. Winegar. Not until the mid-eighties did lot sales and construction
accelerate, giving impetus to the movement to charter the area as a
separate political entity immune from the taxes that the City of Palatka¹³⁷
levied against property owners and citrus developers. By 1890, the
young town boasted a population of 454, not as much as anticipated, but¹³⁸
a start nevertheless.

Despite some disappointment about the Heights, the outlook for the future of the Palatka area was bright. From 1870 to 1890, the population of Palatka and the Heights experienced a fourfold increase while the number of residents in the state only doubled.¹³⁹ There was no reason to doubt that this trend would not continue. The partnership forged between the railroad and steamer in the 1880's brought rapid growth and unheralded prosperity to the river community, leading some Palatkans to claim that the "dreams of many years will be realized and confident hopes will be solid facts."¹⁴⁰ Retail sales increased to such an extent that one large store did as much business in the mid-1880's as the entire town did in the previous decade. Moreover, not one merchant declared bankruptcy as a result of the 1884 fire.¹⁴¹

Residential growth was phenomenal in the eighties as well. Almost three-quarters of all lot sales in the Palatka Tract during the Golden Age took place in that decade as did the laying out of seven of the nine new subdivisions.¹⁴² Seven churches, four schools, and several public buildings, including a jail, were built in the decade.¹⁴³ Because of a shortage of materials and skilled workmen, the construction boom of the eighties could not keep pace with the demand for housing, and according to one account, newcomers to Palatka rented houses even before the foundations were laid.¹⁴⁴

The eighties also witnessed the first systematic attempt to improve the quality of life in the city. A number of utilities successfully commenced operation in the decade, including a limited telephone exchange in 1884, gas works in 1886, and water works in White Water Branch in the Heights in the following year.¹⁴⁵ In the late eighties, a mule-powered

streetcar serviced the city as far west as Twelfth Street, and plans were
being made to extend the line to the Heights.¹⁴⁶ The city council even
made an initial attempt to rectify the appalling street and sidewalk con-
ditions by installing new sidewalks in the downtown area and the Hammock
and by improving St. Johns Avenue.¹⁴⁷ In the late 1870's, the city drained
a pond that extended into this business thoroughfare around Fourth Street
and later graded the street as far as Newtown.¹⁴⁸ Not until 1894, however,
was St. Johns Avenue covered with brick, the first street paved at public
expense, from the wharf to Union Depot at Twelfth Street.¹⁴⁹

The attitude most Palatkans exhibited towards their city are best
seen in an editorial commemorating the first anniversary of the 1884 fire:

The disaster only seems to have
given a new impetus to the growth of
the city, and we are all proud of what
has been done within the past twelve
months. The building boom that was
begun before the ashes hardly had time
to cool, and the brick blocks and res-
idences and cottages that have been
erected. The new Putnam House and the
scores of houses now going up within
our corporate limits, give the Gem City
an activity and prosperity unknown to
her sister cities, and which is rapidly
bringing the place to the front as the
leading city of the state. While dropping
a tear to the memory of "old Palatka,"
with her rickety shanties, we join in
the glad hurrah in honor of the new
Palatka, with her solid blocks and
magnificent residences that have sprung
up and made the beautiful city, that
will be "a joy forever," and a source
of pride to all her inhabitants.¹⁵⁰

The future seemed assured; Palatka's destiny was as yet unfulfilled. The
Golden Age had just begun.

All was not well with the Gem City, however. Even as Palatkans
exuded optimism, cracks appeared in the economic foundation that had

propelled the city forward. By the late 1880's and especially early 1890's, Palatka had lost its prominence as a major distribution center as less freight wound its way down river or by rail to the port city. As early as 1892, old timers reminisced about the "halycon days of prosperity" when Palatka was the major transportation center to the interior, and one letter to the newspaper spoke of the city's "up-hill journey to
151
regain her prestige."

The seeds of this economic decline are first found in the transformation of the steamboat industry from a year-round freight service to a seasonal trade of tourist excursions. Steamers transported so little freight by the last decade of the century that the arrival of an ocean-
152
going freight steamer in mid-1892 caused an uproar in the city. The Palatka railroads also lost cargo at this time to the Jacksonville lines as an arbitrarily high freight rate increase for Palatka carriers put the city's merchants in an unfavorable position compared to the Jacksonville merchants. It appeared, as one local magistrate wrote, that the railroads
153
"seemed to single out Palatka for their oppression." The recession of the nineties resulted in a newspaper campaign to save Palatka businessmen from bankruptcy by buying goods locally in order to "keep Palatka money
154
in Palatka."

Cold winter evenings undermined the tottering economy. The loss of the citrus trade after a series of freezes in the eighties and especially in the winter of 1894-95 was the final blow to the dreams of Palatkans. The "Great Freeze" of 1894-95, when the temperature dipped to fourteen degrees, decimated the citrus economy of Putnam County and north Florida in general, and many family fortunes in Palatka vanished overnight. From

an annual average of 2.34 million boxes of oranges produced statewide before the freeze, production fell to 147,000 boxes in 1895-96, 218,000 boxes in 1896-97, and output did not reach pre-freeze levels until 1904-05¹⁵⁵ as citriculture moved further south. Palatka's old economic order was in shambles, and the optimism of the previous decade had dissipated. The Golden Age of Palatka was over.

V. Recovery and Growth, 1895-1930

The venerable James Burt, the pioneer who had done so much to promote Palatka in the previous half-century, offered a solution to the city's economic woes. In 1900, Burt suggested that Palatka make a bid for the proposed relocation of the state capital, a move that would rejuvenate the Gem City and restore it to its rightful place among the leading metropolises of Florida.¹⁵⁶ Other Palatkans, however, subjected Palatka's problems to a more serious and realistic analysis and concluded that greater diversification of the local economy was essential to ensure more stable means of support in the future. As the editor of the Times-Herald stated one year after the 1895 freeze: "Let us not make any one thing a sole dependence."¹⁵⁷ In the decade after the freeze, Palatkans, led by the energetic Board of Trade, attempted and succeeded in broadening the economic foundation of the city, and in the process, established a solid basis for subsequent growth.

As in the past, the new economic order was based on the strategic location of Palatka and on the transportation system that enabled the city to take advantage of its favorable geographic position. Palatka maintained her importance as a transportation and market center into the twentieth century, despite the end of the steamboat era and significant

river traffic. The city retained sufficient service from railroad lines in the three decades following the freeze to hold on to its prominence as a center of freight trade. In 1913, for example, Palatka ranked¹⁵⁸ fourth among Florida cities in volume of freight traffic. Three lines continued to serve Palatka, including the Atlantic Coast, Georgia Southern and Florida, and the Florida East Coast, which as a group gave the city¹⁵⁹ access to major state and northern markets.

This was not the Golden Age, however. By 1903 Palatka was no longer the headquarters and southern terminus of the Georgia Southern and Florida Railway, and also by then the Jacksonville, Tampa and Key West Railroad¹⁶⁰ removed its repair shops out of the city. Moreover, the railroads' callous approach and dominating presence in the city angered Palatkans for the first time. Some complained that the railroads controlled too much land in the city, at least twenty to thirty blocks and 2000 feet of¹⁶¹ waterfront. The early love affair with the railroad was over.

Despite growing hostility towards the railroads, Palatka businessmen realized their importance to the city's economic health. Consequently, the city fathers wholeheartedly endorsed the construction of a new Georgia Southern and Florida terminal in 1905, the erection of a new Atlantic Coast Line Depot in 1908, and the completion of a railroad bridge over the St. Johns by the Florida East Coast Railway in 1925, then the largest¹⁶² jack-knife bridge in the country.

Palatka strengthened its role as a market and shipping town with the advent of the trucking industry and the development of the state high-¹⁶³way system. The wooden bridge constructed over the river at Laurel Street in 1910 for motorized vehicles was inadequate to meet the demands

of the growing number of automobiles and trucks in the following decades. With the completion of state highways to Palatka from Gainesville, St. Augustine, Orange Mills, and Melrose, the need for a larger, sturdier bridge became more apparent, and after a six-year process, the \$1.25 million Putnam County Memorial Bridge was dedicated at the foot of newly-widened Reid Street. ¹⁶⁵

The bridge heralded a new era in the history of Palatka. As earlier residents had put their faith in the steamer, the railroad, and the orange, their successors placed their belief in the ¹⁶⁶ mountain of steel transversing the broad St. Johns.

Excellent transportation facilities as well as abundant labor and natural resources enabled Palatka to develop into a major manufacturing center in the early twentieth century, a culmination of trends commencing in the 1850's and accelerating in the 1880's and early 1890's. After the freeze, Palatkans pinned their hopes on expanding the industrial base that had been growing before the mid-nineties. "Show us a city without manufacturing interests," the newspaper editor wrote, "and nine out of ten, we will show you a dead city. Were it not for the mills and factories in Palatka, it is useless for us to say that our city would be ¹⁶⁷ utterly useless."

As early as 1896, fourteen industrial firms had already been established in Palatka, producing such items as shingles, crates, boats, doors, wagons, flour, ice, and machines. Yet even this early list of industries shows a pattern that would dominate Palatka's manufacturing interests throughout the twentieth century: firms related ¹⁶⁸ to wood products or by-products comprised over half of the local industries.

The large Wilson and Tilghman cypress mills as well as the Selden Cypress Door Co. pulled the local economy out of the recession within a

169
decade. The opening of the Selden Co. in 1896 was particularly welcomed by Palatka's growing list of the unemployed. Within seven years, the two biggest wood firms in town, Wilson and Selden, employed a total of 450 men, black and white, and another fifty found jobs at Tilghman's mill.¹⁷⁰ The number of sawmills and lumber firms continued to increase in the first decade of the twentieth century. By 1910 Palatka possessed six such industries, and capital improvements measurably expanded output at all of them. Wilson's cypress mill alone produced 80,000 feet of lumber and 60,000 shingles daily.¹⁷¹

The development of Palatka as a major mill center continued to attract other wood-related industries. By the mid-teens, two dozen factories manufactured a wide-range of products, including boats, wagons, farm implements, barrels, tubs, prefabricated houses, buckets, vats, fruit crates, porch columns, and window frames.¹⁷² Within ten years, forty-eight different products, some not related to the wood industry, were produced in the city.¹⁷³ Expansion and diversification of Palatka's industrial base converted the city into the largest inland manufacturing center in Florida in the early twentieth century.¹⁷⁴

Palatkans once again viewed the future with optimism, an optimism underwritten with the knowledge that the local economy no longer was at the mercy of one or two major industries. As newspaper editor McKenzie wrote shortly before the First World War: "Palatka's future is not problematical . . . All roads that lead to the Gem City are blazoned with signs wherein are inscribed in bright letters the words: 'To Palatka and Prosperity.'¹⁷⁵"

Like the economy, the physical development of the city in the early twentieth century was not as rapid or dramatic as in the Golden Age.

Population of Palatka and the Heights did rise in this period from 3,655 in 1900 to 6,500 thirty years later, but this increase was substantially¹⁷⁶ lower than the growth rate for the state. Yet the expansion of Palatka during this period was much more stable than the preceding heyday as the growing, diversifful economy attracted a less transient population and reduced the eventuality of a major local economic recession.

The first surge in construction activities came ten years after the Great Freeze, sufficient time for the expanded industrial base to inject new life into the city. By 1905 houses that stood vacant the previous year had been occupied, and the newspaper reported a total of forty-two residences nearly completed.¹⁷⁷ Most of this new construction, however, was within older, established neighborhoods as only two subdivisions had¹⁷⁸ opened for development since 1895. Two major public buildings, City Hall and County Courthouse, were erected in 1905 and 1909 respectively, and a number of municipal improvements ranging from the installation of street lights and sewers to the brick paving of nineteen blocks of streets¹⁷⁹ had been undertaken by the end of the first decade of the century.

The extension of the streetcar system in the mid-nineties and the later surge in the local economy propelled the expansion of the city beyond Twelfth Street and led to rapid population growth in the Heights. The three mile semi-circular streetcar route, completed in 1896, provided a link between the two communities and eventually resulted in the¹⁸⁰ development of the less expensive lots west of the railroad tracks. Developers platted twenty subdivisions between 1910 and 1919, the majority falling between Twelfth Street and the Heights. For the first time,¹⁸¹ houses stretched from the riverfront to the hills.

By 1920 over 1,100 inhabited the subdivisions in the Heights, a three-fold increase in population since 1910. This surge in growth changed that community's attitude regarding annexation to Palatka, since the hill city, without municipal taxes, could not offer the residents improvements that their Palatka brethren had and were then receiving, such as street lights, paved streets, sidewalks, sanitation, and fire and police protection. The city of Palatka could also boast of a magnificent new Post Office which the federal government erected in 1916. As a result, the residents of the Heights, reversing a referendum held in 1913, voted to approve annexation nine years later, and on January 27, 1924, the city of Palatka officially absorbed its sister community. "A
182
greater, better and more united Palatka" was now a reality.

Not until the early 1920's did Palatka experience a major boom reminiscent of the late nineteenth century. Palatka benefited from the overall surge of prosperity that blessed the state during that decade. Like the 1880's, newcomers bought houses as fast as they were constructed, but unlike the earlier boom, the new residences appeared in heretofore undeveloped property. Between 1920 and 1925, developers partitioned thirty-three subdivisions or sixty percent of all plats filed during the 1895-1930 period. As in the teens, most new subdivisions were situated west of the railroad tracks at Twelfth Street, and several important ones
183
were platted in the Heights.

The leader in the twenties boom was the Palatka Development Co., a real estate and construction firm established in 1913 by H.O. Hamm
184
and Howell A. Davis, two leading local merchants. The firm acquired large parcels of property in 1913 and 1924, and proceeded to develop them as three contiguous subdivisions lying in an area west of the tracks

and south of Reid Street and around Crill Avenue and Diana Drive in the
185

Heights. Not only did the company pave the streets, it also built
houses for buyers, and between 1920 and 1923, it had erected sixty-eight
buildings in Hillcrest, Parkview, and Palatka Development Co. subdivisions.
The pace of construction accelerated in the following five years when
buyers purchased 164 lots, two-thirds of the total sold by the firm during
186
the twenties.

Municipal improvements kept apace with the rapid expansion of the
city during the land boom. By 1926, thirty-five miles of city streets
187
had been paved, and the Memorial Bridge was about to open. The city
laid out parks and a golfcourse, the county built a new jail, and two
private hospitals, one for members of each race, opened. Education also
advanced with the construction of a high school in 1921 and a library
nine years later, both institutions involving the charitable contributions
188
of industrialist and winter resident, James R. Mellon.

After a century of vanquished hopes and some realized dreams,
Palatka by 1930 had finally entered the ranks of a modern city.

Notes

1. Herbert M. Corse, "Names of the St. Johns River," Florida Historical Quarterly, 21 (October, 1942), pp. 127-134.
2. See Michael V. Gannon, The Cross in the Sand: The Early Catholic Church in Florida, 1513-1870 (Gainesville, 1965).
3. Charles W. Arnade, "Cattle Raising in Spanish Florida, 1513-1763," Agricultural History, 35 (July, 1961), pp. 5-11.
4. Ibid.; Amy Bushnell, "Privilege and Obligation: The Officials of the Florida Caja Real, 1565 to 1702." Ph.D. dissertation, University of Florida (Gainesville, 1978); "Spanish Map of East Florida" in Archer Butler Hulbert, ed., The Crown Collection of Photographs of American Maps, Series III, Plate No. 126 (Cleveland, 1915). Given the schematic nature of the map and poor scaling, the size and location of the land grants at best can be only approximations.
5. See Charles W. Arnade, The Seige of St. Augustine in 1702 (Gainesville, 1959); John J. TePaske, The Governorship of Spanish Florida, 1700-1763 (Durham, N.C., 1964); Michael C. Scardaville and Jesus Maria Belmonte, "Florida in the Late First Spanish Period: The 1756 Grinan Report," El Escribano, 16 (1979).
6. Charles Loch Mowat, East Florida as a British Province, 1763-1784 (Berkeley and Los Angeles, 1943), pp. 53-55 and 61.
7. Ibid., pp. 21-26. Contrary to what some authors have written, the west bank of the St. Johns River was not within Indian territory. See, for example, Allan A. Swanson, "Pilo-Taikita: A History of Palatka, Florida" (Jacksonville, 1967), p. 21.
8. The sixteen settled grants totaled 220,000 acres. Mowat, p. 61. Rollestown was located on property on the east bank of the St. Johns, immediately across from Devil's Elbow. Florida Power and Light Co. purchased the site in 1967. Swanson, p. 13.
9. Carita Doggett Corse, "Denys Rolle and Rollestown: A Pioneer for Utopia," Florida Historical Quarterly, 7 (October, 1928), pp. 115-134; Wilbur H. Siebert, Loyalists in East Florida, 1774 to 1785, 2 vols. (Deland, 1929), I: 287-297, 307. Also see Denys Rolle, The Humble Petition (London, 1765; facsimile ed., Gainesville, 1977).
10. William Stork, Account of East Florida (London, 1766). Bartram might be describing the remains of the Menendez Marquez development.
11. William Bartram, The Travels of William Bartram, edited by Francis Harper (New Haven, 1958), pp. 59-60.

12. See, for example, William Gerard DeBraham, "A Plan of Part of the Coast of East Florida including the St. Johns River." (1769).
13. Siebert, I, 325ff.
14. East Florida Papers, Oaths of Allegiance, Bundle 350U4, Book 1, fol. 9a; Florida Historical Quarterly, 6 (October, 1927), pp. 120-122.
15. Helen Hornbeck Tanner, Zespedes in East Florida, 1784-1790 (Coral Gables, 1963), pp. 130-136.
16. See Ibid. and Janice Borton Miller, "Juan Nepomuceno de Quesada, Spanish Governor of East Florida, 1790-1795" Ph.D. dissertation, Florida State University (Tallahassee, 1974).
17. East Florida Papers, Oaths of Allegiance, Bundle 350U4, Book 1, fol. 9a; Papers on the Firm Panton, Leslie, and Co., 1784-1813, Bundle 116L9, doc. 1804-1 and 1804-3. Panton, Leslie, and Co. bought out Spalding at the end of the British period and soon monopolized the Indian trade in the Spanish colony.
18. See American State Papers; Public Lands, 5 vols. (Washington: Duff Green, 1834) and Works Project Administration, Spanish Land Grants in Florida, 5 vols. (Tallahassee, 1940).
19. American State Papers, III, Agreement Book A, p. 61; Biographical File, St. Augustine Historical Society.
20. William Alexander Read, Florida Place Names of Indian Origin and Seminole Personal Names (Baton Rouge, 1934), p. 83; Bertha E. Bloodworth and Alton C. Morris. Places in the Sun: The History and Romance of Florida Place-Names (Gainesville, 1978), p. 99.
21. Information on the Florida Association and the Arredondo grant is found in Spanish Land Grants, II, Confirmed Claims, A-25, A-27, A-28; American State Papers, IV, 426; Nehemiah Brush Land Book, 1848-1880, Box 24 in P.K. Yonge Library of Florida History, University of Florida, Gainesville.
22. American State Papers, III, Agreement Book A, p. 61; Clarence Edwin Carter, ed., The Territorial Papers of the United States, vol. 22, The Territory of Florida (Washington, 1956), p. 806, note 50. The documents refer to Palatka as both "Gray's Place" and "New Buena Vista." The latter site, however, was situated two miles north of Palatka on the east side of the river, opposite Rice Creek. According to mid-nineteenth century surveys, the size of the Palatka Tract was 1,220.93 acres. Department of Natural Resources, Land Records Section, "Survey Plats." Township 9 South, Range 27 East; Township 10 South, Range 26 East; Township 10 South, Range 27 East.

23. Spanish Land Grants, II, Confirmed Claims, A-27, A-58(E), A-60(E), A-61(E). Carter, 24: 782-783. According to Palatka legend, the buildings were located on the banks of the river near the foot of present-day Main Street. Ed. Rumley, A Description of Palatka, "The Gem City" (Palatka, 1887), p. 6. Local historians also have claimed that James Marver was the first white settler of Palatka in the period, a statement that as yet remains unsubstantiated in the documentation.

24. Carter, 23: 625-626, 735, 981; 24: 621, 782-783. H.S. Tanner, "Map of Florida" (1823). Also see Swanson, pp. 58 and 75.

25. Carter, 23: 884; 24: 757; Swanson, pp. 61-62, 80.

26. Carter, 23: 622; 25: 233.

27. Ibid., 25: 232-233; Woodbourn Potter, The War in Florida (Baltimore, 1836), p. 118; Thomas Graham, The Awakening of St. Augustine (St. Augustine, 1978), pp. 40-51; John K. Mahon, History of the Second Seminole War (Gainesville, 1967), pp. 99-113.

28. Mahon, pp. 125-136; Carter, 26: 745ff.

29. Its importance as a supply depot is testified by the fact that in 1841 and 1842, the Deputy Quartermaster commanded the department in Florida from Ft. Shannon. Swanson, pp. 124-125. Swanson believes that the fort was named after Samuel Shannon, the Assistant Quartermaster in Pensacola in the early 1830's. Ibid., p. 89.

30. Ibid., pp. 111, 119-120. This data was gathered from the Ft. Shannon Post Returns, Adjutant General's Office, National Archives.

31. Ibid., pp. 122-123; (H.A. Norris), "Map of Piltaka, E.F." (1851). Analysis of the 1851 map reveals key information on the size and configuration of the fort as well as the location of specific army buildings and structures. The town had not changed that dramatically in the decade to render the map useless for describing the military complex.

32. See Master Site File form for 224 North First Street, Palatka. Also see Rumley (1887), p. 6 and Wanton S. Webb, Webb's Historical, Industrial and Biographical Florida (New York, 1885), "Palatka."

33. Carter, 26: 317, 431, 745ff.; Swanson, pp. 123, 125, 128, 133; W. Stanley Hoole, ed., Florida Territory in 1844: The Diary of Master Edward C. Anderson, United States Navy (Tuscaloosa, 1977), p. 22.

34. National Intelligencer, Nov. 18, 1843.

35. Putnam County Courthouse, Deed Records, Book A, p. 10; Carter, 26: 654; Sidney Walter Martin, Florida During the Territorial Days (Athens, 1944), p. 52.

36. Putnam County Courthouse, Deed Records, Book A, pp. 13, 21-22; Carter, 26: 854; Swanson, pp. 105-106, 142.

37. Swanson, p. 136; Robert B. Dowda, "The History of Palatka and Putnam County" (Palatka, 1939), p. 25. The original bill introduced in the legislature named the new county "Hilaka." The name was changed to Putnam on the second reading.

38. Putnam County Courthouse, Deed Records, Book A, p. 4.

39. Nehemiah Brush Land Book, 1848-1880; Putnam County Archives and History, Biographical File: Brush.

40. Putnam County Courthouse, Deed Records, Book A, pp. 266-271. The base map was prepared by civil engineer H.A. Norris and held in the clerk's office of St. Johns County in St. Augustine. A search of these records has not found the original plat map of Palatka. This map formed the base of the 1851 map of "Pilatka."

41. Hoole, p. 22.

42. (H.A. Norris), "Map of Piltaka, E.F." (1851); Putnam County Courthouse, Deed Records, Book A, pp. 4, 12, 14, 19, 21, 32, 34, 43, 55, 62, 122, 134, 136, 165, 269, 561; Book B, p. 774; Book F, p. 766; Nehemiah Brush Land Book, 1848-1880, fols. 110-111; Carter, 26: 606; Swanson, p. 516. Early settlers who bought property from the Brush estate include Stanislaus Glinski, Robert Dardis, and James Cole.

43. Putnam County Courthouse, Deed Records, Book A, pp. 26-28. George Burt is also remembered as the first corresponding secretary and treasurer of the Florida Historical Society. The Society, in fact, held its initial informal meeting in Burt's store in St. Augustine in 1855. Burt also served as mayor of St. Augustine in 1867-1868. St. Augustine Historical Society, Biographical File: Burt.

44. Putnam County Courthouse, Deed Records, Book A, pp. 40-42, 385-390.

45. (H.A. Norris), "Map of Pilatka, E.F." (1851).

46. State of Florida, Acts and Resolutions of the General Assembly of the State of Florida, Chapter 492, no. 13 (Tallahassee, 1853), pp. 66-72. The author is grateful to Mr. Brian Michaels and Janis Mahaffey for securing a copy of the city charter. Also see Swanson, p. 139.

47. New York Observer, March 6, 1856.

48. C. Bradford Mitchell, "Paddle-Wheel Inboard: Some of the History of Ocklawaha River Steamboating and of the Hart Line," The American Neptune (April-July, 1947), p. 119; George M. Chapin, Florida, 1513-1913: Past, Present and Future, 2 vols. (Chicago, 1914), I, 523; Swanson, p. 149.

49. Putnam County Courthouse, Deed Records, Book A, pp. 125-127, 541; Rumley, A Description of Palatka, pp. 6-7; Swanson, p. 158; John Francis Tenney, Slavery, Secession and Success (San Antonio, 1934), p. 30; United States Coast Survey, "Map of Pilatka and Vicinity" (1864).

50. Putnam County Courthouse, Deed Records, Book A, pp. 102-103, 221; Book B, p. 205; Book K, pp. 345-346; John Dick, "Map of Palatka" (1853); Rumley, A Description of Palatka, p. 7; Dowda, p. 160. On his journey up the St. Johns in 1774, William Bartram recognized the potential of the cypress trees around Palatka which "afford excellent shingles, boards, and other timber, adapted for every purpose in frame building." Bartram, pp. 59-60.

51. New York Observer, March 6, 1856.

52. Swanson, p. 104. Brigadier General Thomas Jesup wrote the Secretary of War in 1837 that "Pelatka (sic) . . . is . . . an open, dry and healthy site."

53. National Intelligencer, Nov. 18, 1843; Art Whitney to A.B. Smith, Palatka, Florida, Feb. 16, 1858, Box 27, P.K. Yonge Library of Florida History, University of Florida.

54. New York Daily Times, April 15, 1853; Putnam County Courthouse, Deed Records, Book A, p. 125; Swanson, p. 239. The Holiday Inn occupies this site today.

55. Putnam County Census, 1850 and 1860, Putnam County Archives and History. Also see the New York Observer, March 6, 1856, for a population estimate of between 500 and 600.

56. See "Map of Palatka" (1853).

57. Swanson, pp. 145-148. All religious groups initially met in the original courthouse. The Presbyterians managed to acquire a church structure by rennovating the Ft. Shannon log powderhouse in the southern part of town. New York Observer, March 6, 1856; Palatka Daily News, May 19, 1953.

58. Putnam County Archives and History, Biographical File: Bronson; United States Coast Survey, "Map of Pilatka and Vicinity" (1864); Dowda, pp. 161-162.

59. United States Coast Survey, "Map of Pilatka and Vicinity" (1864); Putnam County Courthouse, Deed Records, Book A, pp. 146, 157; Palatka Daily News, March 1, 1884.

60. Rumley, A Description of Palatka, p. 7.

61. Since the Civil War halted development, it can reasonably be assumed that, with the exception of military fortifications, the 1864 map represents Palatka just before the outbreak of hostilities in 1861. For a reference on the opening of River Street in 1853, see Putnam County Courthouse, Deed Records, Book A, p. 103.

62. Ibid., pp. 385-387.

63. These pre-Civil War houses include: 134 South Second Street (the Adams House after Richard J. Adams, a steamboat captain on the Hart Line); 200 South Fourth Street (the Gray House after Henry Gray, another early steamboat captain); 221 South Fourth Street (the Peterman House after Peter Peterman, a prominent merchant); 107 Madison Street (the Teasdale House after Henry Teasdale, leading merchant and mayor in the 1880's); 500 River Street (the Quarterman House after Dr. Joseph Quarterman, founding minister of the Presbyterian church); 622 River Street (the Forward House after magistrate William A. Forward).

64. Putnam County Courthouse, Grantor Index (Bronson), pp. 188-189; Deed Records, Book A, pp. 384-385.

65. Ibid., Deed Records, Book C, p. 483.

66. Putnam County Archives and History, Biographical File: Burt.

67. Putnam County Courthouse, Grantor Index (James Burt), pp. 85-86; Deed Records, Book C, pp. 483-487.

68. Ibid., Deed Records, Book C, p. 694; Book H, pp. 135-136; Book M, pp. 307-309.

69. Ibid., Book A, pp. 32-33, 55-56, 561-563.

70. Ibid., Book B, p. 353; Book C, p. 457; Book L, pp. 180-181; Book M, pp. 307-309; Putnam County Archives and History, Biographical File: Moseley.

71. Putnam County Courthouse, Deed Records, Book C, p. 457; Book M, pp. 307-309; Book T, p. 504. Also see Swanson, p. 169.

72. Palatka Daily News, April 27, 1917.

73. This account of Palatka during the Civil War is based entirely on Swanson's excellent summary, pp. 157-207. The quotation by the Union officer can be found in Vaughn Bornet, ed., "A Connecticut Yankee After Olustee," Florida Historical Quarterly, 27 (April, 1949), p. 401.

74. Swanson, p. 206.

75. Ibid., pp. 237-238; Tenney, p. 30.

76. Tenney, p. 30.
77. George M. Barbour, Florida for Tourists, Invalids, and Settlers (New York, 1882; facsimile ed., Gainesville, 1964), pp. 113-114.
78. See, for example, Palatka Daily News, Sept. 26, 1886; August 29, 1886.
79. Abbie M. Brooks, Petals Plucked from Sunny Climes (Nashville, 1880; facsimile ed., Gainesville, 1976), pp. 52-54; Sidney Lanier, Florida: Its Scenery, Climate, and History (Philadelphia, 1875; facsimile ed., Gainesville, 1973), pp. 127-128; Barbour, pp. 113-114; Rumley, A Description of Palatka, p. 13.
80. For accounts of Hart's achievements, see Mitchell, pp. 120-125 and Jerrell Shofner, Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1887 (Gainesville, 1974), pp. 117-118.
81. The Eastern Herald, March 2, 1878; Palatka Daily News, Nov. 21, 1885; Feb. 10, 1886; Dowda, pp. 220-221.
82. The Eastern Herald, March 17, 1869; Sept. 11, 1875; Palatka Weekly Times, June 17, 1892; Rumley, A Description of Palatka, p. 7.
83. The Eastern Herald, Oct. 9, 1875; Sept. 4, 1875.
84. Ibid., Oct. 9, 1875; Sept. 25, 1875; Oct. 30, 1875; Palatka Daily News, Jan. 19, 1886; August 29, 1886; Sept. 8, 1885; J.J. Stoner, "Birds-eye View of Palatka" (1884); Rumley, A Description of Palatka, p. 7.
85. Rumley, A Description of Palatka, p. 9.
86. Ibid., pp. 12-13, 41; Palatka Daily News, March 3, 1884; May 19, 1953; Sidney Walter Martin, Florida's Flagler (Athens, 1949), pp. 105-133.
87. Rumley, A Description of Palatka, p. 9. Also see Palatka Daily News, March 8, 1884; March 6, 1884; Sept. 1, 1886.
88. Palatka Daily News, May 31, 1885.
89. Ibid., March 13, 1884. Also see Rumley, A Description of Palatka, p. 13.
90. Mitchell, pp. 136-138.
91. Ibid., pp. 144, 160-163; Rumley, A Panorama of Palatka, the "Gem City of the St. Johns" (Jacksonville, 1895), p. 22.
92. Rambler, Guide to Florida (New York, 1875; facsimile ed., Gainesville, 1964), pp. 94-97; Lanier, pp. 127-128.

93. Shofner, p. 265.
94. The Eastern Herald, Oct. 16, 1875; Oct. 30, 1875; Oct. 23, 1875; March 2, 1878; Rambler, Appendix; Swanson, pp. 213-214.
95. See, for example, Palatka Daily News, April 13, 1884.
96. Rumley, A Description of Palatka, p. 15. Hotels opening in the mid-eighties include the Graham (1885) and the Phoenix (1885). The St. Johns Hotel was demolished in 1884, and the Putnam House was completely rebuilt in 1885 after a devastating fire of the previous year. Palatka Daily News, April 8, 1884; Nov. 21, 1885.
97. The Mellon House, acquired by James in 1884, is located at 424 Emmett Street. Putnam County Courthouse, Deed Records, Book X, p. 536. It remained in the Mellon family until the late 1930's.
98. Martin, Florida's Flagler, pp. 108-109.
99. Brooks, pp. 52-54.
100. Ledyard Bill, A Winter in Florida (New York, 1869), pp. 109-110; Rumley, A Description of Palatka, p. 11.
101. Palatka Daily News, March 4, 1884; Sept. 1, 1886.
102. Rumley, A Description of Palatka, pp. 16, 44. The Board of Trade authorized the publication of Rumley's book to show Palatka's "many advantages for profitable investments and enterprises."
103. Frank Royal Owen, Cypress Lumbering on the St. Johns River from 1884-1944 (Gainesville, 1949); Palatka Daily News, May 18, 1884; May 19, 1953; The Times Herald, Oct. 26, 1894; Dec. 17, 1897; Rumley, A Panorama of Palatka, pp. 26, 29.
104. The Times Herald, Sept. 21, 1894.
105. Rumley, A Description of Palatka, p. 12.
106. Ibid.; Rumley, A Panorama of Palatka, p. 29.
107. Palatka Daily News, Sept. 8, 1885; Mitchell, pp. 123, 126, 134, 140, 151; Swanson, pp. 215-225.
108. The Times Herald, Oct. 26, 1894; Rumley, A Panorama of Palatka, p. 24. The El Perfecto cigar factory was located in a "large and commodious" building on the corner of North First and Reid streets, the site of the first county courthouse. Palatka News and Advertiser, Nov. 24, 1919. The Crosby cigar factory opened in 1885 in a building on the corner of St. Johns Ave. and South Fourth. Palatka Daily News, Sept. 10, 1885.

109. Bill, pp. 109-110; Palatka Daily News, July 27, 1884.
110. Palatka Daily News, April 8, 1884; August 24, 1884; Rumley, A Description of Palatka, p. 10.
111. Palatka Daily News, May 19, 1853; June 14, 1885; Rumley, A Description of Palatka, p. 10; Rumley, A Panorama of Palatka, p. 20, facing.
112. Palatka Weekly News, Nov. 15, 1884. The four hotels destroyed were the Putnam, Larkin, Graham, and Palatka.
113. Ibid.
114. Health Resorts of the South (n.p., ca. 1887), pp. 86-87; Palatka Weekly News, Nov. 15, 1884; Palatka Daily News, July 13, 1884; April 26, 1885; Feb. 10, 1886; May 19, 1953.
115. Rumley, A Description of Palatka, p. 15. The value of each brick building averaged almost \$11,000. Health Resorts, p. 87.
116. Palatka Daily News, April 21, 1885.
117. Ibid., June 14, 1885; Rumley, A Description of Palatka, p. 10.
118. Rumley, A Description of Palatka, p. 8; Palatka Daily News, March 22, 1885.
119. Palatka Daily News, May 1, 1885; Oct. 8, 1886; Stoner, "Birds-eye View of Palatka" (1884); Putnam County Courthouse, Map Book 1, p. 17.
120. Palatka Daily News, March 8, 1884; Sept. 8, 1885; The Times Herald, Jan. 24, 1896; City Commission Minutes, March 1, 1887, p. 264; Rumley, A Description of Palatka, p. 10; Rumley, A Panorama of Palatka, pp. 18-19. See comments in the Palatka Daily News about the benefits of extending and improving the streets. July 27, 1884. The Conant House is at 603 Emmett Street.
121. Sanborn Map Company, "Palatka Fire Insurance Map" (1892, 1897, 1903, 1909, 1915, 1924, 1930); Stoner, "Birds-eye View of Palatka" (1884).
122. The Eastern Herald, Sept. 4, 1875; Sept. 11, 1875; Jan. 5, 1878; Jan. 19, 1878; Palatka Daily News, May 4, 1884. For 1870 census, see Swanson, pp. 237-238.
123. Putnam County Courthouse, Deed Records, Book C, p. 270, 629; Book O, p. 354; Book T, p. 520; Grantor Index (James Burt), pp. 85-86; Palatka Daily News, Sept. 8, 1886; May 29, 1885; Rumley, A Panorama of Palatka, p. 17. Also see Stoner, "Birds-eye View of Palatka" (1884).
124. Palatka Heights received its corporate charter from the Florida legislature on July 23, 1886. Swanson, p. 255

125. For acquisition of public lands, see Putnam County Courthouse, Deed Records, Book C, p. 199 (William Ropes); Book C, p. 726 (Gustavus Zipple); and Books C, p. 694 and H, p. 135 (Charles Hitchcock). For acquisition by Hart, see Book C, p. 199 (1867); Book C, p. 497 (1870); Book D, p. 154 (1872); Book F, p. 547 (1875).

126. Palatka Heights consists of 727.33 acres of land. For Burt's purchase of the forty-acre tract, see Ibid., Book D, pp. 593 and 597. The original grantee of the homestead was Calhoun M. Smith who acquired the parcel in 1873.

127. Ibid., Book E, p. 796; Swanson, p. 255. Also see Map Book, 1, p. 11.

128. Map Book 1, p. 47 (Sept. 10, 1887).

129. Ibid., p. 50 (April 5, 1888); Deed Records, Book F, p. 571; Book G, p. 648.

130. Deed Records, Book C, p. 457; Book E, p. 393; Book L, p. 180.

131. Ibid., Book T, p. 504; Map Book 1, pp. 5, 18-19.

132. Map Book 1, pp. 18-19; Palatka Daily News, March 19, 1884.

133. Deed Records, Book 1, p. 393; Book 16, p. 600. See Map Book 1, p. 5 for reference to "Prof. Wood's" property and Map Book 1, p. 103 for reference to Dr. McGregor's estate.

134. The Eastern Herald, Oct. 2, 1875; Sept. 4, 1875; Nov. 6, 1875; Sept. 11, 1875; Palatka Daily News, April 8, 1884; Rumley, A Description of Palatka, pp. 18-19; Rumley, A Panorama of Palatka, p. 19.

135. See Palatka Daily News, May 1, 1885.

136. Ibid., March 6, 1884; March 29, 1884. Hart's house is at 1212 Kirby Street and Winegar's is at 708 South 15th Street. A fire destroyed Burt's residence in 1919. Other prominent early residents of the Heights include Dr. Andrew Wood, who built the extant house at 2200 St. Johns Avenue in 1875 (see The Eastern Herald, Oct. 2, 1875), and B.L. Lilienthal, a leading merchant, at 524 South 17th Street.

137. See Putnam County Courthouse, Grantor Index for Hart, Burt, Husson, and Rogero for increased rate of lot sales beginning in 1885, a year in which forty-three buildings were constructed. Swanson, p. 264. See Putnam County Archives and History, Biographical File: Burt for the judge's effort to secure a charter for the new municipality. It is obvious that many of the city's well-to-do regarded the Heights as a tax shelter.

138. 1890 census in Swanson, p. 276.

139. 1870 and 1890 census accounts in Swanson, pp. 237-238, 276; Chapin, I: 140.
140. Palatka Daily News, March 8, 1884. Also see Rumley, A Description of Palatka, pp. 7, 9; Palatka Daily News, March 4, 1884; May 11, 1884; Nov. 21, 1885; Feb. 25, 1886.
141. Palatka Daily News, April 6, 1884; Dec. 13, 1885; Dec. 20, 1885.
142. Putnam County Courthouse, Map Book 1; Grantor Index (Carr, Burt, Loring).
143. Rumley, A Description of Palatka, pp. 15, 25; Palatka Daily News, Nov. 7, 1885; Swanson, pp. 148, 242, 244.
144. Palatka Daily News, Feb. 24, 1886; March 12, 1884; May 11, 1884; August 12, 1885; Dec. 31, 1885; Sept. 21, 1886; Oct. 23, 1886.
145. Ibid., Nov. 20, 1885; March 6, 1884; March 29, 1884; Jan. 14, 1886; Jan. 30, 1886; Rumley, A Description of Palatka, p. 11.
146. Walter M. Davis, Ordinances of the City of Palatka, Florida (Jacksonville, 1895), pp. 73-75, 106, 115; Rumley, A Description of Palatka, p. 13; Swanson, pp. 273-274.
147. Palatka Weekly Times, July 1, 1892; City Commission Minutes, March 16, 1886, pp. 191-192.
148. The Eastern Herald, Jan. 5, 1878; Jan. 19, 1878; Feb. 16, 1878.
149. Rumley, A Panorama of Palatka, p. 27.
150. Palatka Daily News, Nov. 7, 1885.
151. Palatka Weekly Times, June 17, 1892; Nov. 4, 1892.
152. Ibid., June 3, 1892; June 17, 1892.
153. Ibid., July 1, 1892.
154. The Times Herald, Sept. 6, 1894.
155. Palatka Daily News, Jan. 30, 1886; Jan. 12, 1886; The Times Herald, March 6, 1896; Chapin, I: 206, 209; Swanson, p. 296.
156. Palatka Times Herald, August 3, 1900.
157. The Times Herald, Feb. 14, 1896.
158. Chapin, I: 525.

159. Palatka Chamber of Commerce, Palatka on the St. Johns (Palatka, 1926), n.p.
160. Palatka News and Advertiser, July 31, 1903; April 10, 1902.
161. Swanson, p. 411. Also see quote in The Times Herald, Jan. 7, 1898.
162. Palatka News and Advertiser, Dec. 23, 1904; Feb. 14, 1908; Swanson, pp. 494-495.
163. The state had invested over five million dollars by 1925 in the expanding highway system, and millions of dollars worth of roads were under construction or near completion. Florida Earth Real Estate Weekly, 2 (September 4, 1925), p. 6.
164. Palatka News and Advertiser, Jan. 25, 1910; Swanson, pp. 338-339. The Laurel Street bridge was the first highway bridge over the St. Johns. Chapin, I: 520.
165. Swanson, pp. 439, 470, 476-478, 493, 497, 500. See Florida Earth Real Estate Weekly, p. 6 for itemization of state roads to Palatka.
166. Palatka Daily News, Nov. 11, 1927.
167. The Times Herald, April 8, 1898. Also see Ibid., March 6, 1896; Dec. 18, 1896; Dec. 24, 1897; March 27, 1896; Rumley, A Panorama of Palatka, p. 5.
168. The Times Herald, Dec. 18, 1896.
169. Palatka News and Advertiser, Feb. 5, 1904.
170. Ibid., Feb. 13, 1903; Jan. 7, 1898; The Times Herald, Feb. 14, 1896; Chapin, II: 458.
171. Palatka News and Advertiser, Jan. 14, 1910; August 28, 1902. See Owen for a detailed account of the lumber industry in Palatka.
172. The Times Herald, June 26, 1896; March 11, 1898; May 27, 1898; June 10, 1898; March 6, 1896; Palatka News and Advertiser, August 27, 1915; Swanson, pp. 225, 357, 365.
173. Palatka Chamber of Commerce, n.p.
174. Chapin, I: 524.
175. Ibid., p. 526.
176. Census figures in Ibid. and Swanson, pp. 297-298.
177. Palatka News and Advertiser, May 12, 1905. Also see Ibid., Feb. 5, 1904.

178. Putnam County Courthouse, Map Books 1 and 2. The two subdivisions platted in this period represent only 3.6 percent of all plats filed between 1895 and 1930.

179. Palatka News and Advertiser, Dec. 30, 1904; Dec. 15, 1905; Feb. 14, 1908; May 8, 1908; Oct. 1, 1909; Dec. 3, 1909; Swanson, pp. 329-335. Palatka lost a potential "historic site" when the 1855 courthouse was demolished. According to a newspaper account, Ponce de Leon used the nineteenth century building as a hospital on his journey to Florida in 1513. Palatka News and Advertiser, April 3, 1902.

180. The Times Herald, Feb. 21, 1896; March 6, 1896.

181. Putnam County Courthouse, Map Books 1 and 2. Over one-third of all subdivisions platted between 1895 and 1930 were filed in the 1910-1919 period.

182. City Commission Minutes, I: 259-260, 480; Swanson, pp. 430-432, 362, 386, 374-375.

183. Putnam County Courthouse, Map Books 1 and 2; Palatka Chamber of Commerce, n.p.; Palatka Daily News, Nov. 22, 1922; July 31, 1923.

184. Putnam County Courthouse, Deed Records, Book 60, p. 506.

185. Ibid., Map Book 2, pp. 25, 32, 37, 42.

186. Ibid., Grantor Index (Palatka Development Co.); Palatka Daily News, Oct. 21, 1923.

187. Palatka Chamber of Commerce, n.p.

188. Ibid.; Swanson, pp. 391, 419, 423, 464, 487.

ARCHAEOLOGICAL RESOURCES OF PALATKA

General Descriptions

Palatka is located in twenty-nine degrees thirty minutes north latitude and eighty-one degrees forty-one minutes west longitude on the west bank of the St. Johns River approximately seventy miles above the mouth. It is bordered on both the north and south by hardwood river swamps. Geologically the area is part of the Eastern Valley, a product of the Pliestocene era. The land rises gently from the northeast toward the southwest until it encounters the Heights, where it rises abruptly to elevations in excess of eighty feet. This is the Palatka Hill, a remnant¹ of the Penholoway Terrace.

Archaeological Background

The archaeological background for the area has been comprehensively reviewed recently by Fryman, Griffin, and Miller in their report on the "Proposed Site for a Coal-Fired Steam Electric Generating Plant in Putnam County." It is included here as little more can presently be said on the² subject.

As early as 1834 antiquarians were beginning to investigate sites along the St. Johns River. In that year Dr. John Durkee, a New Hampshire physician, described in some detail a large sand burial mound some twelve miles below Jacksonville. Slightly later, during the Seminole War, other Indian mounds were explored by military men.

In 1853 Louis Agassiz reported on a discovery made a few years earlier by Count F.D. Portales of fossilized human bones in a shell conglomerate from the shores of Lake Monroe, which he regarded as being 10,000 or more

years old. This find was later given broader exposure by Sir Charles Lyell. Wyman noted that the finds were from a midden and that Portales himself had recognized the artificial nature of the deposit, although Agassiz had not. The find was rejected by Hrdlicka with the comment, "Fossilization itself means in Florida but little, as the process is even now going on in many portions of the peninsula." Concreted basal levels below present water levels are known from a number of sites both of the St. Johns River and along the coasts, and cannot be accepted as evidence of vast antiquity, although most are probably from the Archaic period.

Brinton devoted one chapter of his book to the antiquities of the state, and while he found no difficulty in ascribing the coastal shell heaps to aboriginal times he regarded the fresh-water shell heaps of the St. Johns as "a geological enigma. . . not to be mistaken for those of artificial construction."

Within a very few years, however, Jeffries Wyman produced convincing evidence from his examination of a number of sites that these deposits were indeed "the works of man." Further he noted that some sites contained no pottery, while yet others did. His larger, final report carried the same arguments forward, indicated more clearly his division into sequential non-pottery and pottery periods, and suggested numerous avenues of inquiry.

J. Francis LeBaron in his overall survey of Florida archaeology had the following to say about sites near Palatka:

The next mound that we found was situated on the west bank of the river, about 2 miles north of Pilatka. It was a shell heap about

12 feet high, the eastern edge abraded by the waters of the river into a steep bluff. A large part of this shell heap had been carried away in boats to form walks and drive-ways in Pilatka and for fertilizing purposes.

This practice is very common throughout the state, and is working the speedy destruction of these interesting remains.

The shells in this mound were mostly fresh-water species. The bottom of the mound is washed by the river, and the part that has been exposed to the continued action of the water has formed a kind of calcareous conglomerate, which is thickly interspersed with human and other bones, broken in all cases that came under my notice.

LeBaron was informed that there was a mound in the swamp a half mile west of the shell heap, but he did not visit it. At Palatka he found the remains of a small mound in town, and midden remains all along the shore.

From 1892 to 1895 Clarence B. Moore worked extensively in both the sand and shell mounds of the St. Johns River, from which resulted a long series of publications. Goggin correctly assesses Moore's work in this area as "perhaps the most significant of all his work in the Southeast." Despite the fact that it has been popular for several decades to denigrate Moore's contributions, a careful rereading of his work on the shell mounds in particular engenders considerable respect for his work, given "the state of the art" at the time. He demonstrates a sequence from pre-ceramic, through fiber-tempered pottery, to chalky pottery; he is concerned with size differences of the shells in the deposits at different time periods; he touches on settlement pattern and subsistence, and on many other facets of interest to the modern scholar.

Moore clearly recognizes the major cultural blocks of St. Johns prehistory when, in speaking of the fiber-tempered pottery, he says, ". . . we are still inclined to the belief that the presence of this pottery marks the earlier shell-heaps, though not the earliest which are characterized by an absence of pottery, the latest class holding sherds similar to the commoner varieties met with in the sand mounds." This latter reference would be to chalky wares. Additionally, Moore notes that, "in other shell heaps pottery, plain and ornamented, is found in association for a time, after which unornamented pottery alone is found." This statement was not picked up by Goggin who attributes the recognition of a plain pottery period (St. Johns I) to Nelson. It is true that Moore does not say whether he is referring to chalky or fiber-tempered pottery in this statement, but the plain fiber-tempered period in Florida was not recognized until much later in excavations at the Bluffton midden.

Following the work of Moore there was virtually no scientific excavation along the St. Johns River until after the conclusion of World War II, although pot-hunting and commercial shell removal took their toll of sites.

James B. Griffin became interested in the area while engaged in preparing several syntheses of eastern archaeology, and provided a formal definition of the fiber-tempered Orange Incised and also named several other types including St. Johns Plain and St. Johns Check Stamp (sic). This was followed shortly by Goggin's preliminary definition of archaeological areas and periods of Florida, and his significant paper on ecological relations. Rouse's survey volume organized the known data for the headwaters of the St. Johns, and Goggin did the same for northeast Florida.

While there exists a considerable literature on the central St. Johns from this time forward, only a small portion of it relates to controlled excavation. Bullen reported on stratigraphic excavations at Bluffton, while Sears excavated a nearby burial mound. A number of burials were recovered in a salvage operation on Tick Island. Neill dealt with an early stratified site near Silver Springs. Bullen and Bryant tested three Archaic shell middens in the Ocala National Forest, and Cumbaa and Gouchnour worked the Colby site on the Oklawaha River. Other site reports include Aten, Carlson, and Willis' paper on excavations at Alexander Springs.

Both before and after the publication of Goggin's synthesis, he and his students continued site survey and collection in the St. Johns area, and the results became part of the statewide archaeological survey files. More recent surveys of portions of the Ocala National Forest will be found in Willis' inventory and Willis and Wells.

Interest in archaeozoology and subsistence patterns was, as we have seen, not absent in many early investigations. This has found expression in more recent years in such studies as those of Neill, Gut, and Brodkorb and Cumbaa. Several graduate students at the University of Florida are currently continuing studies of a similar nature.

The framework of periods which have emerged from this work is presented on page 80.

The area near Palatka forms a dividing line insofar as the composition of the archaeological sites is concerned, as Moore makes clear:

The most northerly fresh-water shell heap is presumably near Whetstone Point, nine miles north of Palatka. Prof. Wyman, though thoroughly acquainted with the river below, failed to find any shell deposits farther

north, and the writer during sixteen seasons spent in Florida, of which much time was passed upon the river, has been unable to discover or to hear of any fresh-water shell deposits lower than Whetstone Point. A large number of persons familiar with the river in every capacity have been questioned; some perfectly acquainted with the shell heaps farther south, but no clue as to the existence of more northerly shell heaps has been gained.

Moore was inclined to explain this lack as due to an insufficient supply of "their staple article of diet," rather than the absolute absence of shellfish. There are certainly sites on the St. Johns River north of Palatka, and the cultural inventory is not dissimilar to that from sites south of Palatka. Obviously, a somewhat different subsistence pattern was being followed in these two portions of the river.

It should be noted, however, that the intensity of occupation of the lower St. Johns in Archaic times (including the Orange Period) is not known. This earlier range of time is apparently responsible for the vast bulk of the shell heaps along the river, although levels from the St. Johns periods are also known. Therefore there may be a time difference as well as a space difference involved in the shell heap distribution. The majority of recorded sites in the area from Palatka to Jacksonville are sand burial mounds, dating from the St. Johns periods. Obviously, village sites must also exist, but they are relatively unknown.

Summary of Archaeological Periods

Paleo-Indian Period: ?-8000 B.C.

There are no remains which can be attributed to the Paleo-Indian Period in the St. Johns River Valley. A distributional study of Paleo-

Indian projectile points by Waller and Dunbar discloses only two locations near the St. Johns River, both of which are in Lake County at some little distance from the river. Near Silver Springs, Neill tested a stratified site which contained Suwanee Points (Clovis-like) in its lowest level.

The absence of such material in the river valley proper, and in those parts of the peninsula which lie to the east of it, may be attributed to a vastly different topography at approximately 10,000 years age, related to a much lower sea-level and concomitant differences in stream gradients, water-tables, and vegetation.

Preceramic Archaic (Mt. Taylor Period): 3000-2000 B.C.

That portion of the preceramic Archaic before 5000 years ago is unrepresented for essentially the same reasons. However, about 5000 years ago, or perhaps somewhat earlier, conditions in the St. Johns River had become conducive to human settlement and use. The first evidences of such occupancy are in the form of shell heaps or middens largely composed of the shells of the small univalve mollusc Viviparus georgianus. Smaller quantities of other shellfish also occur, particularly the apple snail, Pomacea paludosa, and bivalve mussels, Elliptio sp. But despite the tremendous mass of shells, at least forty-seven species of vertebrates were also consumed.

Cumbaa has carried the study even further by calculating dietary percentages for the Kimball Island midden, adding to the visible faunal remains a thirty percent figure for plant foods. He concludes that only about twenty-four percent of the diet may be assigned to the shellfish component. From this point of view, shellfish form an important, but not a dominant or overwhelming, element in the the subsistence pattern of these sites.

The surviving material culture of the Mt. Taylor Period is meager in variety and quantity. Projectile points are medium to large, often asymmetrical, stemmed points, not too unlike Late Archaic points from other parts of the Southeast. One stemmed scraper or "bunt" is noted. Although flakes and chips are mentioned in some accounts we do not know the extent to which these were utilized or whether they were all debitage. Bone was worked into awls and pins; some of the latter were peg-topped. Both Busycon gouges and Strombus celts are known; while some additional fragmentary marine shells are found, these artifacts probably reached the inland sites in completed form. One fragmentary steatite bannerstone is known. Conspicuously absent are cups, ladles, picks and hammers of Busycon.

It is little wonder with an inventory such as this that Moore was led to remark, ". . . little is found in comparison with the vast quantities of debris to be handled, and the relics of the wretched makers of the shell-heaps offer but a poor incentive in comparison to the more alluring results to be attained in other portions of the country." Even with a shift of interest in the problems which the shell heaps may cast light upon, they are still discouraging, labor consuming, sites.

Ceramic Archaic (Orange Period): 2000-1000 B.C.

The appearance of fiber-tempered pottery marks the beginning of this period, but "despite this new trait . . . the over-all cultural picture appears to be little changed and the subsistence pattern is identical."

Fiber-tempered pottery is the earliest pottery in the eastern United States and is found on the coastal plain from Louisiana to South

Carolina, with a small pocket occurring in the Tennessee Valley as well. As the age of this pottery became apparent it raised once more the old anthropological question, diffusion or independent invention?

Bullen argued for independent invention, while Ford believed that a case could be made for deriving the southeastern fiber-tempered ware from South America. The question remains open.

Goggin originally called this the Tick Island Period, but finding that the curvilinear Tick Island Incised was a minority type in fiber-tempered period sites and that the rectilinear Orange Incised ranged farther in both time and space, he changed the name to the Orange Period.

As the Orange Period became better known, and sites on both the Atlantic and Gulf coasts were explored, additional traits were added to the cultural inventory, altering in detail but not necessarily in any basic sense the summation of Goggin with which we opened this section. Bullen has summarized a vast amount of information. Some of the additional traits are shell picks and hammers, columella chisels, fishhooks, and sherds of steatite vessels.

Within the approximately 1000 years covered by the Orange Period, Bullen distinguishes four sub-periods, Orange 1 through Orange 4. Orange 1 is marked by plain fiber-tempered pottery. Orange 2 sees the addition of Tick Island Incised and Orange Incised. In Orange 3, Tick Island Incised disappears, Orange Incised undergoes elaboration including wide decorated lips, and sherds of steatite vessels are found. Orange 4 witnesses a simplification of Orange Incised designs, and near its end the first appearance of chalky pottery.

In northeast Florida, Orange 1 and Orange 2 seem to be confined to the St. Johns River valley, while Orange 3 marks the first appearance of

the material on the Atlantic coast. Orange 3 is not heavily represented in the river valley, but it is not absent. Characteristic wide decorated lips from Tick Island are on exhibit in the museum of the Halifax Historical Society, Daytona Beach, Florida.

Orange 4 is nowhere well known. Bullen defines it from the Sunday Bluff site.

Transitional Period: 1000-500 B.C.

Bullen coined the term Transitional Period to cover a span of time, perhaps 500 years, immediately following the Orange Period and before the firm establishment of the regional traditions which characterize the remainder of Florida prehistory.

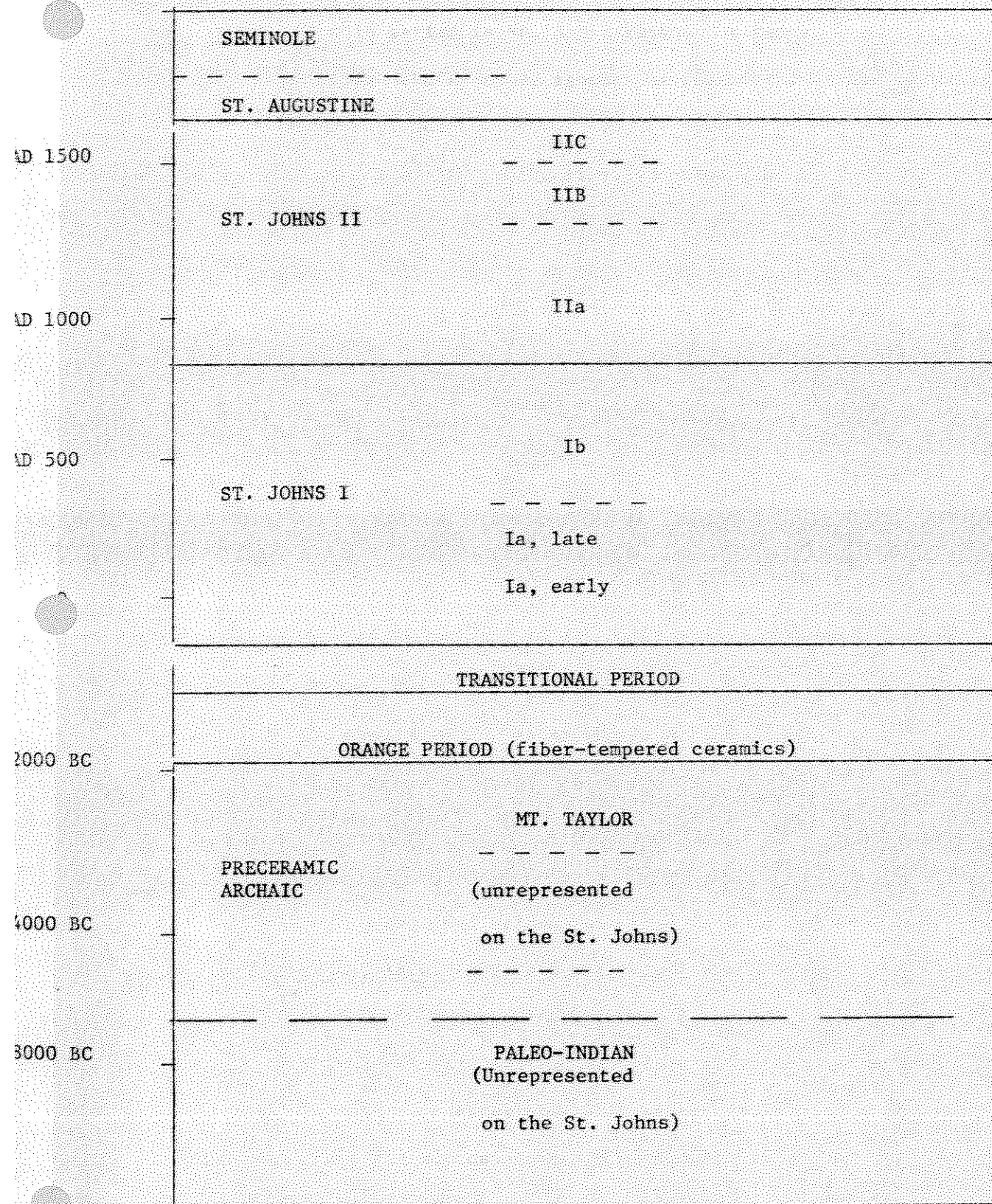
In the St. Johns area this period is most easily recognized by the presence of St. Johns Incised pottery. This is a chalky ware decorated primarily with incised designs which are clearly degenerate carry-overs from fiber-tempered times. There are, however, other design elements which suggest influence from other areas of the southeast.

While sites and levels of sites representing "pure" components of this period are known from Florida, none, so far, have been isolated in the St. Johns River valley. This is probably merely a function of the relative lack of controlled excavation. Sherds of St. Johns Incised pottery have been found in a number of sites, clearly indicating the presence of manifestations of the period in this area.

St. Johns I: 500 B.C.-A.D. 800

Chalky pottery already dominated the ceramics of the St. Johns River in the Transitional Period. The marker for the beginning of the St. Johns I

St. Johns River Chronology



Period may be taken as the disappearance of St. Johns Incised. Dominantly the pottery of this period is St. Johns Plain, but Dunns Creek Red, a red-filmed or slipped chalky type, appears as the most frequent minority type. There is some local incised ware, very rare, and obviously inspired by decorated types from outside the area. Most decorated sherds found in St. Johns I context are trade sherds, and serve to establish cross-dating with other Florida and southeastern horizons.

Beginning in this period we find low sand burial mounds. In fact, most of our information comes from the burial mounds; they attracted early investigation whereas the middens did not. As Goggin says, "the distinctive ceramic types are so scarce that they were not obtained in the desultory midden collecting of Wyman and Moore."

On the basis of the cultural traits reported from excavated burial mounds, Goggin divided the St. Johns I Period into three sub-periods, as discussed below.

St. Johns Ia, early. In addition to the dominant St. Johns Plain and Dunns Creek Red pottery, trade sherds from the Deptford complex of Georgia are found. Local copies of tetrapods and stamping occur on chalky paste, particularly at the Tick Island mound and midden. Shell beads, bone pins, pendants, copper ornaments, elbow pipes, mica and galena bespeak of a developed ceremonialism and a wide network of contacts.

St. Johns Ia, late. Goggin found this the most difficult of his units to isolate. Most of the pottery types of the earlier sub-period persist, but early Swift Creek Complicated Stamped pottery is added. The strongest Hopewellian influences on the St. Johns valley occur at this time level. Copper discs, conjoined copper tubes, cymbal-shaped ear-spools are among the artifacts suggesting this relationship.

St. Johns Ib. "Late occupation in St. Johns I times is distinguished by trade wares from the west, mainly late variety Swift Creek Complicated Stamped and Weeden Island pottery, including Tucker Ridge Pinched. Together with the lack of check stamped these forms suggest that this period can be equated with Weeden Island I. St. Johns Plain and Dunns Creek Red are the local forms of pottery." There is little to add to this characterization.

During St. Johns I times there is an apparent shift in population density from the upper reaches of the river to the lower river. The reason for this is not obvious, but it may relate to the increasing importance of horticulture during this period.

St. Johns II: A.D. 800-1650

This period is a continuation of the preceding, marked primarily by the introduction of St. Johns Check Stamped pottery. Goggin summarized the period and defined three sub-periods on the basis of seriation and cross-correlation. This was difficult because of the relative lack of foreign trade sherds. He found that, "neither a well rounded picture of the whole period nor of the subperiods is available." The situation has not improved since this was written in 1952.

St. Johns IIa marks a time coeval with Weeden Island II and includes sites containing trade wares of that time. St. Johns IIb equates with early Fort Walton of northwest Florida and includes sites with European contact materials prior to the mid-seventeenth century. It is mainly known from intrusive burials and represents Timucua culture of the contact period.

St. Augustine Period

As originally defined by Smith, this period is characterized by a ceramic complex originating on the Georgia coast and appearing in Florida about the middle of the seventeenth century. Goggin retains this limited definition as setting aside a definite historical segment of the Spanish-Indian tradition. Some recent authors have failed to recognize this restricted usage, and have used the term as a synonym for First Spanish Period historical sites in general.

Seminole Period

Goggin recognizes a Seminole Period for the area, but readily admits that there is little archaeological evidence for it. Several historical sites have been located and tested, including the Spanish site of Fort Pupo and the site of Spalding's Upper Store from the British Period.

Archaeological Survey

The archaeological portion of the survey was undertaken in an effort to describe and assess the potential of the site to yield significant data on the pre-history and history of its human occupants. A search of the literature revealed that several archaeologists and/or naturalists had visited the site. As early as 1765 John Bartram recognized it as an ancient plantation of either Indian or Spanish origin. Le Baron reports in 1884 that there were remnants of a small mound in town and shell midden along the river. He also noted that other shell heaps along the river were being destroyed to provide paving for walks and driveways in Palatka and for fertilizing purposes. Le Baron's description indicated that by the time of his visit the site had already been badly damaged. Add to

this almost another 100 years of urban development and the outlook for the site becomes rather bleak.

It was determined that the most cost-effective way to survey the area was to sample by means of a standard post hole digger. Traverses were established both E/W and N/S utilizing the city-owned parkway to avoid the necessity of obtaining permission from private land owners. An interval of fifty feet was selected. The test hole locations were described by the following alpha/numerical sequence:

- 1st letter - side of block
- 1st number - number of block
- 2nd letter - direction of transect
- 2nd number - distance in feet from corner

Block corners were assumed to be the intersection of curbs. All material was dry screened through one-quarter inch hardware cloth and stratigraphic notes were made.

Figure 7 shows the location of the traverses. Stratigraphic and artifactual analysis of the first day's testing clearly indicated that the site was badly disturbed and that little was to be gained by further testing. The vast majority of specimens came from the first eight inches. Sterile soil was usually encountered at approximately one foot. A total of sixty-seven holes were dug. Of this number, forty-three yielded specimens of some description. The largest number by far was viviparous georgianus, a fresh water snail. Two hundred and forty-four were retained as a sample, although considerably more were encountered. This was the only class of specimens for which an accurate recovery count was not maintained. The other diagnostic specimen recovered was St. Johns Plain, and aboriginal ceramic. A total of five specimens were recovered.



Figure 7
ARCHAEOLOGICAL
SURVEY AREA

Because of the low yield of diagnostic ceramics and the disturbed nature of the stratigraphy, further testing was halted and a decision to walk the remainder of the survey area and make surface observations was decided upon. The evidence recovered at this point indicated that the site had continued to be destroyed in the process of urbanization and little more could be gained other than attempting to delineate the boundaries of the original shell midden based on the presence or absence of the fresh water snail shell. Fortunately the area had recently been disturbed in the process of burying underground utility lines, and consequently, meaningful observations could be made.

The second day of field work was devoted to walking the balance of the survey area. The presence of snail shells was noted on a base map. The area examined extended at least one block beyond the last sighting. Figure 7 shows the locations where shell was encountered and a boundary line delineating the extent of the midden on the basis of shell presence. This line generally runs parallel to and approximately 1,500 feet inland of the river.

Notes

1. William A. White, The Geomorphology of the Florida Peninsula, Geological Bulletin, no. 51 (Tallahassee, 1970), Pl. 1-B. U.S. Geological Survey, Quadrangle Sheet, 7.5', 1:24,000, "Palatka, Fla." (1968).

2. This report is on file at the Bureau of Historic Sites and Properties, Division of Archives and History, Florida Department of State, Tallahassee, Florida.

ANALYSIS OF PALATKA ARCHITECTURE

Palatka possesses an architectural resource little known outside the city. Yet it is a resource with fine examples ranging from the Territorial period of the 1830's to the land boom of the 1920's. Although vernacular is by far the dominant mode, there also are noteworthy examples of Greek Revival, Gothic Revival, Italianate, Eastlake, Queen Anne, Neo-Classical Revival, Colonial Revival, Roman Classicism, Prairie, and Art Deco. Moreover, several notable architects have practiced their craft in Palatka, most particularly Henry J. Klutho, Jacksonville's most prominent architect of the early twentieth century, who designed the now demolished City Hall and extant public library.

Generally, Palatka's diverse architectural resources can be divided into four broad chronological categories:

1. Pre-1885. No architectural generalizations can be made about buildings constructed before the mid-1880's. Styles range through forty-five years of the mid-nineteenth century, and include Greek Revival, Gothic Revival, Victorian Gothic, Georgian Revival, Romanesque Revival, and Italianate.
2. Victorian - 1885 to 1900. Local design during this period is almost strictly Victorian in character. Specific styles include Victorian Gothic, Eastern Stick, Eastlake, and Queen Anne. But a Victorian Vernacular is by far the most common of the period. This style is characterized by a two to two and one-half-story frame structure with an

L-shape plan, steeply-pitched intersecting gables, a one or two-tiered verandah, and some degree of ornamental woodwork. Its trademark is a taller rather than broad facade.

3. Transitional - 1900 to 1915. It was during this period that local design was without direction. The Victorian period was abandoned, partially due to local economic conditions, and no new influence filled the void, although Colonial Revival achieved some popularity. The typical residence of the period is a one to one and one-half story frame structure with a medium to steeply sloped gable or, occasionally, hip roof. The plan became rectilinear, and porches replaced verandahs. Ornament decreased in importance and was created with heavy structural elements when it was applied. Essentially, the building became more horizontal in emphasis.
4. Bungalow - 1915 to 1930. The course of Palatka's residential design lead ultimately to the Bungalow style. Some exceptions were found, notably of the Colonial Revival style, but the Bungalow became the overwhelming favorite during Palatka's high growth years between 1915 and 1930. Unlike previous periods, public design made its mark on the city during the 1920's. Significant public buildings and churches were constructed, using popular classical design motifs. Only onesignificant Mediterranean building was located. An important early Art Deco building by Klutho, the city library, serves as the most important statement of the period.

SYNOPSIS OF LAND DEVELOPMENT AND ARCHITECTURAL STYLES

Development During the Period Prior to 1885

During the first half of the nineteenth century, the area that was to become Palatka gained importance as a trading and military post. This function was a direct result of geography - a river location at the southernmost point to which ocean navigation could travel up the St. Johns. It was at this wider point in the river that upstream and inland transport could load products onto larger, ocean going vessels. It is natural, therefore, that Palatka's first permanent development occurred along the river and then moved inland.

Between 1850 and 1885, Palatka grew to become an incorporated city of approximately 3,000 persons. Owing to its role as an export and tourist center, the city became the seat of government and commerce for Putnam County. By 1885, this economic activity created a well-defined commercial and industrial district between Main and Oak, extending inland as far as five blocks along St. Johns and Reid. St. Johns Avenue, then known as Lemon Street, became the business "Main" street of Palatka.

Less defined but growing residential areas began to form to the north and south of the business district, generally within three blocks of the St. Johns River. The area to the south of the business district, then referred to as the "Hammock," was becoming a fashionable residential district. This subdivision developed rapidly during the 1880's, containing larger blocks and a differing street orientation than the remainder of Palatka.

A notable exception to the development pattern of the period occurred west of the city proper. A black community, then known as Newtown,

developed between what are now Eighth and Eleventh Streets, from Main south to Oak. The community was predominantly residential, and contained two of the then three black churches in Palatka. St. Mary's Episcopal, located at 807 St. Johns, remains as the sole surviving black church of the pre-1885 period.

Architectural Styles Before 1885

There remain today a significant number of buildings constructed between 1840 and 1885. They represent a wide range of styles and periods, and include residential, religious, and commercial building types. Generally, residential buildings are most prevalent, with notable examples occurring in the near-river neighborhoods to the north and south of the business district. The business district itself is somewhat lacking in examples of pre-1885 commercial buildings. This is due in part to a major fire in 1884 and subsequent insurance requirements to phase out older frame structures and rebuild in masonry.

Local residential design prior to 1885 was influenced by several period styles, including Georgian Revival, Greek Revival, and Gothic Revival. Most notable examples of the latter two styles are respectively the Bronson House and St. Mark's Episcopal Church, both listed on the National Register of Historic Places. The Victorian period is also evident, including Victorian Gothic, Eastlake, and Eastern Stick. But the predominant classification is Frame Vernacular, owing to the need for local adaptation to climatic conditions and local economic conditions.

Development During the Period 1885 to 1900

By the mid-1880's, Palatka had become a center for steamboat and railroad transportation. Timber, wood products, tourism, and citrus were

the major industries, each assisted by the low-cost transportation provided by rail and by water. The city prospered, and physical improvements were made.

It was during this period of rapid expansion that gas street lights were installed, schools provided, and the water works completed. With the economy strong and improvements available, residential and commercial development proceeded rapidly in an atmosphere of exuberant optimism. The population swelled in the early years of this period.

Rapid growth and faith in future expansion is the hallmark of Palatka during the mid- and late 1880's. This fact is best exemplified by the growth and incorporation of Palatka Heights. South and west of the city proper, Palatka Heights was no more than a subdivision during the late 1870's and early 1880's. But with Palatka's tremendous growth of the mid-1880's, the locally prominent residents of Palatka Heights sought and won incorporation as a municipality in 1887. Such was their faith in the area's continued growth.

The tremendous growth of the early and mid-1880's gave way, however, to changing economic forces. First to weaken the local economy was a decrease in steamboat traffic, a major source of local economic activity. By the early 1890's, Palatka's role as a major distribution center declined.

The final blow to Palatka's economy came by way of the great freezes of 1894-1895. Completely devastating the citrus industry in North Florida, the freezes removed an important commodity from the region, a commodity served by Palatka's port and rail lines. With port activity curtailed, the city began to search for other viable economic functions which it could serve.

Although growth and development slowed during the 1890's, Palatka's physical expansion between 1885 and 1900 was significant. Residential areas to the north and south expanded, and Newtown was absorbed into the community. Most apparent is the city's development westward along Reid (then Orange), to include the rail line and passenger station.

Architectural Styles Between 1885 and 1900

The last fifteen years of the nineteenth century gave Palatka a rich collection of extant commercial and residential buildings. The strong economy and rapid expansion of the 1880's created a well-defined residential neighborhood south along Emmett and Kirby, and added to the neighborhood north of Main. Extant commercial buildings are found in a very tight pattern, occurring along the south side of St. Johns, between Third and Fifth Streets.

By far the majority of the extant buildings of this period must be classified as Frame Vernacular, given their eclectic design and accommodation to Florida's climate. Of these, the majority are stylistically the products of the Victorian period, borrowing elements from the Victorian Gothic, Eastlake, and Queen Anne styles. These styles themselves appear, as does Colonial Revival, Gothic Revival, and locally early examples of Bungalow detailing.

The typical home of the period was a two to two and one-half story frame dwelling with steeply pitched intersecting gables. Its plan was most often L-shape, and a one or two-tiered verandah was common.

Palatka's commercial buildings of the 1885 to 1900 period were generally without ornamentation or stylistic influence. Most were simple, one or two story rectilinear masonry buildings with flat, built-up roofs.

Adjacent buildings were constructed as close together as possible, with neighboring facades actually joined - creating a continuous commercial street-front. Walls were most often load-bearing, and allowed long clear spans for open store interiors and glass store fronts.

Perhaps most distinguishing characteristic of this period was the use of vertical emphasis - the arrangement of roof and plan to create an appearance of a tall rather than broad facade. The exterior was most always highlighted with ornamental woodwork, including various patterned shingles, turned columns and balustrades, and ornamental eave and porch brackets.

Development During the Period 1900 to 1915

The years that followed the great freezes of the 1890's were characterized by slow growth. But, it was during this early part of the twentieth century that Palatka's economy shifted to a more stable manufacturing base. Relying on the processing of timber resources, Palatka became a center for wood products manufacture, including shingles, doors, sashes, lath, barrels, crates, furniture, and boats.

Palatka remained as a transportation center during the early twentieth century, maintaining its major railroad lines. The local economy continued to utilize the available water transportation as well, shipping wood products directly from dockside manufacturing operations.

While growth during these years was not as rapid as in the past, it nevertheless added many new blocks to the community. Generally, the majority of development occurred in the northwest and southeast.

The northwest area is a modest neighborhood and is outside of the study area delineated for this survey. But, the major growth in this part

of the city may accurately reflect the area's changing economy at the turn of the century. With manufacturing becoming the dominant employer, it is expected that a larger working class developed and, therefore, a demand for modest housing was created.

Architectural Styles Between 1900 and 1915

The survey found that generally the early twentieth century was very much a transitional period for design in Palatka. Few readily identifiable styles were found. This tendency is perhaps exaggerated by the observed lack of higher cost housing during the period.

Most notable of the stylistic changes of this period involved plan and massing. With abruptness, the formerly popular L-shape vertical home of the Victorian period was abandoned. In its place, a boxy, square or rectangular plan was adopted, giving more emphasis to the horizontal. Adding to the horizontal effect was a decreasing pitch on gable roofs and an increasing use of the hip or pavilion.

The architectural styles which influenced residential design during this period were limited to Colonial Revival and Bungalow. Both styles appear in a distinct form, but are more often seen as a vernacular combination. While strictly Victorian buildings are very seldom seen, they do appear as modified by either the Colonial Revival or the Bungalow. More often, the picturesque massing of the Colonial Revival forms the backdrop for an outward display of Bungalow detailing. It is common to see a home of this period combining the tapered colonial column on battered pier porch with a square plan and pavilion roof.

Commercial design during this period was generally limited to the Masonry Vernacular storefront. One important exception is the

Union Station. This extant Richardsonian Romanesque building is symbolic of the local importance of the railroad during the early twentieth century. Built in 1908, its architectural and historical significance makes it an important local landmark.

The vast majority of the extant buildings constructed between 1900 and 1915 must be classified as Frame Vernacular. Without question, it was a period in which stylistic models from the past were no longer sufficient, and twentieth century styles had yet to be fully developed.

Development During the Period 1915 to 1930

During the late teens and through the twenties, Palatka continued to develop its industrial base. It was also during this time that the impact of the automobile was beginning to be felt. It was in fact during the twenties that a bridge was built over the St. Johns at Reid Street. As one of the few points at which cars could cross the St. Johns, auto traffic greatly increased, bringing tourists and others through Palatka.

The 1920's in Palatka, like the remainder of Florida, was a time of optimism and real estate speculation. This period of expansion was aided by the automobile, which allowed many to live further from the center of business and commerce. Again, as in the rest of Florida, a development boom occurred, and Palatka Heights was incorporated into the City of Palatka.

Architectural Styles Between 1915 and 1930

With rapid growth occurring, Palatka, as with many Florida cities of the time, undertook major municipal projects. In an effort to become a modern city, a new city hall, library, courthouse, post office, and schools were built to serve the growing and more mobile populace. These

projects added much to Palatka's public architectural wealth, more so than any other period.

The post office, now serving as Palatka's city hall, was constructed in the fashion of the time - Neo-Classicism. Very formal with arched portal entrance, the building represents the federal government image of classical design so popular during the first quarter of the twentieth century.

Perhaps most significant, however, is Palatka's library. Designed by regionally important architect Klutho, this local landmark is a skillfully crafted synthesis of the classical and the emerging modern form and character. Clad in synthetic limestone, it is apparent that this design is an early example of the Art Deco style. The composition employs linear, hard edges, creating a vertical emphasis. The facade is highlighted with stylized decoration and the words ... "Knowledge is Power, Ignorance Breeds Crime." The city hall by Klutho has been razed, and the county courthouse of the period has been severely altered.

Of the schools constructed during this period, one extant example must be mentioned. The former Palatka Elementary School, now the School Board Administration Building, is the only known local example of public use of the Mediterranean Revival style. This style, so popular in Florida during the 1920's, is developed on a grand scale in this building. Occupying an entire block, the two story complex forms a large rectangle, surrounding an open courtyard. The construction is finished in stucco and detailed with ornamental iron, window surrounds, balconets, curvilinear gables, and a red tile roof. The entire facility has been sensitively restored and serves as an important landmark in the community.

Private design during the late teens and through the twenties was generally modest and without diversity. An exception, the Hotel James at 300 St. Johns Avenue, is a substantial building of the period, designed in the Sullivanesque style. It is well executed and occupies a visible downtown corner. Perhaps more than any other commercial building, the Hotel James provides an important historical reference for the people of Palatka.

The popular Classical Revival of the early twentieth century was utilized in religious design as well. Both the St. James M.E. Church (400 Reid Street) and the First Baptist Church (501 Oak Street) are well-maintained examples of Roman Classicism. Built between 1924 and 1930, both are very visible landmarks in the community.

The period 1915 to 1930 is the most architecturally well-defined in the residential areas of Palatka. With few exceptions, homes are clearly of the Bungalow style. Characteristically, they are one to one and one-half story frame dwellings with a rectangular plan. Gable roofs have a shallow pitch and are frontally oriented. The massing and entire outward appearance varies considerably with all local precedent. Noticeably lacking are residential examples of the Mediterranean Revival style. With one exception, a substantial villa at 514 South Seventeenth Street, there are only minor references to the Mediterranean influence. The only significant influencing style is the Colonial Revival.

STYLISTIC PERIODS

The foregoing discussion of historical development in Palatka is intentionally non-architectural in nature. It is valuable, however, in understanding why particular architectural styles were used or developed. For it is economic and social conditions that determined the size, character, and cost of Palatka's built resources.

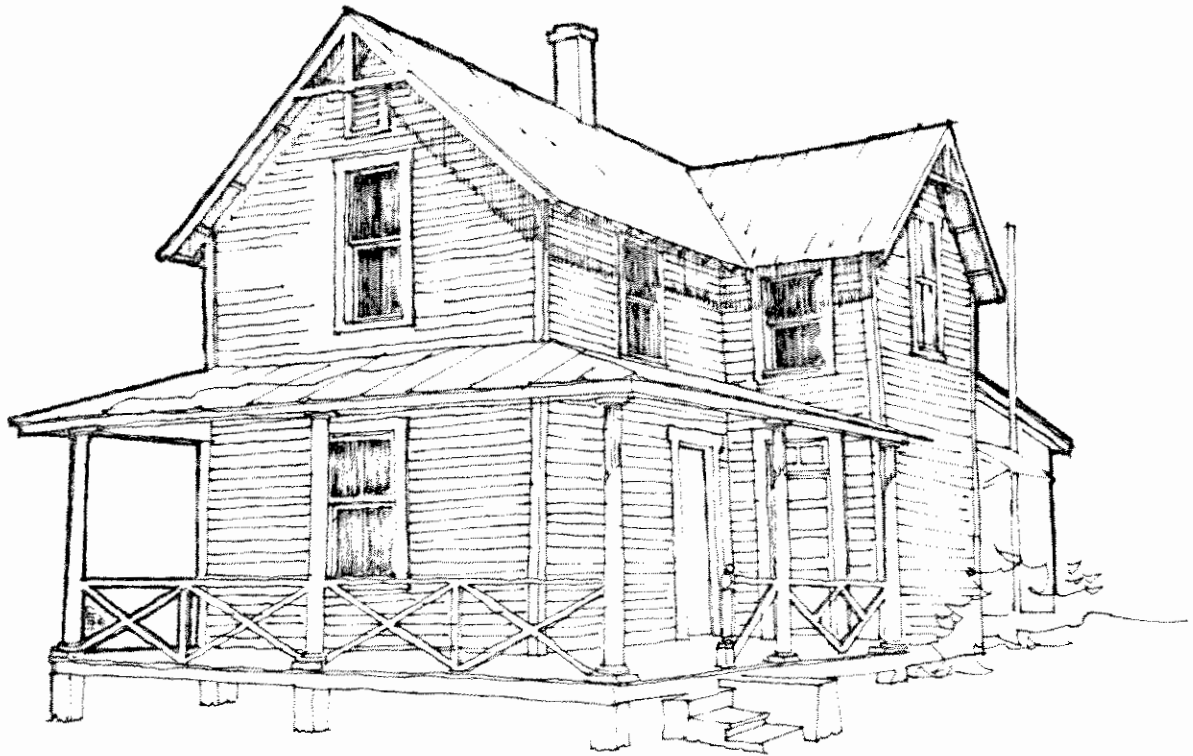
In discussing the stylistic characteristics of these buildings, emphasis will be placed upon residential design. This is done both because of a limited representation of extant pre-1930 non-residential buildings and the lack of clear stylistic influences in most cases.

The Victorian Vernacular

During the last two decades of the nineteenth century, homes were very much a product of the Victorian period. There were of course exceptions, but by and large, Palatka's nineteenth century architectural wealth resides in the Victorian homes so prevalent between 1885 and 1900.

The Victorian period supported several stylistic models, including the Victorian Gothic, Queen Anne, and Eastlake. Individual examples of these styles can be seen in Palatka. But it is the Vernacular Victorian home of Palatka that represents that period locally and gives the city its own peculiar character.

Palatka's Victorian Vernacular is a generous two to two and one-half story frame home typically situated on a relatively narrow lot. It is most often L-shaped in plan, but can be T-shaped or irregular. Generally, a narrow side faces the street, presenting a primary facade that is taller than it is wide.



The outward image of verticality is further emphasized through the use of a steeply-pitched gable roof, also projecting toward the street. This gable will extend inward and intersect a perpendicular gable running parallel to the "bottom" of the L. The gable may also employ ornamental bargeboards and rafters and carry a king post and collar-tie. Many are symbolically supported with diagonal braces. The gable end is often finished with novelty wood shingles, most likely produced in Palatka using area cypress resources.

With the use of the L-shape plan, a secondary facade is created some fifteen to thirty feet behind the primary facade. This "void" area generally supports a one or two-tiered verandah or porch. As shown in the sketch and plan, such an arrangement protects a large area from direct sun and allows tempered breezes from two or more directions.

The porch or verandah is above grade, from two to four feet. Like the remainder of the structure, it is supported by brick piers. Infill

between piers is most often wood lattice cut to form various patterns. The verandah is the favorite location for displaying ornamental woodworking ability. Turned columns and turned or jigsawn balusters are most common. Ornament also includes scroll or fan brackets or a frieze-like baluster.

The entrance to a local Victorian Vernacular home is usually offset and may contain a transom. Sidelights are rare. Windows are invariably double hung sash with few lights and always straight-headed. A novelty window will often occur, round or diamond shaped, containing leaded glass in a decorative pattern. Bay windows are common, most often semi-hexagonal. Blinds are rarely seen.

Finally, the Victorian Vernacular home of Palatka is clad in weatherboard of three or six inch dimension and has cornerboards. Roofs are now seen with metal shingles or sheet metal roofing and dormers are rare.

The Victorian Vernacular is seen throughout Palatka, but is concentrated within the near-river residential districts. By far, the finest collection forms a major portion of Palatka's most well-defined historic neighborhood - that bounded by Laurel, Crill, and Morris.

The Transitional Period

During the period 1900 to 1915, specific architectural influences were lacking in Palatka. It appears that the Victorian model was abruptly abandoned and little was available to fill the resulting void. This may be explained in part by economic conditions and a shift in local employment patterns, for home size appears to diminish.

Nevertheless, local design entered a transitional period, unwilling to use the old and apparently too early for the modern. But it was during

this transition that the local residence became more modern in character and function.

The transitional home of the early twentieth century is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gable decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.



The emphasis of the horizontal dimension was created by combining a moderately pitched, frontally oriented gable with a one story broad porch. The porch itself was generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rested upon brick or rusticated block piers, one to three feet in height. Infill is most often simple wood lattice. The heavy structural elements, usually shorter in length (piers and columns), added to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

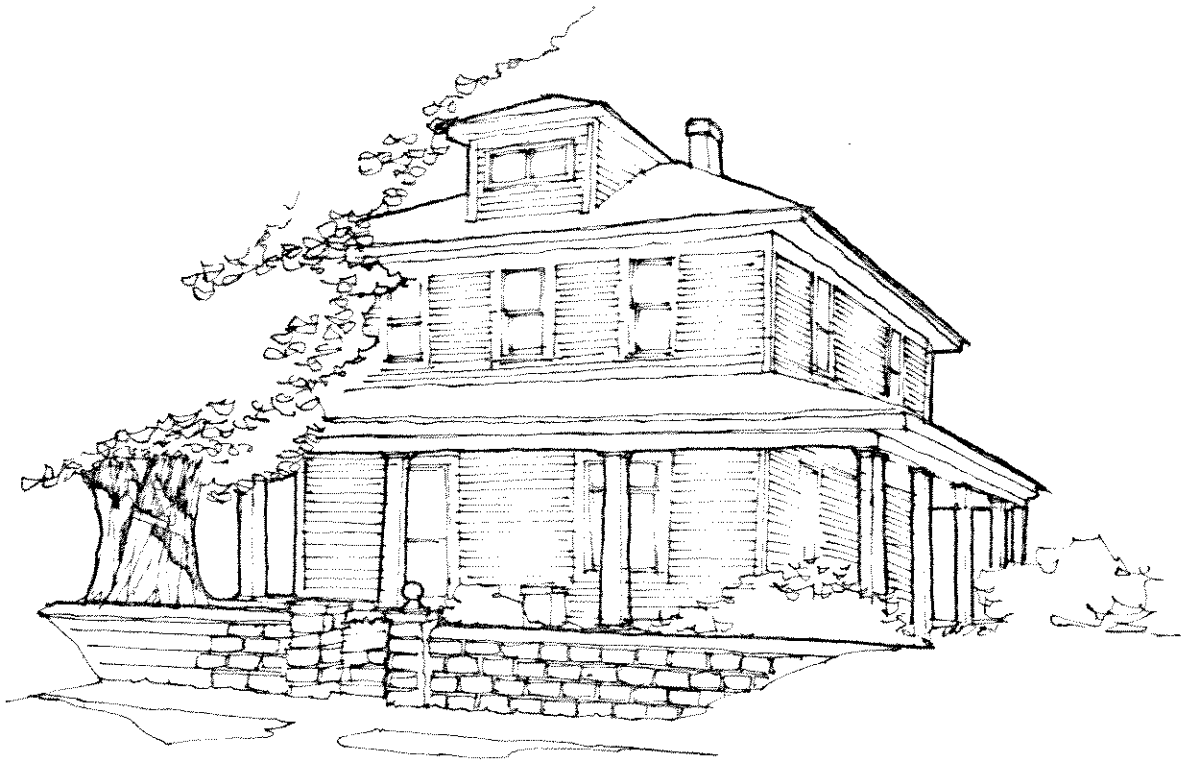
Homes of the transitional period did not totally abandon earlier techniques, however. The gable roof, a little shallower in slope, still



supported gable wall dormers and was often finished on the end with wood shingles. Irregular appendages were still constructed and offset entrances remained. Finally, the transitional home continued to use single or two-light double hung sash windows, and weatherboard siding was almost universal.

One notable variation or exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was the second favorite residential type of the period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The picturesque massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavilion roof (a pyramid) and often a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single story hip porch or verandah. It too was supported by tapered and squared columns, much like its period counterpart.



The Colonial Revival home used little ornament. Straight-headed, single light sash windows are most common, and rafters are usually hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in three to six inch weatherboard siding.

The Bungalow

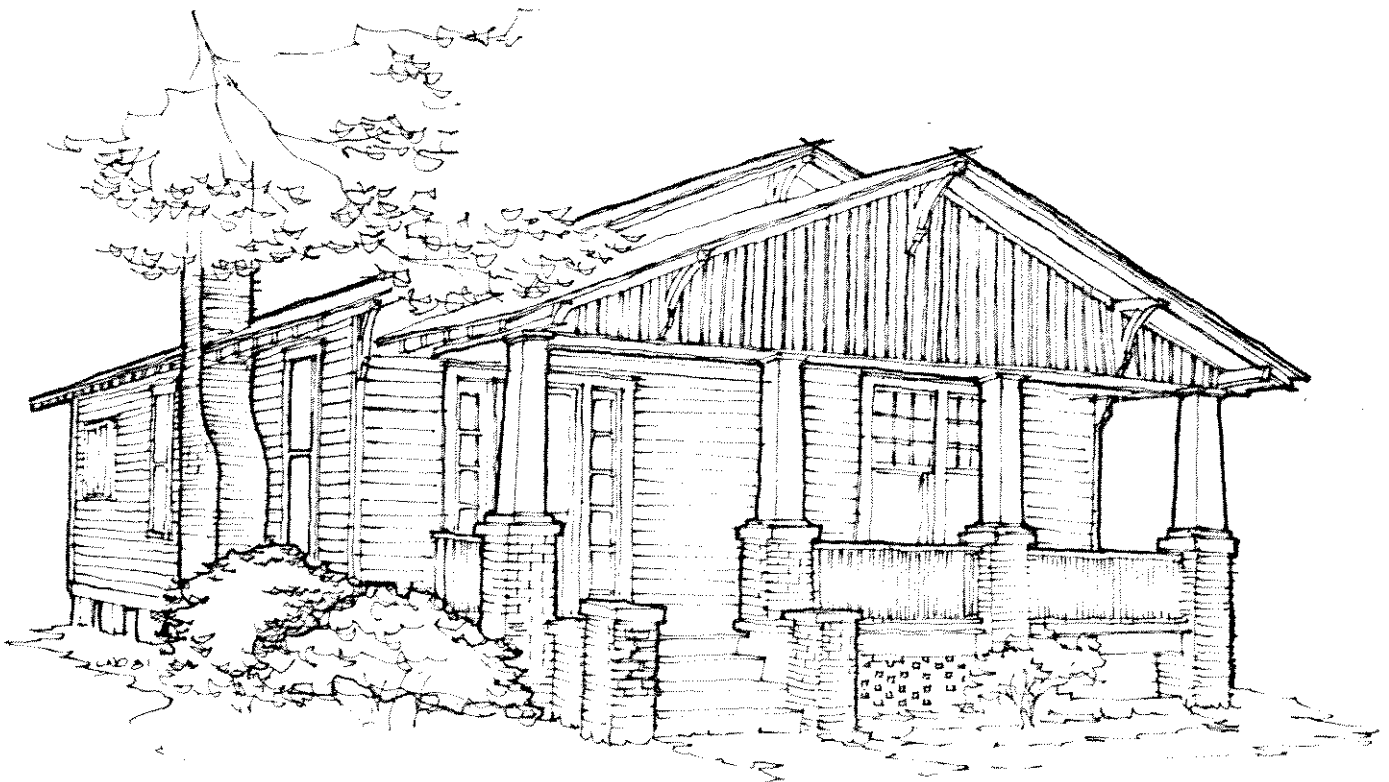
Between 1915 and 1930, the Bungalow style dominated residential design in Palatka. This may be due, in part, to the need for more moderately priced housing. Regardless, the Bungalow home is ubiquitous throughout the neighborhoods in the western and northern portions of the study area.

As the area's first distinctive twentieth century style, the

Bungalow makes a clear break with the past. Unlike its predecessor, the Transitional style, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the Transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

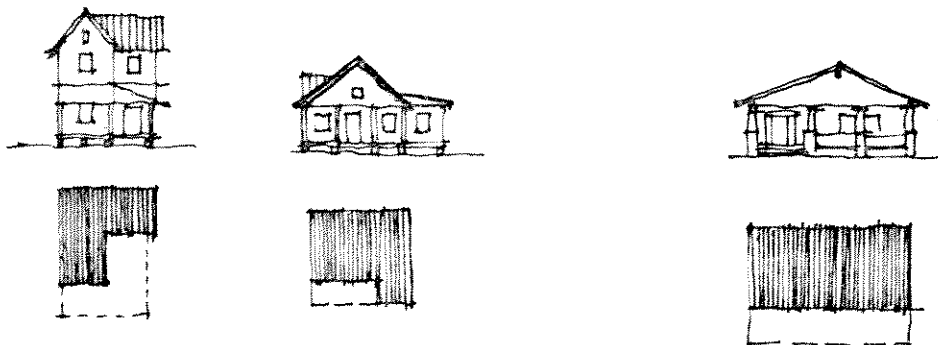
Palatka's Bungalows are one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.



The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Often, chimneys are exterior and become a part of the overall composition.



Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below and three or more lights above, separated by vertical muntins. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

Finally, the Bungalow is finished with a variety of materials, sometimes mixed in the one building. Wood weatherboard is most common

in Palatka, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors are usually finished in earth-tone stains.

SUMMARY OF ARCHITECTURAL FINDINGS

A total of 543 buildings was surveyed within the corporate limits of the City of Palatka. All but one, the Coca-Cola building, meets the fifty-year rule established by the U.S. Department of Interior for eligibility to the National Register of Historic Places. There are other buildings in the city that meet the rule, but were not surveyed because they are located outside the survey area and do not exhibit distinguishing historical or architectural characteristics. Fourteen buildings lying outside the survey area were examined and described because of their distinctive qualities. There is no remaining concentration of eligible structures to be surveyed in the city and the number of those not surveyed that meet the fifty-year rule is relatively small.

As seen in Table 1, of the 543 buildings surveyed, 162, or almost thirty percent, date from the nineteenth century, a significant number in Florida where insects, fire and hostile climatic conditions have historically decimated frame structures. The remaining buildings, 381, date from the twentieth century.

The survey has documented eight buildings in Palatka that have survived from the 1838-1865 period. (Table 2) One is located on the fringes of the commercial area, four in the south residential and three in the north residential sectors. (See Figure 8) The city's oldest structure, the ca. 1840 Fort Shannon Officers' Quarters at 224 North First Street, and Palatka's only National Register of Historic Places properties, the Bronson-Mulholland House and St. Mark's Episcopal Church, are in the north residential area.

Forty-three buildings date from the 1866-1884 period, twenty-five of them in the south residential area. Understandably, only four pre-1884

TABLE 1

SURVEY FINDINGS
DATE OF BUILDINGS BY CENTURY

Century	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
19th	27 (26.0)	2 (2.4)	9 (64.3)	41 (29.0)	83 (41.3)	162 (29.8)
20th	77 (74.0)	81 (97.6)	5 (35.7)	100 (71.0)	118 (58.7)	381 (70.2)
Totals	104	83	14	141	201	543

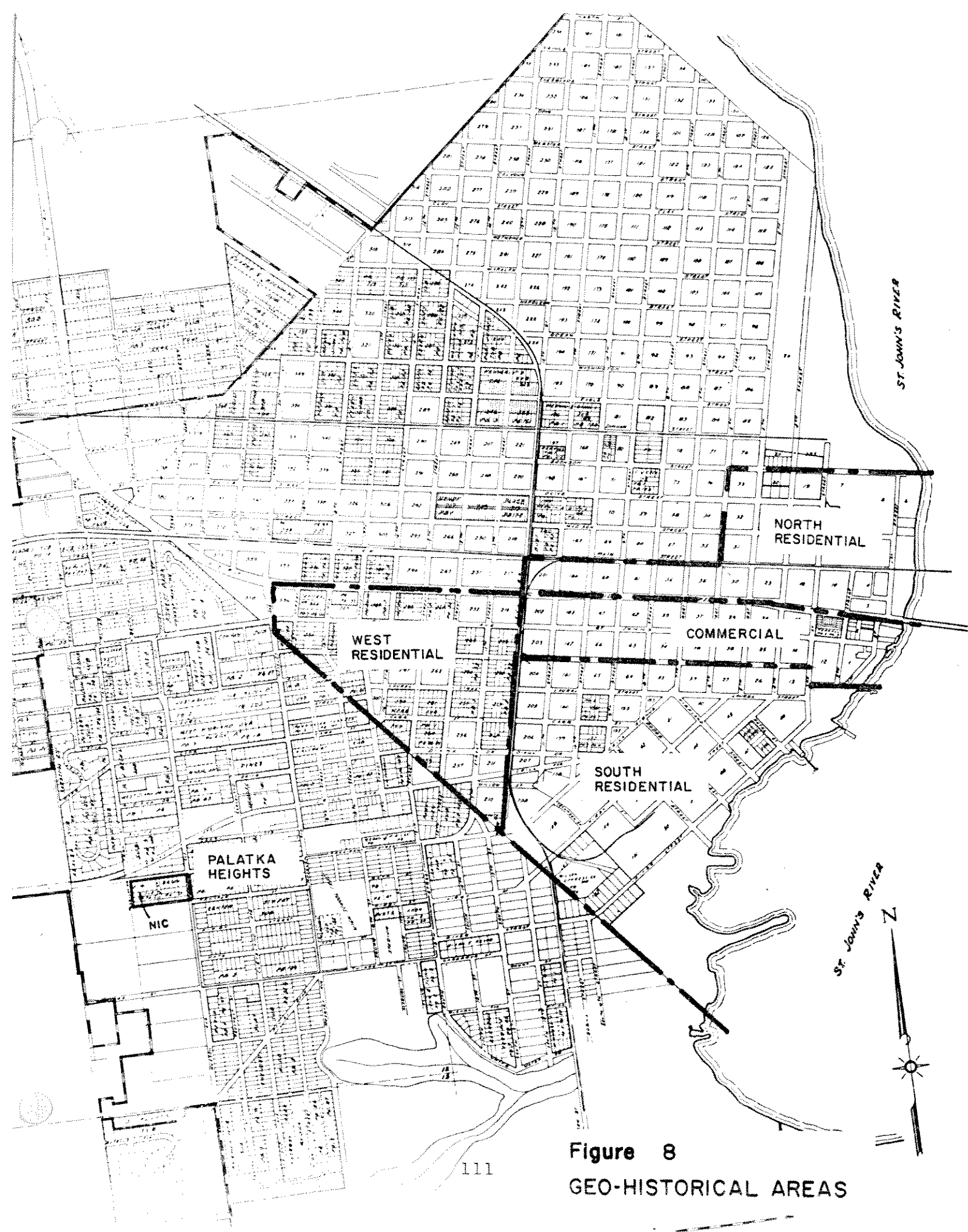
NOTE: The lower number refers to percentage; upper to the number of surveyed buildings.

TABLE 2

SURVEY FINDINGS
DATE OF BUILDINGS BY CHRONOLOGICAL PERIODS

Date	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
pre-1865	1 (1.0)			3 (2.1)	4 (2.0)	8 (1.5)
1866-1884	4 (3.8)		4 (28.6)	10 (7.1)	25 (12.4)	43 (7.9)
1885-1897	22 (21.2)	2 (2.4)	4 (28.6)	28 (19.9)	54 (26.9)	110 (20.3)
1898-1915	38 (36.5)	15 (18.1)	4 (28.6)	52 (36.9)	57 (28.4)	166 (30.6)
post-1916	39 (37.5)	66 (79.5)	2 (14.3)	48 (34.0)	61 (30.3)	216 (39.8)
Totals	104	83	14	141	201	543

NOTE: The lower number refers to percentage; the upper to the number of surveyed buildings.



structures remain in the commercial section, where the great fire of 1884 wreaked its greatest havoc. As Table 2 indicates, there is a proportional progression in the increasing number of buildings in each successive chronological period, reflecting a steady replacement of structures and expansion of the city over time.

As seen in Table 3, a wide range of architectural styles can be observed in Palatka. The Bungalow, numbering seventy-nine or almost fifteen percent of the total, is the only style represented in significant numbers, although Colonial Revival accounts for twenty-nine or five percent of the surveyed buildings. By far the greatest number of buildings are classified as vernacular, either frame or, particularly in the commercial section, masonry.

Religious structures exhibit many of the more elaborate or classical styles in the city, including the Gothic Revival St. Mark's Episcopal Church, three Romanesque Revival churches, and a Roman Classical Revival church building, among others. There is a smattering of classical styles popular in the latter decades of the nineteenth century, notably Italianate, a fine example of which is the Henry Teasdale house at 107 Madison Street, Victorian Gothic, of which there are eleven in the city (see especially the Dr. Cole house at 126 Dodge Street), and Sullivanesque (320 St. Johns and 302 St. Johns). Five Queen Anne houses remain, located at 510 and 665 North Third, 603 Emmett, 414 Olive, and 220 Madison streets. Even examples of Art Deco, which became so popular in Miami Beach in the 1930's, made an early appearance in Palatka at 101 North First and 220 Reid streets.

What is surprising about Palatka's architectural heritage, however, is the absence of the Mediterranean Revival motif in a town that expanded considerably in the 1915-1930 period. Only six are extant in Palatka, and

TABLE 3

SURVEY FINDINGS
ARCHITECTURAL STYLE OF BUILDINGS

Style	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
Frame	35	42	7	86	142	312
Vernacular	(33.7)	(50.6)	(50.0)	(61.0)	(70.6)	(57.5)
Bungalow	3	37	15	24	79	(14.5)
	(2.9)	(44.6)	(10.6)	(11.9)		
Masonry	49	2	3	3	57	(10.5)
Vernacular	(47.1)	(2.4)	(2.1)	(1.5)		
Colonial	3		10	16	29	(5.3)
Revival	(2.9)		(7.1)	(8.0)		
Victorian		2	2	7	11	(2.0)
Gothic			(14.3)	(1.4)		
				5	2	(1.3)
Greek				(3.5)	(1.0)	
Revival						6
Mediterranean	3	1	2			(1.1)
Revival	(2.9)	(7.1)	(1.4)			
Georgian	1	1	1	2	5	(0.9)
Revival	(1.2)	(7.1)	(0.7)	(1.0)		
Eastlake		3		2	5	(0.9)
		(21.4)		(1.0)		
Queen Anne			4	1	5	(0.9)

TABLE 3 (cont.)

Style	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
Italianate	2 (2.0)					
Neoclassical Revival	2 (2.0)			2 (1.4)		4 (0.7)
Romanesque Revival	3 (2.9)			2 (1.4)		4 (0.7)
Art Deco	1 (1.0)					3 (0.6)
Sullivan-esque	2 (2.0)			1 (0.7)		2 (0.4)
Gothic Revival	1 (1.0)					2 (0.4)
French Colonial				1 (0.7)		2 (0.4)
Roman Classical Revival				2 (1.4)		2 (0.4)
Tudor Revival				1 (0.7)	1 (0.5)	2 (0.4)
Prairie		1 (1.2)				1 (0.2)
				1 (0.7)		1 (0.2)

TABLE 3 (cont.)

Style	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
Shingle				1 (0.7)		1 (0.2)
Richardsonian Romanesque				1 (0.7)		1 (0.2)
Eastern Stick				1 (0.7)		1 (0.2)
Federal					1 (0.5)	1 (0.2)
Totals	104	83	14	141	201	543

NOTE: The lower number refers to percentage; upper to the number of surveyed buildings.

TABLE 4

SURVEY FINDINGS
PRESENT USE OF BUILDINGS

Use	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
Private Residence	35 (33.7)	77 (92.8)	13 (92.9)	112 (79.4)	179 (89.1)	416 (76.6)
Commercial	55 (52.9)	3 (3.6)		11 (7.8)	6 (3.0)	75 (13.8)
Apartment	1 (1.0)			7 (5.0)	5 (2.5)	13 (2.4)
Religious	7 (6.7)	1 (1.2)		4 (2.8)	1 (0.5)	13 (2.4)
Vacant	1 (1.0)			1 (0.7)	7 (3.5)	9 (1.7)
Industrial	1 (1.0)	2 (2.4)		2 (1.4)	2 (1.0)	7 (1.3)
Government	3 (2.9)			1 (0.7)	1 (0.5)	5 (0.9)
Education	1 (1.0)			1 (0.7)		2 (0.4)
Transport.				1 (0.7)		1 (0.2)
Museum				1 (0.7)		1 (0.2)

TABLE 4 (cont.)

Use	Commercial	West Res.	Palatka Hts.	North Res.	South Res.	Total
Unknown			1 (7.1)			1 (0.2)
Totals	104	83	14	141	201	543

NOTE: The lower number refers to percentage; upper to the number of surveyed buildings.

TABLE 5

SURVEY FINDINGS
CONDITION OF BUILDINGS

Condition	Commercial	West. Res.	Palatka Hts.	North Res.	South Res.	Total
Excellent	7 (6.7)		1 (7.1)	11 (7.8)	10 (5.0)	29 (5.3)
Good	64 (61.5)		12 (85.7)	65 (46.1)	135 (67.2)	276 (50.8)
Fair	31 (29.8)	55 (66.3)	1 (7.1)	59 (41.8)	51 (25.4)	197 (36.3)
Poor	2 (1.9)	28 (33.7)		6 (4.3)	5 (2.5)	41 (7.5)
Totals	104	83	14	141	201	543

NOTE: The lower number refers to percentage; the upper to the number of surveyed buildings.

all but one were remodeled to the style. It is obvious that the Bungalow captured the hearts of Palatkins during the Florida post-war boom.

Present uses of the buildings are described in Table 4. The most common are private residence (76.6 percent) and commercial (13.8 percent). There are thirteen religious structures in the surveyed area, as well as thirteen apartments, five government and seven industrial buildings.

Table 5 presents an assessment of the condition of the buildings examined in the survey. Half of the entire group can be characterized as being in good condition, and 197 structures (36.2 percent) in fair condition. No building in the west residential area was classified in the excellent or good categories. That section, predominantly low income families, was the only one with a highly skewed distribution in the findings. Even the south residential area, which includes the largest concentration of nineteenth century buildings in the survey area, contains a representative percentage in the fair and a few in the poor categories.

For purpose of detailed analysis, the survey area was divided into five subdistricts, each molded by distinct historical forces. (See Figure 8)

Commercial Area

Approximately one-fifth of the surveyed buildings are located in the commercial area. Among the 104 buildings, however, are 35 private residences and seven religious edifices. Slightly more than half have commercial use and only one industrial building is located in this area. Some three-quarters of the buildings were built in the twentieth century and only five of the total number pre-date the disastrous 1884 fire. The commercial area exhibited steady growth in the three subsequent periods.

Predictably, most of the Masonry Vernacular buildings found in the city are located in the commercial sector, where they comprise about half of the total buildings located there. Some thirty-three percent are Frame Vernacular, most on the western fringe of the area, with a scattering of other styles, though it can be noted that none of the classical residential structures associated with the nineteenth century is represented.

A relatively high percentage are in excellent or good condition (6.7 and 61.5 percent, respectively), while only two are listed in the poor category. Presumably, a structural basis for economic revival of the commercial area exists.

West Residential Area

Of the eighty-three buildings in the west residential area that were surveyed, eighty-one were built in the twentieth century, with sixty-six (79.6 percent) dating from the post-1916 period. All but six of the structures are private residences. There is one church, three commercial, and two industrial structures in the area. Since this section is of predominantly twentieth century construction and is now populated predominantly by low income residents, the structures are overwhelmingly pedestrian in style. Frame Vernacular structures and Bungalows predominate. Only two structures exhibit classical style features. All of the structures in the west residential area are listed in fair and poor conditions, underlining the deteriorating nature of this neighborhood.

Palatka Heights

Fourteen structures scattered about the Palatka Heights subdivision were surveyed because they exhibited distinguishing architectural or historical qualities. For example, the residence where the Reverend Billy

Graham lived during his sojourn in Palatka was included because of the obvious historical association. Thirteen of the structures in this area are private residences.

Half of the surveyed buildings in Palatka Heights are Frame Vernaculars, but there are also three Eastlake style residences there, an especially notable example being the Dr. Wood house at 2200 St. Johns Avenue, built in 1875. Twelve of the buildings are in good condition; one excellent and one fair. Nine of them were constructed in the nineteenth century, the oldest being the previously mentioned Wood House.

South Residential Area

The south residential sector contains the largest number of surveyed buildings among the five areas. Of the 201 buildings in this sector, 83 or forty-one percent were built in the nineteenth century, making this area the oldest in Palatka. Four date from the pre-1865 period and twenty from the 1866-1884 period. The dates of origin of the remaining number are quite evenly divided among the three remaining periods.

A high percentage (70.6 percent) of buildings here are described as Frame Vernacular. The second largest group is comprised of Bungalows (twenty-four or 11.9 percent). There are also seven Victorian Gothics and two examples each of Georgian Revival, Eastlake, and Greek Revival. Three Masonry Vernacular structures round out the balance. The city's best example of Queen Anne architecture, the Conant House, is found in this section at 603 Emmett Street.

Private residences (eighty-nine percent) predominate in this area. There are seven commercial and two industrial structures, but only one church building. Most of the buildings in this sector are classified in good condition (135 or 67.1 percent) and ten as excellent.

North Residential Area

Among the five sectors surveyed the north residential area contains the most representative buildings in each category listed in the tables. Every chronological period, every use, and most styles are found in this section of Palatka. Forty-one or twenty-nine percent of the 141 structures in the area date from the nineteenth century. Two pre-1865 residences of note are mentioned above. Another ten were built in the 1865-1884 period and twenty-eight added before 1898. The largest group in the area (fifty-two or 36.8 percent) were constructed in the 1898-1915 turn of the century era.

Frame Vernacular buildings predominate (eighty-six or 60.9 percent). The next largest group are Bungalows (fifteen or 10.6 percent), followed by Greek Revivals (five or 3.5 percent) and Queen Annes (four or 2.8 percent). The only examples of several styles (Shingle, Richardsonian Romanesque, Eastern Stick, and Prairie) are found in this section. Especially notable is the Larimer Library, designed in the Art Deco style by noted Jacksonville architect Henry Klutho.

Nearly eighty percent or 112 of the north residential area buildings are private residences. Another eleven are used commercially, and seven are apartments. Every other category is represented, including the town's only museum, the Bronson-Mulholland House, a National Register property.

The buildings in this area also vary in condition. Slightly more than half are in excellent or good condition, but fifty-nine (41.8 percent) are categorized as fair. Six are listed in poor condition, several of these the object of rehabilitation efforts by Palatka's Community Development Department.

RECOMMENDATIONS

A historic sites and buildings survey constitutes the indispensable and basic preliminary step in a community historic preservation program. The survey provides the historical, architectural, and archaeological data base upon which sound and rational preservation-related decisions can be made. Further progress in preserving Palatka's culturally significant resources will, upon acceptance of this report, depend on the decision and actions of community officials and residents. To aid them in that process, the professional architects, historians, and archaeologists who compiled the data for this report and its attendant documents have framed a set of recommendations based on their assessment of the community and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Before listing the recommendations, we think it useful to define for those who may have responsibility for their implementation precisely what the term "historic preservation" implies; and we think it equally useful to set forth a persuasive case for preservation, for if a program is undertaken it will succeed only if citizens are convinced of its wisdom and benefit.

As we noted in the introduction to this report, historic preservation has experienced an evolutionary change in definition. In its narrow and traditional sense, the term was applied to the process of saving structures and sites where great events occurred or buildings which represented outstanding architectural characteristics. In recent decades historic preservation has become synonymous with urban conservation and

integrated into community redevelopment programs. The recommendations presented below are framed in the sense of that latter objective.

Arguments on behalf of a community program of historic preservation can be placed in two broad categories: (1) esthetic or social; and (2) economic. The esthetic argument has generally been associated with the traditional purpose of historic preservation, that is, preserving sites of exceptional merit. The 1966 National Historic Preservation Act extended that definition to include sites or districts of local as well as national distinction for the purpose of National Register listing. There has been, concomitantly, growing appreciation of the importance of neighborhoods that express architectural or historic value in their totality. No single building in them may be significant but together the structures create a harmonious scene. In such cases it is often necessary to preserve the individual elements to maintain the harmony of all.

Older buildings give a community distinctiveness, setting it apart from other towns, cities, or neighborhoods. The ritual destruction of older buildings that has normally accompanied twentieth century "urban renewal" programs often resulted in a tragic loss of community identity. In a modern era of franchised architecture, many Florida towns have become indistinguishable one from another. The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The buildings associated with a community over a long time develop an agreeable character, and that alone is reason enough for their preservation.

Nevertheless, ours is a profit-oriented society and the conservation of older buildings must be shown to be financially feasible and

economically advantageous. Current federal tax law contains specific features related to the renovation of eligible commercial structures located in a certified local or National Register historic district. These are described more specifically below. Indirectly, property owners in a historic district where extensive rehabilitation has commenced can expect to benefit from enhanced values in future years. But it will first be incumbent on city officials and interested, knowledgeable residents to encourage and promote preservation action. In the context of Palatka, the following arguments can also be made for preservation:

- Palatka boasts one of Florida's largest concentrations of nineteenth century architecture. Enhancing the historical context will draw attention to the city and create an attractive and distinctive urban environment that will be a spur to future growth.

- Revival of the city's historic characteristics offers potential for developing tourist interest. Although the halcyon tourist industry of the nineteenth century will not be recreated, Palatka is geographically situated to attract visitors from throughout central and northeast Florida.

- Beyond pure cost and social value, there are benefits to reusing existent buildings which were frequently built with craftsmanship and materials that cannot be duplicated in today's market. Nineteenth century buildings have thicker walls, windows that open, higher ceilings, and other amenities not found in new buildings. They are also natural energy savers, having been designed in the pre-air conditioning era.

- The rehabilitation of older buildings is a labor-intensive occupation that contributes to the economic well-being of the community.

- Preservation feeds upon itself. Once a few buildings in a neighborhood are rehabilitated, the effort will expand.

Above all, it must be emphasized that nothing will happen unless city officials and residents cause it to happen. The federal and state governments have no authority and no instruments to undertake a local historic preservation program. Moreover, the federal and state governments will not prevent the further erosion or destruction of Palatka's historical resources. Federal authority is strictly limited to federal properties or to projects that employ federal funds. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic structure when federal or state funds are not involved. Since, in Florida, most zoning and code regulations of private property is vested in county or municipal government, specific restrictions or controls designed to preserve culturally significant resources are their responsibility.

We also must note that historic preservation does not seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct it in a way that will enhance the city's traditional and historic character. Finally, we point out that the recommendations presented below should not be construed as definitive nor as a substitute for a rational plan of community development that is sympathetic to the city's past.

1. Historic Districts

There are two kinds of historic districts, National Register and local.

- National Register district: an individual building or a group of buildings comprising a district may be submitted for listing on the National Register of Historic Places. Such a listing is essentially

honorary. It does not imply federal control over private properties within the district unless federal funds are involved. Commercial properties within a National Register historic district are eligible for federal tax and other benefits if they are first certified as contributing to the characteristics of the district.

- local historic district: a local historic district is one that is established under local ordinance. It may be synonymous with a National Register historic district or separate from it. The properties within a local historic district are eligible for federal tax and other preservation-related benefits only if the district is certified by the U.S. Department of the Interior. The standard requirements for such certification include historical and architectural merit and a controlling municipal ordinance.

The authors of this report are recommending the establishment of both a National Register historic district and a local district in Palatka. The boundaries of the two districts, which are not geographically synonymous, are described in the appendix. The National Register district is essentially residential; the local district essentially commercial.

We urge establishment of a local district with a controlling municipal ordinance to insure that redevelopment of the commercial area that comprises the district will remain faithful to its historic and architectural character. Redevelopment along architecturally compatible lines will promote the district's economic value. Although National Register status is not recommended for this district, it must substantially meet National Register criteria to qualify for federal tax benefits. A suggested ordinance governing the district is included in the appendix to this report.

2. Historic District Commission

To be certified by the U.S. Department of the Interior, the ordinance establishing the local historic district must include a review body. We recommend creation of a Historic District Commission with the following powers and responsibilities:

A. Regulate the local historic district consistent with the ordinance establishing it.

B. Promulgate standards for architectural review.

C. Evaluate and comment upon decisions by other public agencies affecting the physical development and land use patterns in the local and National Register historic districts.

D. Increase public awareness of the value of historic, architectural, and cultural preservation by developing and participating in public information programs.

E. Otherwise promote the interests of preservation through recommendations to the City Commission and other public agencies.

The Historic District Commission should be located within the office of the City Building Inspector for staff assistance and implementation of decisions governing properties in the local historic district.

3. Municipal Actions

A. If a program of historic preservation is to succeed in Palatka, the City Commission will have to exert leadership. It should seek to involve local organizations in the process. These can include the Putnam County Historical Society and the Putnam County Archives and History Board, representatives of which could serve in an official or advisory capacity to a historic district commission or other preservation organizations.

B. The City Commission could set an example for others by acting to restore the external historic features of the present City Hall. This could be done at little cost and would enhance so well the city's image at a highly conspicuous location.

C. In conjunction with a historic district commission and the aforementioned historic agencies, the City Commission should consider awarding plaques to owners of older houses and buildings that are maintained in good condition. Various criteria could be used for their selection, such as a requirement that the building be ante-bellum, 100 years old, or a survivor of the nineteenth century. The City Commission should name a jury of informed residents representing the historical, architectural, real estate, legal, educational, and business professions to establish the criteria and select recipients for the plaques.

D. Significant city records should be microfilmed and preserved. Of immediate concern are the surviving ledgers containing minutes of the City Commission and its ordinances.

E. All historic districts in the city should be exempted from certain articles of the building and fire code as provided for in those sections of the Southern Standard Building Code that apply to historic structures.

F. The city should develop procedures for reviewing city projects within designated historic districts to insure that physical changes made under the auspices of public agencies and departments do not injure the historic or architectural quality of the resource. This would include a review of the selection of physical fixtures such as street lights, utility poles, street signs, and so forth to ascertain that they are as compatible as possible with existing architectural features in the area.

As a general rule, such devices should be as unobtrusive as safety and convenience permit.

G. Signs, commercial and public, constitute the most disruptive visual element in the modern urban landscape. Signs are a commercial necessity and an aid to shoppers and visitors, but they should not be permitted to obscure or diminish the integrity of surrounding architectural elements. Signs can be visually pleasing and architecturally harmonious as well as commercially useful. Uncontrolled, they often depreciate property values. The City Commission should develop and enact a sensible sign ordinance governing the whole corporate city area, with special features controlling the size, number, and character of signs in historic districts.

4. Private Actions

The support of private citizens, property owners, and residents is likewise indispensable to the success of a preservation program. There are measures they can take with and without official support.

A. Form neighborhood action groups to promote neighborhood conservation. These groups can promote neighborhood pride and awareness through tours, workshops, educational programs, and beautification projects that result in improvements to buildings and neighborhoods.

B. Involve local educational institutions in projects or studies that focus on Palatka's history and architecture. High school and college history classes should be informed that their community offers considerable material for study of nineteenth and early twentieth century American culture.

C. Neighborhood groups should actively recruit individuals willing

to renovate and reuse older buildings.

D. If an association is formed and matures, it can consider sophisticated mechanisms for preservation, such as a revolving fund to buy, improve, and sell property within the historic district.

5. Financial Tools

At the time this report is being prepared the status of public and private financial mechanisms available for historic preservation is confused. Grants-in aid for rehabilitation of historic properties are presently unavailable and the near term outlook for their resumption is pessimistic. Federal preservation policy and financing is in the midst of dramatic transformation, and thus it would be presumptuous to cite any specific programs under the rubric of community development or historic preservation as potential sources for funds.

A public or private agency or group that requires current information on available loans, grants, funding sources or funding programs for historic preservation is advised to inquire with one of the following:

- State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32302
- Office of Archaeology and Historic Preservation
U.S. Department of the Interior
Washington, D.C. 20240
- National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036

A. As mentioned previously there are tax incentives for the rehabilitation of certified commercial structures located in a National Register historic district or an approved local district. For such

structures, the incentives include (1) a five-year write-off of costs incurred in rehabilitation; or (2) a 60-month accelerated depreciation schedule for the cost of the structure and rehabilitation.

B. The renovation cost of any commercially used structure more than twenty years old, whether or not it is located in a historic district, may be applied as a ten percent investment tax credit.

C. The 1976 Tax Reform Act permits deducting as a contribution to charity an easement granted in perpetuity to a nonprofit conservation organization or governmental agency.

D. The National Trust for Historic Preservation has in the past provided low-interest loans to nonprofit or public member organizations to establish revolving funds for improving eligible properties in National Register districts. Further information about this program may be obtained from the National Trust.

E. There are a variety of programs available for community development under the auspices of the Department of Housing and Urban Development. Information on the status of the various programs and their relation to historic preservation programs should be obtained through the Community Development agency in Palatka or the Florida Department of Community Affairs.

Virtually all presently available financial incentives apply only to commercial structures. For residential buildings in historic districts there is little recourse outside conventional lending institutions, unless a revolving fund can be established.

INVENTORY OF BUILDINGS

North First Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
101-103	Art Deco	1887-1892	FP&L
224	Greek Revival	1838-1842	Ft. Shannon Officers' Quarters
407	Prairie	1916	Wilson House
411	Frame Vernacular	1905	

North Second Street

107-109	Masonry Vernacular	1885	
111-115	Masonry Vernacular	1915-1924	Bailey Building
117-119	Italianate	1885	
201	Neo-Classical Revival	1917	City Hall
231	Frame Vernacular	1903-1909	
310	Greek Revival	1882	St. Mark's Academy
312	Georgian Revival	1865-1870	St. Mark's Rectory
504	Masonry Vernacular	1909-1915	
508	Bungalow	1915-1924	
corner N.2nd and Main	Gothic Revival	1855	St. Mark's Epis. Church

South Second Street

108	Masonry Vernacular	1885-1887	
110-112	Masonry Vernacular	1885-1887	
116-122	Masonry Vernacular	1885	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
121	Romanesque Revival	1886	First Presbyterian Church
134	Frame Vernacular	1857-1860	Hopkins-Adams House

North Third Street

101	Masonry Vernacular	1924-1930	
103	Masonry Vernacular	1924-1930	
300	Colonial Revival	1912-1915	Jacobson House
304	Colonial Revival	1909-1915	
309	Frame Vernacular	1882-1884	Mary Teasdale House
310	Frame Vernacular	1911-1915	Hedick House
400	French Colonial	1884-1885	Price-Adams House
417	Frame Vernacular	1884-1886	Anderson House
420	Greek Revival	1882	William R. Forward House
421	Colonial Revival	1885-1886	Canova House
501	Frame Vernacular	1909-1915	
502	Frame Vernacular	1892-1897	
503	Colonial Revival	1909-1915	
510	Queen Anne	1886	Loeb House
605	Queen Anne	1896	

South Third Street

109	Frame Vernacular	1886-1887	Kupperbusch House
-----	------------------	-----------	-------------------

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
117	Frame Vernacular	1884-1885	
118	Frame Vernacular	1915-1924	
204	Masonry Vernacular	1922-1924	
<u>North Fourth Street</u>			
107-111	Mediterranean Revival	1924-1930	
113-115	Neo-Classical Revival	1924-1928	Abstract Building
119	Bungalow	1915-1924	
204	Colonial Revival	1909-1915	
209	Mediterranean Revival	1865-1884	
222	Frame Vernacular	1892-1897	
311	Frame Vernacular	1887-1892	
400	Frame Vernacular	1892-1897	
406	Colonial Revival	1924-1930	
412	Frame Vernacular	1909-1915	
415	Frame Vernacular	1909-1915	
417	Frame Vernacular	1909-1915	
419	Frame Vernacular	1909-1915	
508	Frame Vernacular	1909-1915	
509	Bungalow	1915-1924	
512	Frame Vernacular	1909-1915	
515	Frame Vernacular	1909-1915	
516	Colonial Revival	1909-1915	
600	Victorian Gothic	1896	

South Fourth Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
107	Frame Vernacular	1915	St. Monica's R.C. Church Rectory
109	Romanesque Revival	1897	St. Monica's R.C. Church
200	Frame Vernacular	1857-1860	Captain Gray House
209	Frame Vernacular	1870-1884	Howell House
211	Masonry Vernacular	1924-1930	
215	Frame Vernacular	1904-1909	
220	Frame Vernacular	1871-1884	Seavers House
221	Frame Vernacular	1853-1860	Sachez-Peterman House

North Fifth Street

208	Frame Vernacular	1884-1885
212	Frame Vernacular	1887-1892
414	Bungalow	1924-1930
415	Shingle	1924-1930
508	Frame Vernacular	1897-1903
512	Frame Vernacular	1909-1915
522	Frame Vernacular	1909-1915
610	Bungalow	1915-1924

South Fifth Street

112	Frame Vernacular	1915-1924
217	Frame Vernacular	1865-1884

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
220	Frame Vernacular	1870	Old Presbyterian Parsonage

221	Frame Vernacular	1865-1884	
-----	------------------	-----------	--

North Sixth Street

208	Frame Vernacular	1909-1915	
211	Frame Vernacular	1915-1924	
212	Frame Vernacular	1909-1915	
216	Frame Vernacular	1909-1915	
220	Frame Vernacular	1909-1915	
224	Frame Vernacular	1909-1915	
307	Frame Vernacular	1909-1915	
423	Frame Vernacular	1897-1903	
515	Bungalow	1915-1924	
517	Bungalow	1924-1930	
519	Bungalow	1915-1924	
609	Frame Vernacular	1924-1930	
613	Frame Vernacular	1924-1930	
615	Frame Vernacular	1924-1930	
617	Frame Vernacular	1924	

South Sixth Street

115	Frame Vernacular	1909-1915	
120	Frame Vernacular	1881-1884	R.J. Adams House
200	Frame Vernacular	1865-1884	
216	Frame Vernacular	1892-1897	
220	Frame Vernacular	1882-1884	Pratt House

North Seventh Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
207	Frame Vernacular	1915-1924	
209	Frame Vernacular	1892-1897	
213	Frame Vernacular	1892-1897	
217	Frame Vernacular	1892-1897	

South Seventh Street

122	Masonry Vernacular	1939	Coco-Cola Bottling Co.
211	Frame Vernacular	1909-1915	
SW.corner 7th & Oak	Mediterranean Revival	1926	John W. Campbell Sch.Bd.Ad.Bldg.

North Eighth Street

114	Frame Vernacular	1909-1915	
118	Frame Vernacular	1892-1897	

South Eighth Street

110-112	Colonial Revival	1915-1924	
115	Frame Vernacular	1909-1915	Bethel A.M.E. Parsonage
121	Colonial Revival	1915-1924	
300	Colonial Revival	1909-1915	
306	Colonial Revival	1909-1915	
314	Colonial Revival	1900-1903	Davis House

North Ninth Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
106	Frame Vernacular	1903-1909	
109	Masonry Vernacular	1922	Lawson Funeral Home

South Ninth Street

111	Masonry Vernacular	1924-1930
113	Bungalow	1924-1930
122	Bungalow	1924-1930
200	Frame Vernacular	1892-1897
202	Frame Vernacular	1903-1909
203	Colonial Revival	1915-1924
216	Frame Vernacular	1915-1924
300	Frame Vernacular	1915-1924
306	Bungalow	1915-1924
314	Frame Vernacular	1915-1924
316	Frame Vernacular	1915-1924
318	Bungalow	1924-1930
320	Bungalow	1909-1915
410	Frame Vernacular	1909-1915
420	Frame Vernacular	1909-1915

North Tenth Street

113	Frame Vernacular	1903-1909
114	Frame Vernacular	1903-1909
115	Frame Vernacular	1897-1903

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
122	Frame Vernacular	1892-1897	
213	Frame Vernacular	1892-1897	
216	Frame Vernacular	1924-1930	
221	Frame Vernacular	1915-1924	

South Tenth Street

108	Frame Vernacular	1909-1915	
110	Frame Vernacular	1909-1915	
113	Frame Vernacular	1897-1903	
122	Frame Vernacular	1865-1885	
211	Frame Vernacular	1915-1924	
217	Bungalow	1915-1924	
219	Frame Vernacular	1909-1915	
223-225	Frame Vernacular	1915-1924	
305	Frame Vernacular	1915-1924	
315	Bungalow	1924-1930	
400	Frame Vernacular	1903-1909	
410	Frame Vernacular	1909-1915	
414	Frame Vernacular	1903-1909	
419	Frame Vernacular	1924-1930	
420	Frame Vernacular	1903-1909	

North Eleventh Street

109	Frame Vernacular	1897-1903	
213	Masonry Vernacular	1924-1930	
217-219	Masonry Vernacular	1915-1924	

South Eleventh Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
410	Colonial Revival	1903-1909	
412	Bungalow	1909-1915	

North Twelfth Street

Main&N.12th	Richardsonian Romanesque	1909	Union Depot
-------------	--------------------------	------	-------------

North Thirteenth Street

102	Frame Vernacular	1909-1915
109	Frame Vernacular	1909-1915
120	Frame Vernacular	1909-1915

South Thirteenth Street

106	Bungalow	1924-1930
112	Frame Vernacular	1909-1915
119	Frame Vernacular	1915-1924
120	Bungalow	1924-1930
125	Frame Vernacular	1897-1903
200	Bungalow	1915-1924
201	Bungalow	1924-1930
203	Frame Vernacular	1924-1930
205	Frame Vernacular	1915-1924
207	Bungalow	1915-1924
208	Bungalow	1915-1924
220	Frame Vernacular	1915-1924

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
300	Frame Vernacular	1915-1924	
302	Bungalow	1915-1924	
303	Bungalow	1915-1924	
304	Masonry Vernacular	1924-1930	
305	Bungalow	1915-1924	
308	Bungalow	1915-1924	
310	Bungalow	1915-1924	
311	Bungalow	1924-1930	
412	Frame Vernacular	1915-1924	

South Fourteenth Street

123	Frame Vernacular	1909-1915	
202	Bungalow	1924-1930	
205	Frame Vernacular	1915-1924	
212	Bungalow	1924-1930	
220	Bungalow	1924-1930	
305	Frame Vernacular	1915-1924	
307	Frame Vernacular	1915-1924	
404	Bungalow	1915-1924	
406	Frame Vernacular	1915-1924	

South Fifteenth Street

708	Georgian Revival	1882-1884	Winegar-Grill House
1002	Frame Vernacular	1890-1900	

North Sixteenth Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
109	Bungalow	1924-1930	

South Seventeenth Street

109	Frame Vernacular	1915-1924	
112	Bungalow	1924-1930	
117	Frame Vernacular	1915-1924	
119	Frame Vernacular	1915-1924	
514	Mediterranean Revival	1926	
524	Frame Vernacular	1875-1884	Lilienthal-Crill House

South Nineteenth Street

109	Frame Vernacular	1915-1924	
334	Tudor Revival	1924-1930	

Bronson Street

406	Frame Vernacular	1909-1915	
411-413	Frame Vernacular	1924-1930	
414	Bungalow	1915-1924	
415	Frame Vernacular	1909-1915	
419	Frame Vernacular	1909-1915	
421	Frame Vernacular	1909-1915	
422	Frame Vernacular	1924-1930	
504	Bungalow	1915-1924	
505	Frame Vernacular	1909-1915	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
509	Frame Vernacular	1915-1924	
516	Frame Vernacular	1909-1915	
518	Frame Vernacular	1909-1915	
<u>Carr Street</u>			
806	Bungalow	1909-1915	
810	Frame Vernacular	1909-1915	
814	Frame Vernacular	1909-1915	
904	Bungalow	1909-1915	
913	Frame Vernacular	1915-1924	
915	Frame Vernacular	1909-1915	
917	Bungalow	1915-1924	
918	Bungalow	1915-1924	
920	Bungalow	1915-1924	
921	Bungalow	1915-1924	
1103	Frame Vernacular	1909-1915	
1109	Frame Vernacular	1909-1915	
1115	Frame Vernacular	1924-1930	
1209	Frame Vernacular	1915-1924	First Church of Christ Scientist
1306	Frame Vernacular	1915-1924	
1316	Frame Vernacular	1915-1924	
1317	Frame Vernacular	1915-1924	
1318	Bungalow	1915-1924	
1319	Frame Vernacular	1915-1924	
1320	Bungalow	1915-1924	
1919	Georgian Revival	1924-1930	

Crill Avenue

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
513	Frame Vernacular	1897-1903	
517	Frame Vernacular	1903-1909	
601	Frame Vernacular	1865-1884	
607	Bungalow	1924-1930	
615	Frame Vernacular	1892-1897	
616	Frame Vernacular	1915-1924	
621	Frame Vernacular	1892-1897	
623	Frame Vernacular	1903-1909	
corner Crill & S. 8th	Masonry Vernacular	1924-1930	

Dodge Street

114	Frame Vernacular	1912-1915	Noah Tilghman House
115	Bungalow	1915-1924	
117	Bungalow	1915-1924	
118	Frame Vernacular	c.1897	
122	Victorian Gothic	c.1897	
123	Victorian Gothic	c.1897	
126	Victorian Gothic	1885	Dr. Cole House
210	Frame Vernacular	1915-1924	
212	Frame Vernacular	1892-1897	
215	Frame Vernacular	1897-1903	
223	Frame Vernacular	1892-1897	
312	Bungalow	1915-1924	
313	Frame Vernacu'	1892-1897	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
321	Frame Vernacular	1865-1882	
324	Victorian Gothic	1892-1897	
328	Frame Vernacular	1892-1897	
<u>Emmett Street</u>			
314	Frame Vernacular	1924-1930	
316	Frame Vernacular	1924-1930	
324	Frame Vernacular	1909-1915	
400	Eastlake	1887-1897	Blanchard House
409	Colonial Revival	1915-1924	
411	Frame Vernacular	1915-1924	
413	Frame Vernacular	1915-1924	
415	Frame Vernacular	1915-1924	
417	Frame Vernacular	1865-1884	
418-420	Frame Vernacular	1865-1884	
419	Frame Vernacular	1915	Gerber House
424	Eastlake	1882-1884	Mellon House
506	Colonial Revival	1924-1930	Blake House
510	Victorian Gothic	1884-1886	Boyle-Bailey House
512	Frame Vernacular	1896-1897	Meyer House
513	Frame Vernacular	1887-1897	Baldwin-Carmen House
516	Frame Vernacular	1909-1915	
520	Colonial Revival	1909-1915	
600	Greek Revival	1908-1909	McKenzie House
603	Queen Anne	1886	Conant House

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
611	Frame Vernacular	1892-1897	Huyler House
617	Frame Vernacular	1885-1886	Dean House
618	Frame Vernacular	1884-1886	Confield House
621	Frame Vernacular	1884-1890	Ramsey House
622	Frame Vernacular	1909-1915	
627	Frame Vernacular	1884-1887	Vertrees House
628	Frame Vernacular	1915-1924	
703	Frame Vernacular	1915-1924	

Gillis Street

1902	Frame Vernacular	1930	Billy Graham House
------	------------------	------	--------------------

Hotel Street

117	Frame Vernacular	1915-1924	
118	Frame Vernacular	1909-1915	
119	Frame Vernacular	1915-1924	
121	Colonial Revival	1915-1924	
125	Frame Vernacular	1915-1924	

Kirby Street

415	Colonial Revival	1915-1924	
416	Frame Vernacular	1892-1897	
417	Bungalow	1915-1924	Phillips House
419	Frame Vernacular	1892-1897	
420	Victorian Gothic	1892-1897	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
426	Frame Vernacular	1892-1897	
428	Frame Vernacular	1865-1884	
501	Frame Vernacular	1892-1897	
505	Frame Vernacular	1892-1897	
516	Colonial Revival	1909-1915	
518	Frame Vernacular	1865-1884	
519	Frame Vernacular	1909-1915	
520	Frame Vernacular	1865-1884	
521	Frame Vernacular	1892-1897	
523	Frame Vernacular	1915-1924	
528	Frame Vernacular	1892-1897	
592	Victorian Gothic	1892-1897	
600	Frame Vernacular	1915	
604	Frame Vernacular	1924-1930	
613	Frame Vernacular	1892-1897	
616	Frame Vernacular	1892-1897	
617	Frame Vernacular	1892-1897	
620	Frame Vernacular	1865-1884	
621	Frame Vernacular	1892-1897	
624	Frame Vernacular	1865-1884	
625	Frame Vernacular	1892-1897	
626	Frame Vernacular	1865-1884	
627	Frame Vernacular	1924-1930	
1220	Eastlake	1875-1884	Hubbart L. Hart House
1305	Frame Vernacular	1890	

Kirkland Street

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
111	Frame Vernacular	1877-1884	Mount House
116	Frame Vernacular	1915	
120	Frame Vernacular	1892-1897	
121	Frame Vernacular	1865-1884	
129	Georgian Revival	1876-1881	Gardner House
213	Frame Vernacular	1924-1930	
215	Frame Vernacular	1865-1884	
308	Frame Vernacular	1892-1897	
311	Frame Vernacular	1865-1884	
312	Frame Vernacular	1892-1897	
315	Frame Vernacular	1897-1903	
319	Bungalow	1915-1924	
321	Bungalow	1915-1924	

Madison Street

107	Italianate	1857-1860	Henry Teasdale House
	Greek Revival	1851-1855	Bronson-Mulholland House
208	Frame Vernacular	1884-1897	
213	Frame Vernacular	1885-1887	Coughlin House
218	Frame Vernacular	1865-1884	
220	Queen Anne	1881-1883	Calhoun House
223	Frame Vernacular	1903-1909	Waymer House
311	Frame Vernacular	1915-1924	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
313	Colonial Revival	1909-1915	
314	Frame Vernacular	1885	Lane-Fearnside House
317	Frame Vernacular	1915-1924	
322	Frame Vernacular	1884-1885	Cockrane House
322½	Frame Vernacular	1884-1885	
408	Frame Vernacular	1909-1915	
412	Frame Vernacular	1915-1924	
416	Frame Vernacular	1924-1930	
500	Frame Vernacular	1897-1903	
506	Frame Vernacular	1903-1909	
509	Frame Vernacular	1924-1930	
517	Frame Vernacular	1897-1903	
521	Frame Vernacular	1909-1915	

Laurel Street

312	Frame Vernacular	1892-1897	
323	Frame Vernacular	1892-1897	
503	Frame Vernacular	1885-1887	
507	Frame Vernacular	1885-1887	
508	Frame Vernacular	1885-1887	Meyer-Tilghman House
516	Frame Vernacular	1885-1887	Yelverton House
614	Frame Vernacular	1915-1924	
811	Frame Vernacular	1909-1915	
815	Frame Vernacular	1903-1909	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
819	Frame Vernacular	1909-1915	
823	Frame Vernacular	1909-1915	
923	Bungalow	1909-1915	
1300	Bungalow	1915-1924	
1304	Bungalow	1915-1924	
1308	Bungalow	1915-1924	
1309	Bungalow	1915-1924	
1311	Bungalow	1915-1924	
1315	Bungalow	1915-1924	
1422	Bungalow	1924-1930	

Main Street

112	Frame Vernacular	1897-1903	
208	Frame Vernacular	1882-1884	James House
212	Frame Vernacular	1884-1885	
308	Frame Vernacular	1909-1915	
310	Frame Vernacular	1892-1897	
310½	Frame Vernacular	1909-1915	
518	Frame Vernacular	1915-1924	
522	Colonial Revival	1909-1915	
911	Frame Vernacular	1903-1909	
SE corner Main & N.8th	Frame Vernacular	1924-1930	

Morris Street

107	Frame Vernacular	1924-1930	
-----	------------------	-----------	--

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
121	Frame Vernacular	1915-1924	
201	Frame Vernacular	1865-1884	
203	Frame Vernacular	1915-1924	
205	Frame Vernacular	1903-1909	
306	Frame Vernacular	1909-1915	
308	Frame Vernacular	1892-1897	
<u>Oak Street</u>			
306	Bungalow	1909-1915	
311	Frame Vernacular	1885-1887	
315	Frame Vernacular	1885-1887	
321	Frame Vernacular	1875-1876	Smith House
407-409	Frame Vernacular	1903-1909	
501	Roman Classical Revival	1926-1930	First Baptist Church
510	Frame Vernacular	1909-1915	
520	Frame Vernacular	1903-1909	
608	Frame Vernacular	1882-1884	Seigler-Yelverton House
616	Frame Vernacular	1897-1903	
620	Frame Vernacular	1915-1924	
623	Frame Vernacular	1884-1892	
625	Frame Vernacular	1915-1924	Texaco Distrib.
800	Frame Vernacular	1884-1892	
804	Frame Vernacular	1915-1924	
812	Frame Vernacular	1915-1916	Hancock House

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
816	Frame Vernacular	1909-1915	
822	Frame Vernacular	1909-1915	
911	Bungalow	1915-1924	
918	Frame Vernacular	1909-1915	
922	Frame Vernacular	1892-1897	
1320	Bungalow	1909-1915	
1323	Frame Vernacular	1915-1924	
1415	Bungalow	1924-1930	
1421	Bungalow	1924-1930	
1510	Frame Vernacular	1924-1930	
<u>Olive Street</u>			
312-315	Italianate	1924-1930	
400	French Colonial	1909-1915	Cockrane House
401	Frame Vernacular	1915-1924	
405	Frame Vernacular	1915-1924	
414	Queen Anne	1896	Smith House
415	Eastern Stick	1885	Alexander Haughton House
418	Frame Vernacular	1909-1915	
420	Frame Vernacular	1909-1915	
421	Frame Vernacular	1885	Malachi Haughton House
508	Frame Vernacular	1887-1897	Cairns House
510	Bungalow	1915-1924	
511	Bungalow	1915-1924	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
515	Bungalow	1915-1924	
520	Bungalow	1915-1924	
521	Frame Vernacular	1909-1915	
522	Bungalow	1915-1924	

Reid Street

260	Art Deco	1930	Larimer Library
400	Roman Classical Revival	1922	St. James United Methodist Church
500	Victorian Gothic	1865-1884	Azalea House
504	Frame Vernacular	1915-1924	
506	Frame Vernacular	1865-1884	
626	Colonial Revival	1917-1918	
719	Romanesque Revival	1908	Bethel A.M.E. Church
911	Masonry Vernacular	1912	Mt. Tabor Baptist Church
921	Colonial Revival	1903-1909	
1100	Greek Revival	1901	Chamber of Commerce
1223	Frame Vernacular	1909-1915	
1225	Frame Vernacular	1909-1915	
NE corner Reid & 8th	Frame Vernacular	1924-1930	

River Street

309	Frame Vernacular	1924-1930	
324	Georgian Revival	1884-1887	William Tilghman House

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
326	Colonial Revival	1886-1896	Canova House
328	Frame Vernacular	1909-1915	
329	Frame Vernacular	1915-1924	
330	Greek Revival	1884-1897	
410	Colonial Revival	1915-1924	James W. Hart House
412	Bungalow	1915-1924	
414	Frame Vernacular	1905-1909	Kendrick House
418	Frame Vernacular	1905-1909	Warren House
422	Colonial Revival	1902-1905	Hamm House
500	Frame Vernacular	1856-1858	Quarterman House
504	Colonial Revival	1910	Old Presbyterian Manse
510	Federal	1919-1924	Culbreath House
520	Colonial Revival	1912-1915	Walter T. Hamm House
614	Bungalow	1912-1915	
616	Bungalow	1915-1924	
618	Frame Vernacular	1905-1909	Merriam House
620	Frame Vernacular	1903-1909	Barnett House
622	Frame Vernacular	1855-1860	William A. Forward House
722	Masonry Vernacular	1897	Fla. Furn. Indus.
1109	Frame Vernacular	1900	Jones House
1117	Frame Vernacular		
1325	Frame Vernacular	1895-1910	

St. Johns Avenue

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
114-120	Masonry Vernacular	1885	Kennerly Hardware Co.
122-126	Italianate	1885	Morange Building
210-214	Masonry Vernacular	1903-1909	
216-224	Masonry Vernacular	1903-1909	
231	Masonry Vernacular	1909-1915	
300-302	Sullivaneseque	1915-1919	Hotel James
301-303	Masonry Vernacular	1897-1903	
304-310	Masonry Vernacular	1924-1930	
305	Masonry Vernacular	1909-1912	
307	Masonry Vernacular	1909-1912	
309-311	Masonry Vernacular	1885-1887	
312-314	Masonry Vernacular	1915-1924	
316-318	Masonry Vernacular	1915-1924	
317	Masonry Vernacular	1915-1924	
319	NeoClassical Revival	1924	Palatka Atlantic National Bank
320	Sullivaneseque	1915-1922	Shelly Building
322-326	Masonry Vernacular	1924-1930	
400	Neo Classical Revival	1909	Putnam County Courthouse
401-405	Masonry Vernacular	1909-1915	
407-409	Masonry Vernacular	1885-1887	Davis Building
417-423	Masonry Vernacular	1885-1887	
501-505	Masonry Vernacular	1915-1924	
507	Masonry Vernacular	1915-1924	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
522-524	Masonry Vernacular	1903-1909	
601	Masonry Vernacular	1924-1930	
603-605	Masonry Vernacular	1924-1930	
607-609	Masonry Vernacular	1924-1930	
611-613	Mediterranean Revival	1924-1930	Hotel Marion
617-627	Mediterranean Revival	1924-1930	
701-705	Masonry Vernacular	1915-1924	
707-711	Masonry Vernacular	1909-1915	
710-712½	Masonry Vernacular	1909-1915	
714-718	Masonry Vernacular	1924-1930	
720	Masonry Vernacular	1924-1930	
722-724	Masonry Vernacular	1903-1909	
800-802	Masonry Vernacular	1909-1915	
801	Masonry Vernacular	1924-1930	
804-808	Masonry Vernacular	1924-1930	
807	Gothic Revival	1883-1884	St. Mary's Epis. Church
811	Frame Vernacular	1870-1884	St. Mary's Epis. Annex
900-908	Masonry Vernacular	1909-1915	
910-914	Masonry Vernacular	1909-1915	
916-920	Masonry Vernacular	1903-1909	
1003	Frame Vernacular	1892-1897	
1005	Masonry Vernacular	1892-1897	
1018	Masonry Vernacular	1924-1930	
10022-24	Masonry Vernacular	1915-1924	

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
1200	Masonry Vernacular	1892-1897	
1201	Frame Vernacular	1909-1915	
1215	Frame Vernacular	1887-1892	
1302	Frame Vernacular	1915-1924	
1310	Bungalow	1909-1915	
1311	Frame Vernacular	1909-1915	
1313	Bungalow	1915-1924	
1315	Frame Vernacular	1909-1915	
1318	Bungalow	1915-1924	
1318½	Frame Vernacular	1915-1924	
1319	Frame Vernacular	1909-1915	
1322	Frame Vernacular	1915-1924	
1402	Frame Vernacular	1909-1915	
1407	Bungalow	1915-1924	
1420	Bungalow	1915-1924	
1508	Bungalow	1924-1930	
1509	Frame Vernacular	1924-1930	
1513	Frame Vernacular	1915-1924	
1517	Bungalow	1915-1924	
1716	Frame Vernacular	1915-1924	
2200	Eastlake	1875	Dr. Wood House

Twiggs Street

1122	Victorian Gothic	1890
1505	Eastlake	1890

Whitewater Drive

<u>Address</u>	<u>Style</u>	<u>Date</u>	<u>Name</u>
Whitewater Dr. End	Victorian Gothic	1887	Palatka Water Works

APPENDIX 1

Draft Historic District Ordinance

Appendix 1 provides recommendations for a National Register historic district and a local historic district. To obtain certification of the local district, the City Commission must adopt a governing ordinance that meets Department of Interior criteria. The following draft ordinance contains the elements required for certification.

An Ordinance

An ordinance of the City of Palatka designating the historic district; providing definitions; creating the historic district review board; providing for issuance of certificates of appropriation; and for other purposes.

I. Purpose and Intent.

- A. The structures and buildings within the City of Palatka provide visual evidence of the city's significant role in the economic, political, and architectural development of northeast Florida, wherein the city for a substantial period in the nineteenth and twentieth centuries occupied a prominent place in a regional tourist and industrial economy. The city has provided the state with political, economic, and social leadership, whose values and position is reflected in the homes and offices its members sponsored. The business district of the city represents in the homogeneity of its architectural form the city's legacy of prominence and possesses a distinctiveness of character in the visual interrelationship and congruity of its separate elements, the maintenance of each of which is vital to all.
- B. In recognition of the importance of Palatka's heritage:
 1. It is hereby declared as a matter of public policy that the protection, enhancement, and perpetuation of properties of historical, cultural, and aesthetic merit are in the interests of the health, morals, prosperity, and general welfare of the people of the City of Palatka. Therefore, the purpose of this act is to:

- (a) effect and accomplish the protection, enhancement and perpetuation of districts and structures which represent distinctive elements of the city's cultural, social, economic, political, and architectural history;
 - (b) foster civic pride in the accomplishments of the past;
 - (c) improve the city's attraction to visitors and the support and stimulus to the economy thereby provided;
 - (d) protect and enhance property values as a means of stabilizing neighborhoods and business centers of the city; and
 - (e) promote the use of historic districts for the education, pleasure, and welfare of the people of Palatka.
2. It is further declared that the purposes of this act are:
- (a) to retain and enhance those properties which contribute to the character of the historic district and to encourage their adaptation for current use;
 - (b) to assure that alterations of existing structures are compatible with the character of the historic district; and
 - (c) to assure that new construction and subdivision of lots in an historic district are compatible with the character of the historic district.

II. Definitions.

- A. Structure means any combination of material which forms a stable construction, including, among other things, buildings, shelters, sheds, bridges, wharves, piers, platforms, stadiums, towers, tanks, stables, barns, arbors, fences, walls, and gates. The term also includes municipal appurtenances, which include streets, sidewalks,

utility poles and equipment, and street furniture, such as benches, garbage containers, fountains, markers, monuments, and flagpoles.

- B. Material Alteration means all construction, demolition, relocation, or change in appearance of the exterior. This includes, but is not limited to: major landscaping, using different roofing or siding material; replacing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, or other ornamentation. This shall not include repainting with the same or similar color, but may include extreme variation in color if such repainting is visible from a public right-of way.
- C. Demolition means the act or process of demolishing a structure.
- D. Relocation means the moving of a structure to a new location or position without the alteration of any significant architectural elements.
- E. New Construction means the act or process of assembling materials to form a new structure or an addition to an existing structure that is permanent and that does not attempt to reproduce any feature or structure that existed in any particular point in time.
- F. Reconstruction means the reproduction by new construction of the exact form and detail of a vanished structure or part thereof as it existed in a particular point in time. Reconstruction does not necessarily take place on the original site or foundation.
- G. Exterior means all outside surfaces of a building.
- H. Ordinary Maintenance or Repairs means work done to prevent deterioration of a building or to correct any deterioration or decay

of a structure or any part thereof by restoring the structure as nearly as practicable to its condition prior to such deterioration or decay.

- I. Board means the Historic District Review Board of the City of Palatka created by this Ordinance.
- J. Commission means the City Commission of the City of Palatka.
- K. Area means a clear or open space of land, the enclosed space or location on which a structure stands or could stand.
- L. District means a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of structures and areas which are united by past events or aesthetically by plan or physical development. A district also may be comprised of individual elements which are separated geographically but are linked by association or history.

III. Districts Designated Under This Ordinance.

The boundaries of the Historic District shall be the area bounded on the east by the St. Johns River; on the north by the north curb line of Reid Street; on the west by the west curb line of Fifth Street, and by a continuation of this line north of St. Johns Avenue to Reid Street; on the south by the midway point between St. Johns Avenue and Oak Street, running north on the east curb line of Second Street, and continuing east on the south curb line of St. Johns Avenue.

IV. Historic District Review Board.

- A. Creation. There is hereby created a Historic District Review Board of the City of Palatka.
- B. Composition. The Board shall be composed of five members. Members

shall be appointed by the City Commission. Whenever possible, members shall include:

1. an architect;
2. a landscape architect or designer;
3. a representative of the Putnam County Historical Society;
4. a contractor or civil or structural engineer;
5. a realtor or developer;

Members shall be selected on the basis of their interest in historic district preservation; and they shall serve without compensation.

C. Terms of Office.

1. The term of office shall be three years.
2. Members may be reappointed for consecutive terms.
3. The City Commission may remove members for just cause.
4. If a vacancy occurs, a new appointment shall be made by the City Commission for the unexpired term.

D. Meetings.

1. The Board shall hold regular meetings, at least monthly, to review petitions for certificates of appropriateness, applications for designation, and to conduct necessary business;
2. At their first meeting, the appointed Commissioners shall elect officers who shall serve for terms of one (1) year;
3. A majority of the members of the Commission shall constitute a quorum;
4. The Board shall adopt rules for the transaction of its business and consideration of petitions or applications;

5. All meetings of the Board shall be open to the public and a public record shall be kept of the Board's resolutions, proceedings, and actions.
6. The Board may call special meetings according to the rules and procedures adopted by the Board.

E. Powers and Responsibilities.

It shall be the duty of the Commission to:

1. Review petitions for certificates of appropriateness required under Section 5 of this Ordinance;
2. Develop programs to stimulate public interest in urban/neighborhood conservation, to participate in the adaptation of existing codes, ordinances, procedures and programs to reflect urban/neighborhood conservation policies and goals;
3. Explore and advise property owners concerning funding and grant sources which might be available for the identification, protection, enhancement, perpetuation and use of historic, architectural, archaeological and cultural resources;
4. Cooperate with agencies of city, county, regional, state and federal governments in planning proposed and future projects to reflect the concerns and policies expressed in this Ordinance; participate in the development of an urban/neighborhood conservation plan which shall be incorporated within the Comprehensive Plan required by the "Local Governmental Comprehensive Planning Act of 1975," as amended; assist in the development of other proposed and future land use plans;
5. Advise property owners and local governmental agencies concerning the proper protection, maintenance, enhancement, and

- preservation of resources designated under this Ordinance;
6. Advise the City Commission concerning the effects of local governmental actions on resources designated or that appear to qualify for designation under this Ordinance;
 7. Conduct regular public meetings and to call special meetings;
 8. Recommend to the Building Inspector the issuance of a "stop work order" when it appears that there has not been compliance with the requirements of Section 5 of this Ordinance;
 9. To otherwise further the objectives and purposes defined in Section 1 of this Ordinance;
 10. Develop rules and procedures necessary to implement its powers and duties consistent with the provisions of this Ordinance; and
 11. To report to the Commission concerning the Board's activities at least once a year.

V. Issuance of Certificates of Appropriateness.

A. Material Alteration. In furtherance of the purposes of this Ordinance no material alteration of a structure designated or located within a district or area designated in Section 3 of this Ordinance may occur without the issuance of a certificate of appropriateness by the Board.

1. Change in Appearance of Exterior.

The material alteration by change in the appearance of the exterior of a structure designated or located within a district or area designated in Section 3 of this Ordinance may occur only upon approval of the Board and the issuance of a certificate of appropriateness. All petitions for certificates of

appropriateness for material alteration by change in appearance of exterior shall first be submitted to the office of the Building Inspector along with sufficient documentation for the Board to make an informed decision. The Building Inspector shall then notify the Board of the proposed material alteration and submit the petition and all documentation in its possession to the Board for decision. If the petitioner has submitted insufficient documentation to the Board for a decision, the Board may postpone action on the petition until the petitioner complies with the Board's request for additional documentation. The Board shall have ninety (90) days to consider the petition. During this period the Board may confer with the property owner and other interested parties in an effort to arrive at alternative solutions. If no action is taken within ninety (90) days, the certificate of appropriateness shall automatically be granted.

2. New Construction or Reconstruction.

The material alteration by new construction to or on a structure designated or located within a district or area designated under Section 3 of this Ordinance; or new construction on or in a district or area designated under Section 3 of this Ordinance may occur only upon approval of the Board and the issuance of a certificate of appropriateness. All requests for new construction shall be submitted to the Office of the Building Inspector. All statements and construction documents required under Section___of the Palatka Code of Ordinances shall

be submitted with the application. The Board may request additional statements and/or documents from the property owner if the Board deems them necessary to an informed decision. The Board shall have ninety (90) days to consider the petition for new construction. During this period the Board may confer with the property owner and other interested parties in an effort to arrive at alternative solutions. If no action is taken within ninety (90) days, the certificate of appropriateness shall automatically be granted.

3. Demolition or Relocation.

- (a) The material alteration by demolition or relocation of a structure designated or located within a district or area designated under Section 3 or this Ordinance may occur only upon a determination by the Board that such structure has no historical, cultural, or architectural value to the City of Palatka. This determination shall be made on the basis of the following criteria:
 - (1) Its value as part of the development, heritage or cultural characteristics of the City of Palatka or the State of Florida;
 - (2) The extent to which it is a reminder of past eras, events, or persons important in local or state history;
 - (3) Its significance as architecture of urban design;
 - (4) Its uniqueness and the extent to which it is an irreplaceable asset to the city or its neighborhoods;
 - (5) The extent to which it provides for this and future

generations examples of the physical surroundings in which past generations lived; and

- (6) The extent to which it adds to the enhancement of property values, the stabilization of neighborhoods and areas of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of local interest.

- (b) If a structure designated or located within a district or area designated under Section 3 of this Ordinance is determined by the Commission to be of historic, cultural, or architectural value, pursuant to subsection (a) of this section, then demolition or relocation may occur only upon approval of the Board and the issuance of a certificate of appropriateness.

- (1) Any petition for demolition of a structure described in Section 5.A.3(b) above shall be first submitted to the Building Inspector along with:

- (i) A written statement by a structural engineer or architect licensed in the State of Florida that reasonable measures cannot be taken to save the structure from collapse;

- (ii) A written statement explaining the reason for demolishing the structure; and

- (iii) Written evidence that the structure cannot be put to any reasonable economic use.

- (2) Any petition for relocation of any structure described in subsection (1) above shall first be submitted to the Building Inspector along with:
- (i) A written statement from a qualified structural engineer or architect licensed in the State of Florida that the structure can be moved without significant damage to the physical integrity of the structure; and
 - (ii) A written statement explaining the reason for relocation.
- (3) The Building Inspector shall forward petitions for relocation or relocation with required additional materials as described in sections (1) and (2) above, to the Board for its review. If the petitioner has submitted insufficient materials to the Board for review, the Board may postpone action on the petition until the petitioner complies with the Board's request for additional materials.
- (4) The Board shall have ninety (90) days to consider the petition. If no action is taken within ninety (90) days, the certificate of appropriateness shall automatically be granted.
- (5) During this period the Board may confer with the property owner and other interested parties in an effort to arrive at alternatives to the relocation or relocation of the structure.

B. Ordinary Maintenance.

Any ordinary maintenance or repair, not constituting a material alteration, does not require a certificate of appropriateness.

If a property owner has any questions concerning whether or not proposed activity is a material alteration or is ordinary maintenance or repair, he may consult the Building Inspector, who may, in turn, consult the Board.

C. Standards for Issuance of Certificates of Appropriateness.

When reviewing a petition for a certificate of appropriateness for material alteration, the Board shall employ the United States Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

D. Hardship.

No certificate of appropriateness shall be denied when the denial would result in unreasonable economic hardship to the property owner.

VI. Maintenance and Repair Required.

Neither the owner of, nor the person in charge of a structure within a historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce, in the judgment of the Board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

VII. Enforcement.

- A. Stop Work Order. A stop work order shall be issued by the Building Inspector in any case where work has commenced, or preparation for

work has commenced, if no certificate of appropriateness has been obtained where one is required by Section 5 of this Ordinance.

The stop work order shall be issued to the owner, the occupant, or any person, company, or corporation commencing work or preparation for work in violation of this Ordinance. The stop work order shall remain in full force and effect until a certificate of appropriateness has been obtained or it has been determined by the Board that no certificate of appropriateness is required.

B. Penalties.

1. Any person who violates any provision of this Ordinance shall be punished as provided by Section ____ of the Code of the City of Palatka.
2. Any person who files with the Board any application or request for a certificate of appropriateness and who refuses to furnish, upon demand by the Board, any information relating to such application or request, or who willfully makes any false statement in such application or request, or who, upon such demand, willfully furnishes false information to the Board, shall be punished as provided by Section ____ of the Code of the City of Palatka.

VIII. Appeals.

Any person aggrieved by a decision of the Board may, within fifteen (15) days thereafter, apply to the City Commission for a review of the Board's decision. Such application must be in writing.

- IX. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional

by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereof.

BIBLIOGRAPHY

Unpublished Materials

Bushnell, Amy. "Privilege and Obligation: The Officials of the Florida Caja Real, 1565 to 1702." Ph.D. dissertation. University of Florida, 1978.

Dowda, Robert B. "The History of Palatka and Putnam County." Palatka, 1939.

East Florida Papers. Library of Congress.

Oaths of Allegiance. Bundle 350U4.

Papers on the Firm of Panton, Leslie, and Co., 1784-1813. Bundle 116L9.

Miller, Janice Borton. "Juan Nepomuceno de Quesada, Spanish Governor of East Florida, 1790-1795." Ph.D. dissertation. Florida State University, 1974.

P.K. Yonge Library of Florida History. University of Florida.

Art Whitney to A.B. Smith, Palatka, Florida, Feb. 16, 1858 (Box 27)

Nehemiah Brush Land Book, 1848-1880. (Box 24)

Owen, Frank Royal. "Cypress Lumbering on the St. Johns River from 1884-1944." University of Florida, 1949.

Putnam County Archives and History.

Vertical Files:

Biography.

Census Accounts, 1830-1900.

Churches and Cemeteries.

Historical Data.

Sites and Places.

Putnam County Library.

Vertical Files:

Churches

Putnam Memorial Bridge

Roads

Quagliano, Charles J. "A Case Study for Preservation: Palatka, Florida." M.A. thesis. University of Florida, 1978.

St. Augustine Historical Society.

Biographical File.

Swanson, Allan A. "Pilo-Taikita: A History of Palatka, Florida." Jacksonville, 1967.

Public Records

Palatka City Hall.

City Council Minutes, 1908ff.

City Ordinances, 1908ff.

Putnam County Courthouse.

Deed Records, 1849ff.

Grantor Indexes

Subdivision Map Books, 1875ff.

Maps

DeBraham, William Gerard. "A Plan of Part of the Coast of East Florida including the St. Johns River." 1769.

Department of Natural Resources, Land Records Section. "Survey Plats." Township 9 South, Range 27 East; Township 10 South, Range 26 East; Township 10 South, Range 27 East.

Dick, John. "Map of Palatka." 1853.

(Norris, H.A.). "Map of Pilatka, E.F." 1851.

Sanborn Map Company. "Palatka Fire Insurance Map." 1885, 1887, 1892, 1897, 1903, 1909, 1915, 1924, 1930, 1962.

"Spanish Map of East Florida." ca. 1760. In Archer Butler Hulbert, ed. The Crown Collection of Photographs of American Maps, Series III, Plate No. 126. Cleveland, 1915.

Stoner, J.J. "Birds-eye View of Palatka." 1884.

Tanner, H.S. "Map of Florida." 1823.

United States Coast Survey. "Map of Pilatka and Vicinity." 1864.

Newspapers

The Eastern Herald, 1875.

National Intelligencer, Nov. 18, 1843. (Box 33, P.K. Yonge Library)

New York Daily Times, April 15, 1853. (Box 33, P.K. Yonge Library)

New York Observer, March 6, 1856.

Palatka Daily News, 1884-1888 and 1916-1953.

Palatka Weekly Times, 1892.

Palatka Times Herald, 1896-1898.

Palatka News and Advertiser, 1902-1915.

The Times Herald, 1894-1898.

Published Materials

Advisory Council on Historic Preservation. "Adaptive Use: A Survey of Construction Costs." Washington, 1976.

American State Papers; Public Lands. 5 vols. Washington: Duff Green, 1834.

Arnade, Charles W. "Cattle Raising in Spanish Florida, 1513-1763," Agri-cultural History, 35 (July, 1961), pp. 3-11.

_____. The Seige of St. Augustine in 1702. Gainesville, 1959.

- Barbour, George M. Florida for Tourists, Invalids, and Settlers. New York, 1882; facsimile edition with introduction by Emmett B. Peters, Jr. Gainesville, 1964.
- Bartram, William. The Travels of William Bartram. Edited by Francis Harper. New Haven, 1958.
- Bill, Ledyard. A Winter in Florida. New York, 1869.
- Bloodworth, Bertha E. and Alton C. Morris. Places in the Sun: The History and Romance of Florida Place-Names. Gainesville, 1978.
- Bornet, Vaughn, ed. "A Connecticut Yankee After Olustee," Florida Historical Quarterly, 27 (April, 1949), pp. 385-403.
- Brinton, Daniel Garrison. A Guide-Book of Florida and the South for Tourists, Invalids and Emigrants. Philadelphia, 1869; facsimile edition with introduction by William M. Goza. Gainesville, 1978.
- Britt, Lora S. A Century for Christ: History of the First Baptist Church Palatka, Florida, 1870-1970. Palatka, 1975.
- Brooks, Abbie M. Petals Plucked from Sunny Climes. Nashville, 1880; facsimile edition with introduction by Richard A. Martin. Gainesville, 1976.
- Carter, Clarence Edwin, ed. The Territorial Papers of the United States. vols. 22-26. The Territory of Florida. Washington, 1956-1962.
- Chapin, George M. Florida, 1513-1913: Past, Present and Future. 2 vols. Chicago, 1914.
- Corse, Carita Doggett. "Denys Rolle and Rollestown: A Pioneer for Utopia," Florida Historical Quarterly, 7 (October, 1928), pp. 115-134.
- Corse, Herbert M. "Names of the St. Johns River," Florida Historical Quarterly, 21 (October, 1942), pp. 127-134.
- Davis, Walter M. Ordinances of the City of Palatka, Florida. Jacksonville, 1895.
- Elliott, E.J. Elliott's Florida Encyclopedia or Pocket Directory. Jacksonville, 1889.
- Florida Department of Community Affairs. The Local Official's Guide to Community Development. Tallahassee, 1980.
- Florida State Planning Board. Florida Historic Sites Survey. Tallahassee, 1940.
- Gannon, Michael V. The Cross in the Sand: The Early Catholic Church in Florida, 1513-1870. Gainesville, 1965.

- Gardiner, R.S. A Guide to Florida, "The Land of Flowers." New York, 1872.
- Graham, Thomas. The Awakening of St. Augustine. St. Augustine, 1978.
- Health Resorts of the South. n.p., ca. 1887.
- A History of Saint Mark's Church, Palatka, Florida. n.p., n.d.
- Hoole, W. Stanley, ed. Florida Territory in 1844: The Diary of Master Edward C. Anderson, United States Navy. Tuscaloosa, 1977.
- Jacksonville Area Chamber of Commerce. A Profile of Putnam County. Jacksonville, 1968.
- Lanier, Sidney. Florida: Its Scenery, Climate, and History. Philadelphia, 1875; facsimile edition with introduction by Jerrell Shofner. Gainesville, 1973.
- LeBaron, J. Francis. "Prehistoric Remains in Florida," Smithsonian Institution - Annual Report for 1882. Washington, 1884.
- Mahon, John K. History of the Second Seminole War. Gainesville, 1967.
- Martin, Sidney Walter. Florida During the Territorial Days. Athens, 1944.
- _____. Florida's Flagler. Athens, 1949.
- Miller, E.H., comp. Palatka, Florida City Directory. Asheville, N.C., 1922, 1924, 1927.
- Mitchell, C. Bradford. "Paddle-Wheel Inboard: Some of the History of Ocklawaha River Steamboating and of the Hart Line," The American Neptune (April-July, 1947), pp. 115-166 and 224-239.
- Mowat, Charles Loch. East Florida as a British Province, 1763-1784. Berkeley and Los Angeles, 1943.
- Norton, Charles Ledyard. A Handbook of Florida. New York, 1891.
- "Palatka," Florida Earth Real Estate Weekly, 2 (September 4, 1925).
- Palatka Chamber of Commerce. Palatka on the St. Johns. Palatka, 1926.
- Polk, R.L. and Co. Palatka City Directory. Jacksonville and Richmond, 1936, 1948, 1954, 1956, 1959, 1962, 1964, 1970, 1974, 1976, 1979.
- Potter, Woodbourn. The War in Florida. Baltimore, 1836.
- Putnam County Chamber of Commerce. Industrial Palatka and Putnam County. n.p., ca. 1969.

- Rambler. Guide to Florida. New York, 1875; facsimile edition with introduction by Rembert W. Patrick. Gainesville, 1964.
- Read, William Alexander. Florida Place Names of Indian Origin and Seminole Personal Names. Baton Rouge, 1934.
- Rhodes, Harrison and Mary W. Dumont. A Guide to Florida for Tourists, Sportsmen and Settlers. New York, 1912.
- Richardson, Joe M. The Negro in the Reconstruction of Florida, 1865-1877. Tallahassee, 1965.
- Rolle, Denys. The Humble Petition. London, 1765; facsimile edition with introduction by Claude C. Sturgill. Gainesville, 1977.
- Rumley, Ed., ed. A Description of Palatka, "The Gem City." Palatka, 1887.
- _____. A Panorama of Palatka, the "Gem City of the St. Johns." Jacksonville, 1895.
- Scardaville, Michael C. and Jesus Maria Belmonte. "Florida in the Late First Spanish Period: The 1756 Grinan Report," El Escribano, 16 (1979), pp. 1-24.
- Shofner, Jerrell. Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1887. Gainesville, 1974.
- Siebert, Wilbur H. Loyalists in East Florida, 1774 to 1785. 2 vols. Deland, 1929.
- State of Florida. Acts and Resolutions of the General Assembly of the State of Florida. Chapter 492, no. 13. Tallahassee, 1853.
- Stork, William. Account of East Florida. London, 1766.
- Stowe, Harriet Beecher. Palmetto-Leaves. Boston, 1873; facsimile edition with introduction by Mary B. Graff and Edith Cowles. Gainesville, 1976.
- Tanner, Helen Hornbeck. Zespedes in East Florida, 1784-1790. Coral Gables, 1963.
- Tenney, John Francis. Slavery, Secession and Success. San Antonio, 1934.
- TePaske, John J. The Governorship of Spanish Florida, 1700-1763. Durham, N.C., 1964.
- Webb, Wanton S. Webb's Historical, Industrial and Biographical Florida. New York, 1885.

Webb's Jacksonville and Consolidated Directory of the Representative Cities of East and South Florida. Jacksonville and New York, 1886.

Works Project Administration. Spanish Land Grants in Florida. 5 vols. Tallahassee, 1940.

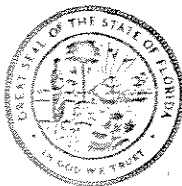
Wyman, Jeffries. Fresh-Water Shell Mounds of the St. Johns River, Florida. Peabody Academy of Science, Memoirs, no. 4. Salem, Mass., 1875.

Proposed Historic Districts

National Register

Locally Certified





TYPES OF DISTRICTS

NATIONAL HISTORIC LANDMARKS

Must meet criteria of exceptional national significance determined by Keeper of National Register. Also listed in the Register significant structures may be eligible for grant monies. Owners of income-producing contributing buildings may be eligible for provisions of the Tax Reform Act. Buildings may be torn down although federal condemnation procedures exist. Projects using federal monies or permits affecting districts must be reviewed by SHPO.

NATIONAL REGISTER OF HISTORIC PLACES

Must be nominated by SHPO and meet criteria of National Register and listed by Keeper of Register. Significant structures may be eligible for grant monies. Owners of income-producing contributing buildings may be eligible for provisions of the Tax Reform Act. Buildings may be torn down. Projects using federal monies or permits affecting districts must be reviewed by SHPO.

LOCALLY ORDINANCED CERTIFIED

Must substantially meet criteria of National Register. Must be created by ordinance or state statute. District and statute (ordinance) must be endorsed by SHPO and certified by the Keeper of the Register. Not eligible for grants. Owners of income-producing contributing buildings may be eligible for provisions of the Tax Reform Act. Buildings may be torn down. Projects using federal monies or permits affecting districts may be reviewed by SHPO.

LOCALLY ORDINANCED

Must be created by ordinance or state statute. District and ordinance entirely a local matter. May establish architectural review procedures, zoning limitations. Not eligible for grants. Not eligible for Tax Reform Act provisions. Projects using federal monies or permits affecting districts will only be reviewed if SHPO is aware of district.