

Architectural Survey of the FAMU Addition Subdivision

Tallahassee, Florida

by

The Tallahassee Trust for Historic Preservation

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Architectural Historians/Surveyors

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*The Alonzo "Jake" Gaither Memorial House, 212 Young Street (LE6177)*

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## **Introduction and Acknowledgements**

In 2015 a resident of the FAMU Addition neighborhood and member of the FAMU faculty shared preliminary plans with the staff of the Tallahassee Trust for Historic Preservation for future development of the FAMU campus which would encroach on the FAMU Addition neighborhood. The proposed plans would have included the loss of a significant number of buildings both on the historic campus and in the neighborhood. While these plans have not come to fruition to date, the discussion was a wakeup call that it was time to document the neighborhood before parts of it were lost.

We would like to express our appreciation to everyone who helped us throughout this process. Much thanks to the Board of Directors of the Tallahassee Trust for Historic Preservation for being supportive of this project, the Jake Gaither Memorial House Foundation created and operated by Cornelius and Reche Jones for graciously hosting our events, the Meek-Eaton Black Archives Research Center and archivist Dr. Murell Dawson whose assistance helped to move the project forward, and the FAMU Addition Neighborhood Association.

Special thanks to Matt Lutz, Director of Records Management at the City of Tallahassee, whose enthusiasm for history and research helped us find the elusive Charles Douglas Barbour and everyone at the State Archives and Library of Florida, you are thorough and tenacious in your efforts, so very appreciated.

And of course we would like to thank the Department of State, Division of Historical Resources for all of their assistance and support and the opportunity to conduct this survey.

We hope that this survey will provide the foundation for future preservation of the FAMU Addition subdivision. The neighborhood is historically associated with the growth and development of FAMU, it retains much its architectural integrity, and its residents have made significant contributions to local and state history.

Melissa Stoller, Ph.D.  
Shannon Kuch  
Tallahassee Trust for Historic Preservation

## **General Project Description**

### **Project Location**

The historic survey is located within the city limits of the City of Tallahassee on the east side the Florida A&M University campus. Tallahassee is located at the center of Leon County. The county borders the Florida-Georgia state line to the north, Gadsden County to the north west, Liberty to the south west, Wakulla to the south, and Jefferson to the east. The Tallahassee metropolitan area consists of Leon, Gadsden, Jefferson, and Wakulla Counties.

The survey was conducted within Township 1S, Range 1W, Section 01. The USGS 7.5 map is named Tallahassee. The survey includes what is known as the FAMU Addition, a residential neighborhood on the east side of the Florida A & M University campus. A verbal description of the boundaries is as follows: north boundary at Barbourville Drive; east boundary at South Adams Street; south boundary at Palmetto Street; west boundary at South Martin Luther King Jr. Boulevard. A map of the project limits is included as Appendix B.

### **Project Description and Purpose**

Project funding was provided by a Certified Local Government Small Matching Grant from the State of Florida, Department of State, Division of Historical Resources to the Tallahassee Trust for Historic Preservation (18.H.SM.200.016). The purpose of the project is to conduct a survey and inventory of approximately 91 pre-1966 historical buildings located within the FAMU Addition. Qualified staff of the Tallahassee Trust for Historic Preservation will produce a final Survey Report, Florida Master Site File forms and photographs for each building, maps and Survey Log Sheet, and identify any pre-1966 historical buildings surveyed that may be eligible for the National Register of Historic Places.

The Tallahassee Trust for Historic Preservation Secretary of the Interior qualified staff in Architectural History and History, Melissa Stoller, Ph.D. and Shannon Kuch, applied for a Certified Local Government Small Matching grant to document, through photographs and descriptions, the historic buildings that contribute to the history and heritage of the FAMU Addition neighborhood, and to evaluate the potential for listing surveyed properties in the National Register of Historic Places. Identification and documentation of historically significant properties within the survey area will contribute to their consideration in land use planning and promote preservation planning through local listing of resources. The Tallahassee Trust for Historic Preservation hosted an informational meeting at the Jake Gaither Memorial House Foundation to discuss the methods and goals of the survey with local residents.

The Tallahassee Trust for Historic Preservation is a Certified Local Government charged with the responsibility of identification, evaluation, and protection of historic properties. A goal of the Tallahassee Trust for Historic Preservation is to encourage local property owners to pursue local designation of properties located within the FAMU Addition neighborhood, and/or local listing as a historic district. A critical step in this process is in providing a survey of the historic buildings within the FAMU Addition.

## **Area of Potential Effect**

The Area of Potential Effect is the area east of Florida A&M University known as the Florida A&M Addition including the Florida A&M Subdivision, and Florida A&M Addition 3. The Leon County Property Appraiser lists the area as Florida A&M Subdivision Unit 3, Florida A&M addition, and Florida A&M subdivision. The identified boundaries are Barbourville Drive to the north, South Adams Street to the east, Palmetto Street to the south and South Martin Luther King Jr. Blvd. to the west. Within section 01 of Township 01S, Range 01W. All buildings are located with the city limits of the City of Tallahassee.

## **Pertinent Federal, State, and Local Laws and Regulations**

Federal laws include 36 C.F.R., Part 800: *Protection of Historic Properties* and the related Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as well as the *Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation* (36 C.F.R. 68). State laws are incorporated in Chapter 267, Florida Statutes. Links to all of these laws can be found at: <http://dos.myflorida.com/historical/preservation/compliance-and-review/regulations-guidelines/>.

The City of Tallahassee does have a local historic preservation ordinance for the management of historic resources listed in the local register of historic places. Links to local ordinances can be found at:

[http://library.municode.com/fl/tallahassee/codes/land\\_development\\_code?nodeId=LADECO\\_C\\_H2AD](http://library.municode.com/fl/tallahassee/codes/land_development_code?nodeId=LADECO_C_H2AD). Links may also be found at: <http://www.taltrust.org>.

## **Archival Research**

### **Past Field Surveys and Florida Master Site File Data**

Two historic buildings surveys and one cultural resources assessment survey have been conducted in and around Florida A & M University. *Historical and Architectural Survey of the Florida Agricultural & Mechanical University* was conducted in 1995, *Tallahassee Neighborhood Survey* was conducted in 1997, and *Cultural Resource Assessment Survey* of the State Road 363 (South Adams Street) Improvements Alignment from South of State Road 373 (Orange Avenue) to North of Palmer Street, Leon County, Florida was conducted in 1995. Forty Florida Master Site files were recorded in the FAMU Addition for the *Tallahassee Neighborhood Survey*. Two properties are listed in the National Register of Historic Places, the Alonzo “Jake” Gaither house located at 212 Young Street and the Porter-Jefferson house located at 212 Barbourville Drive. One property is listed in the Tallahassee-Leon County Register of Historic Places, the Aquilina Howell house, located at 311 Barbourville Drive.

## **Environmental Data**

The FAMU Addition neighborhood is located in Section 1 of Township 1 South, Range 1 West, United States Geological Survey (USGS) Tallahassee. Frequently referred to as the Tallahassee Hills or Red Hills, the area is characterized by its rolling hills, some of which may be as much as

280 feet above sea level. This area is known as the Red Hills physiographic region which lies in south Georgia (Grady and Thomas Counties) and north Florida (Leon and Jefferson Counties). The regions hills stand in distinct contrast to the surrounding sandy flatlands. Covering roughly 300,000 acres, the area is bounded by the Ochlocknee River on the west, the Aucilla River to the east, and the Cody Scarp just south of Tallahassee.

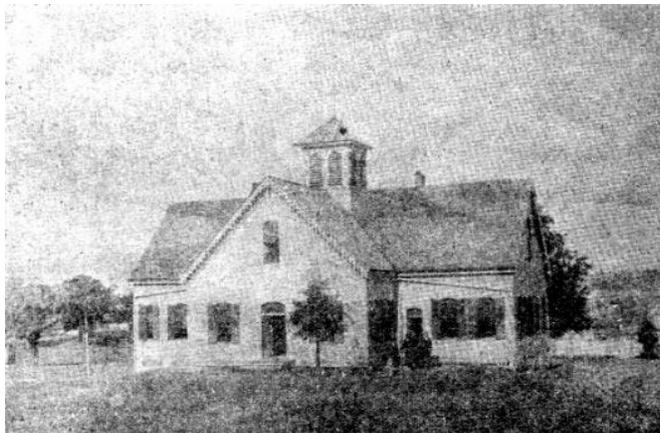
The areas hills were rich in vegetation, including mixed hardwoods, pines such as longleaf, slash, and loblolly, live oak, wild cherry, hickory, dogwood, holly, persimmon, and white oak. The largest body of water in Leon County is Lake Iamonia, a natural basin which covers over 5,700 acres. Water levels are affected by a complex subterranean system and rain fed streams. Soils are best suited to openland and woodland habitats (Crawford, pp. 3-4).

### **Data in Other Studies**

Resources which provided significant information and formed the early basis for research include *Historical and Architectural Survey of the Florida Agricultural & Mechanical University, Volume I*, *Historical and Architectural Survey of the Florida Agricultural & Mechanical University, Volume II*, and *Tallahassee Neighborhood Survey, Phase IV*. Another valuable source which provided detailed information regarding the early development of the university and the surrounding area is *Florida Agricultural and Mechanical University: A Centennial History-1887-1987* (Neyland 1987). Vital sources for understanding the development of the FAMU Addition subdivision are plat maps, annexation maps, and property deeds located through Leon County.

### **History Narrative**

For the purposes of this study, the historic context begins in the post-Reconstruction era with the establishment of a formal education system for African Americans and the creation of what would eventually become Florida Agricultural & Mechanical University (FAMU). In order to understand the residential neighborhoods surrounding the university, including the FAMU Addition neighborhood to the east of the FAMU campus, its relationship to the university must be contextualized, as well as the social and political climate of the period.



Front view of the Lincoln Academy, 1899

In Florida, formal education for African Americans became available after Emancipation, the first schools for African American students were operated by the Freedman's Bureau. In 1868 the legislature authorized the creation of a statewide public school system. The newly established public schools were racially segregated. This created a need for teacher training for not only white teachers but black teachers as well. Initially training programs were offered within existing schools in limited, short-term programs.

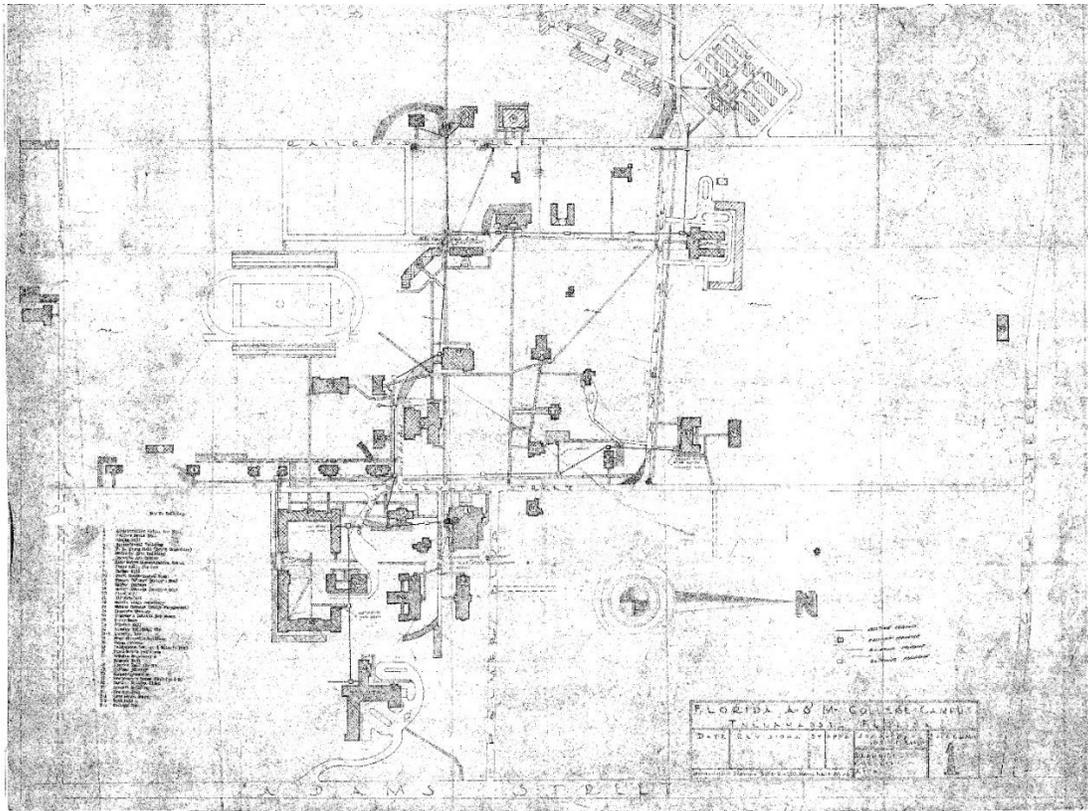
In Tallahassee, “normal” programs, provided teacher training classes which were offered to African American students beginning in 1884 at the Lincoln Academy, Leon County’s African American high school. These were two month long programs which were created to prepare students to teach at the elementary level. In 1885 the state of Florida formally created two normal schools which increased access to teacher education. A white school in DeFuniak Springs and an African American school in Tallahassee (Eaton, 1995, p. 16). The State Normal College for Colored Students in Tallahassee opened on Monday, October 3, 1887 with fifteen student’s enrolled (Neyland, 1987, p. 14). The newly established Normal School was the forerunner of the modern Florida A & M University although the original site of the school was where Florida State University is now located. The school consisted of one unassuming frame building. It was equipped with fifty wooden desks, instructional tools such as charts, maps, globes, and dictionaries (Neyland, 1987, p. 12).

The Morrill Act of 1862 had established the federal land grant program to support state colleges with programs in agriculture and the mechanic arts. However it wasn’t until the passage of the Second Morrill Act in 1890 that those funds became available to African American schools. Florida’s share of the funding was divided between two state schools, a white school, which was an agricultural and mechanical school located in Lake City which later became the University of Florida after being moved to Gainesville, and the Normal School located in Tallahassee, which then became known as the “normal and industrial” school (Eaton, 1995, p. 17; Neyland, 1987, p. 20).

In 1891 the school was relocated to “a hilltop overlooking Tallahassee” which had been the former mansion of Governor William P. Duval (Neyland, 1987, p. 20). This is the current location of Florida A & M University and its surrounding neighborhoods. At the time the new site consisted of the existing manor house, a hall for mechanic arts, barns, and a boy’s dormitory (Neyland, 1981, p. 21).

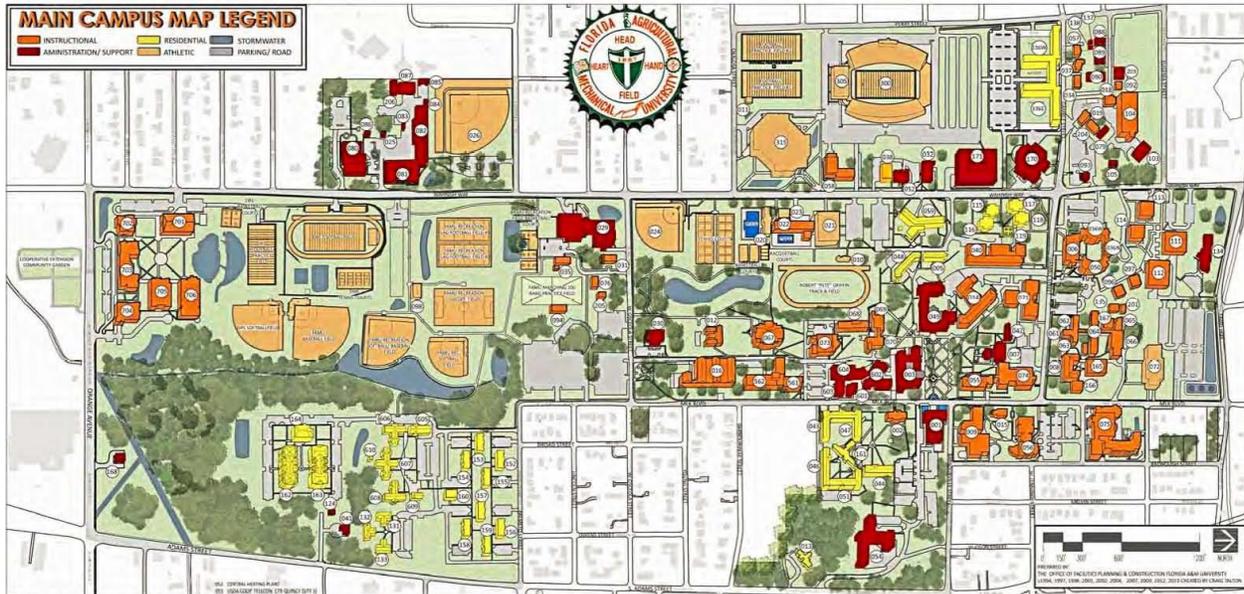


Florida State Normal and Industrial School, pre-1909



Florida Agricultural & Mechanical College campus, 1950. FAMU Addition neighborhood adjacent immediately south (left).

## FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY



Florida Agricultural and Mechanical University campus growth, 2014.

The move to a larger campus created new opportunities for growth. Additional buildings were constructed to house additional mechanical programs, courses in the liberal arts were added in addition to vocational training, and a girl's dormitory was added as enrollment continued to increase. The school's academic programs, campus, and student body continued to grow and mature into a college. On May 22, 1909 the name of the school was officially changed to Florida Agricultural and Mechanical College.

As the college grew its need for housing grew both for students and faculty. "The neighborhoods which border the university campus have historically been an integral part of campus life. Faculty and staff members bought property for their homes near campus, and African-American businesses and professional offices were located nearby. Campus events and activities often took place in these private homes (Eaton, 1995, p. 32). Various subdivisions were created bordering campus, this includes Palmers Addition South, College View, Bond's subdivision, amongst others, and of course FAMU Addition on the east side of campus.

Following the Reconstruction period, discrimination policies were being created throughout the south to restrict the rights of African Americans, economically, socially, and politically. By the end of this era, the African American population was established in a number of separate residential neighborhoods, including Frenchtown and a number of other communities in Leon County. Development continued to take place in the early part of the twentieth century, new subdivisions were created by white landowners with housing built expressly for rental or purchase by African Americans (Thompson, 1987).

Several historically African American neighborhoods were located in the areas immediately surrounding the FAMU campus. On the west side of the FAMU campus is the Bond community, which encompasses subdivisions such as Cherry Hill, Bond South, and Villa Mitchell. By the 1920s small lots were being sold to African Americans with the subdivision being platted in 1925. By the 1930s the area was well populated (Eaton, 1995). This can be seen on aerial maps of Tallahassee which date back as far as 1941 (Tallahassee-Leon County Geographic Information Systems).

Charles Douglas Barbour was a white landowner who had owned most of the land where the FAMU Addition neighborhood is located. Barbourville Drive is named for him. It is Barbour who began efforts to create the new subdivision as early as 1925. A surveyors map from 1945 shows a large lot with



View from the Barbour land, 1900s



Despite the progress and successes of Florida A & M University African Americans in Tallahassee “lived separate, unequal, and distinctly disadvantaged lives.” As Rabby states,

Educated at underfunded and overcrowded schools, paid low wages, denied service at restaurants, barred from public recreational facilities, required by law to sit at the back of the bus, relegated to separate drinking fountains and restrooms, denied treatment at the municipal hospital, excluded from the library and other public facilities, shut out of the city’s political and civic organizations, mistreated by police, derogated by politicians, denied equal protection of the law, stereotyped by the newspaper, and forced to live in a restricted area of town, blacks enjoyed few of the choices and almost none of the privileges of their white neighbors (p. 2).



In 1956, following Civil Rights protests in Montgomery, Alabama, African Americans in Tallahassee launched a bus boycott that would impact the city for more than a decade (Rabby, p. 3). On May 26, 1956 two students from Florida A & M University took the first brave steps toward the bus boycott in Tallahassee when rather than walking to the back of the bus along with other African American passengers they sat down next to a white woman sitting directly behind the driver. Florida A & M University students also were the first sit in protesters to choose to serve their jail sentences rather than accept bail. These actions helped to ignite interest in the Civil Rights movement across the country (Rabby, p. 5).

Reverend C. K. Steele (left) and Reverend Dan Speed protesting segregated busing, Tallahassee, December 24, 1956

The homes built in the FAMU Addition reflect the middle class sensibility of professional faculty and staff. Early homes built by FAMU faculty, staff, and others who were significant to local history and/or history of the university in the FAMU Addition neighborhood include the Wyer-Thorpe house, 214 Lincoln Street. This home was constructed by Rollie and Barbara Wyer. Mr. Wyer was professor of agriculture at Florida A & M College (FAMC). This

remained a home for FAMU faculty with Edwin and Annette Thorpe, Registrar and Dean of Student affairs, and English professor, as later occupants. The Laster house, 219 Osceola was constructed by J.R.D. Laster in 1933. Mr. Laster was a founder and vice-president of the Greenwood Cemetery Company which was established after the City closed the public cemetery to additional African American burials. The Porter House, 212 Barbourville Drive was built by Gilbert Porter. Mr. Porter was principal of Lincoln High School. The Efferson House, 2009 S. Martin Luther King Boulevard, was the home of H. Manning Efferson who served FAMC as Dean of Administration and briefly as Interim President.

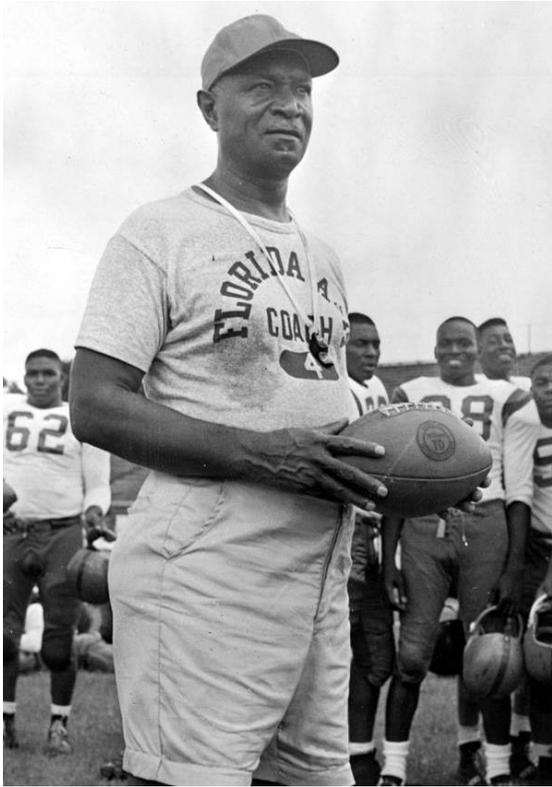


The Wyer-Thorpe House, 214 Lincoln Street (LE2559)

The DeCoursey House, 107 Young Street, was the home of Irene DeCoursey. Mrs. DeCoursey was the Dean of Women at FAMC. The Anderson House, 1935 S. Martin Luther King Boulevard, was the home of Dr. Martin who served as a physician for FAMC in the 1940s. The Ware house, 2024 Broad Street, was the home of Ethan Ware who was a professor of biology. The Thomas house, 1937 S. Martin Luther King Boulevard, was the home of M.S. Thomas, Dean of the Mechanical Arts Department. And the Perry-Brickler house, 1901-1903 S. Martin Luther King Boulevard, B.L. Perry served as President of FAMU and Alice Brickler was a great-grandniece of Harriet Tubman.



The DeCoursey House, 107 Young Street (LE2315)



Coach Alonzo "Jake" Gaither

But perhaps two of the most well-known and respected residents of the FAMU Addition were FAMU football Coach Alonzo "Jake" Gaither and educator Aquilina Howell. The Gaither house, 212 Young Street, was the home of Jake Gaither and his wife Sadie. Before coming to FAMU Gaither was a teacher and a coach at Henderson Institute in North Carolina, he earned his master's degree from Ohio State University in 1937 and soon after became an assistant coach at Florida A & M College. After a stint as head coach at St. Paul Polytechnic Institute in Lawrenceville, Virginia, he became head football coach at FAMU in 1945. Gaither served as head coach for 25 years. He led his team to six National Black Championships and 22 conference titles. Jake Gaither won many awards during his time as head coach at FAMU, but he also had a deep social impact during the years following the Civil Rights movement, he was a well-known national figure for his efforts to champion civil rights and improve race relations through sports. Today the home is listed in the National Register of Historic Places as well as locally on the Tallahassee-Leon

County Register of Historic Places (Local Register of Historic Places Nomination, 2015).

Aquilina Howell received her Bachelor's degree from Florida Agricultural & Mechanical College in 1938 and her Masters of Education from New York University in 1956. Howell served as a social studies, Spanish, and English teacher, guidance counselor, educational supervisor and administrator for 43 years in the Leon County School system. She provided leadership during the school desegregation period in the 1960s-70s. Aquilina Howell was also the first woman to be appointed as Assistant Superintendent in the Leon County School District. Her former home is located at 311 Barbourville Drive and is listed in the Tallahassee-Leon County Register of Historic Places (Local Register of Historic Places Nomination, 2015).



Leon County Assistant Superintendent for Instruction  
Aquilina Howell

Aerial views of the FAMU Addition neighborhood clearly demonstrate growth from the early 1940s through the early 1970s. Most of the buildings in the neighborhood retain their architectural integrity, with few alterations which effect the overall character of the buildings or the neighborhood. The neighborhood is still home to faculty and students and many of the homes remain in the ownership of the original families.



Tallahassee-Leon County Geographic Information Systems aerials of FAMU Addition Neighborhood growth; left - 1940, center - 1970, right - 2015

## **Research Design**

### **Research Objectives**

The FAMU Addition neighborhood is under threat from development and the needs of a growing university. FAMU's need to expand programming, amenities and accommodate the needs of a growing student body could have a dramatic impact on the FAMU Addition neighborhood in the near future. While the *Historical and Architectural Survey of the Florida Agricultural & Mechanical University* and the *Tallahassee Neighborhood Survey, Phase IV*, did document a significant number of resources in the neighborhood, it became clear that an updated survey which would capture those properties not previously recorded and document changes since the 1997 neighborhood survey was vital for understanding the neighborhoods resources, its relationship to the university, and provide a tool for preservation planning. Therefore, the main research objectives were twofold, the first was to survey and document the extant buildings located within the FAMU Addition subdivision, update existing FMSF's and complete FMSF's for all properties not previously recorded dating to pre-1966. The second was to develop an historic context for the neighborhood and its relationship to the university.

## **Research Methods**

Existing Florida Master Site files for all buildings surveyed in the course of the Tallahassee Neighborhood Survey (1997) and the Historical and Architectural Survey of the Florida Agricultural & Mechanical University (1995) were obtained from the Florida Department of State, Division of Historical Resources. Sources consulted included all past architectural and cultural surveys of the campus, neighborhoods and areas surrounding FAMU, published histories, oral histories, newspapers, City of Tallahassee, Leon County, and State Archives of Florida and Florida Photographic Collection, Meek-Eaton Black Archives Research Center at FAMU, local newspapers, Florida Historical Quarterly, Tallahassee-Leon County Geographic Information Systems aerial photos from 1941-2015, property deeds, Florida A & M Subdivision plat map of 1925, Sanborn Maps of 1930, 1949, City of Tallahassee population maps 1952-1953, and FAMU Addition surveyors maps of 1942-1945.

## **Expected Results**

Survey expectations were generated from the 1997 *Tallahassee Neighborhood Survey* and the 1995 *Historical and Architectural Survey of the Florida Agricultural & Mechanical University*. The 1997 neighborhood survey recorded pre-1946 buildings. This meant that a significant number of buildings in the FAMU Addition subdivision had reached an age of over 50 years in the intervening years. It was expected the updated survey would record changes to properties previously recorded (i.e. demolished, altered) but would capture approximately 40 new FMSF's recorded. As this is a residential neighborhood most of the resources were anticipated to reflect early to mid-20<sup>th</sup> century architectural styles.

## **Historical Fieldwork Activities**

### **Boundaries**

The initial grant proposal entailed the undertaking of an architectural survey in order to identify and document historic resources located in what is designated as the FAMU addition neighborhood, platted between 1925 and 1936, located on the east side of Florida A&M University in Tallahassee. This historically African-American neighborhood is currently under significant development pressure, increasing the need for identification and documentation of historic resources. The scope of work included a reconnaissance or "windshield survey" of the neighborhood. The windshield survey was conducted by Tallahassee Trust for Historic Preservation Executive Director Melissa Stoller and Historian Shannon Kuch. This included driving around the neighborhood within the survey boundaries, notation of the types of resources, number of resources, comparison of recent maps including an aerial map from 2016 and parcel map provided by the City of Tallahassee, and existing Florida Master Site Files.



FAMU Addition Neighborhood survey boundaries; north – Barbourville Drive, east – South Adams Street, south – Palmetto Street, west – South Martin Luther King Jr. Boulevard

The windshield survey documented the kinds of properties looked for; this included all properties within the survey boundaries determined to be pre-1966 residential architecture. Construction dates were pulled from the Leon County Property Appraiser website. Survey boundaries were determined to be Barbourville Drive to the north, South Adams Street to the east, Palmetto Street to the south and South Martin Luther King Jr. Blvd. to the west. Fifty-three properties were identified for update of existing Florida Master Site Files and forty-one properties were identified for survey and documentation of new Florida Master Site Files. The windshield survey was followed by an intensive survey. The intensive survey recorded the location of all properties identified and documented information for update of the fifty-three properties requiring update of existing Florida Master Site Files and information for the recordation of the forty-one properties identified as previously unrecorded and located within the survey boundaries. The survey area contains approximately ninety-four residential buildings that were built pre-1966.

## **Portions of the Project Area Not Examined**

All residential buildings within the survey boundaries were investigated.

## **Fieldwork Methodology**

The TTHP utilized parcel location maps produced by the Tallahassee-Leon County Joint Planning Department. Some properties had multiple addresses or no longer existed, these issues were resolved in the course of the survey. All Florida Master Site File forms and photos were printed and compared to the parcel location maps. The TTHP also held a public meeting in December 2016 in the FAMU neighborhood at the historic Jake Gaither House, located within the survey boundaries, in order to inform residents about the survey, gather feedback, and recruit residents for an oral history project in partnership with Florida State University (the oral history project was beyond the scope of the survey).

## **Types of Resources Identified**

The FAMU Addition subdivision is a residential neighborhood, the only type of resource identified are residences. They are significant as examples of specific architectural styles (NR Criterion C), for their association with the lives of historically important people (Criterion B), and/or for their association with events that made a significant contribution to the broad patterns of local history (Criterion A). The period of historical significance for the historic context developed for the survey area begins in 1925 when the subdivision was platted through 1964 (passage of the Civil Rights Act). The architectural period of significance is from c. 1933 through 1966, this reflects the range of construction dates for residences located within the survey area.

Most of the resources located within the survey area fall under Criterion C, reflecting the residential architectural styles of the early to mid-twentieth century, such as frame and masonry vernacular, English Tudor Cottage, Ranch, and Split-Level. The majority of buildings represent the more modest frame and masonry vernacular. A number of resources fall under Criterion B, for their association with the lives of historically important people. As a district the FAMU Addition neighborhood would also fall under Criterion A, for its association with events that made a significant contribution to the broad patterns of local history. A full description of National Register Criteria can be found in the “Methods Used for Evaluation” section.

## **List of All Historic Resources within the Survey Area**

A master spreadsheet of all surveyed buildings is attached in the appendices. The master spreadsheet includes the Florida Master Site File number, Leon County Property Appraiser’s parcel number, address, year built, style, and determinations of eligibility to the National Register individually or as a contributing building in a National Register district.

## Descriptions for all Identified Resources

### **Buildings of the FAMU Addition Neighborhood**

The FAMU Addition located on the east side of campus was platted in 1925 as a residential neighborhood. The area quickly became home to members of the FAMU faculty and staff who wanted to live close to campus. The earliest buildings pre-date the subdivision and were located immediately adjacent to campus along South Martin Luther King, Jr. Boulevard (Historical and



2003 South Martin Luther King Jr. Boulevard (LE2367) in 1995.

Demolished in 2010, now a vacant lot.

Leon County was also experiencing an influx of African Americans into Tallahassee throughout the 1920s and 1930s. This increased the need for development of new subdivisions around FAMU and other traditionally African American neighborhoods. Charles Douglas Barbour had owned most of the land where the FAMU Addition neighborhood is located. He began the early efforts to create the new subdivision. Shortly thereafter, in the 1930s Barbour sold the land to Thomas M. Atkinson who further expanded and subdivided the area. The neighborhood was laid out in a grid pattern amongst the rolling hills surrounding campus, with orderly narrow lots which sold for \$150 each (Archaeological Consultants, October 1997).

Architectural Survey of the Florida Agricultural & Mechanical University, 1995). These early residences as well as the subsequent FAMU Addition subdivision are historically associated with FAMU. Of those early residences which would now have been part of the FAMU Addition, two have been lost to demolition, the Caleb Paddyfote House constructed c. 1935 (LE2367) located at 2003 South Martin Luther King, Jr. Boulevard and Dr. L. Foote House constructed c. 1926 (LE2369) located at 2013 South Martin Luther King Jr., Boulevard.



2013 South Martin Luther King Jr. Boulevard (LE2369) in 1995.

Demolished, now a vacant lot.

Frame Vernacular is the most common architectural style in the FAMU Addition neighborhood. Common features of Frame Vernacular may be described as low- or intermediate pitched roof, generally one story, multi-lite windows, minimal amounts of architectural detail, and/or exterior clad with one dominant feature (McAlester, 2015). Variation on the Frame Vernacular style in the district includes use of brick veneer as the most common exterior cladding, with wood siding as the next most common exterior materials, and the occasional use of faux masonry cladding.

Sixty-six of the homes in the FAMU Addition neighborhood are Frame Vernacular. Fewer homes are Masonry Vernacular, nine in total. Masonry Vernacular buildings feature a masonry structural system, as opposed to the more dominant wood framing. Masonry structural systems in the FAMU neighborhood most commonly feature concrete block with and exterior cladding such as a veneer or stucco (McAlester, 2015). Since most of the lots are deep, additions to existing buildings tend to be located on the back, however some homes to have additions on the side of the house which does alter the appearance and impact the architectural integrity.

Other architectural styles found in the FAMU neighborhood include English Tudor Cottage, Ranch, and Split-Level. Common features of the English Tudor Cottage style include steeply pitched, side gabled roof, and front door, or entry porch with round or Tudor arch (McAlester, 2015). There are six homes in the FAMU neighborhood which reflect the English Tudor Cottage style. The Ranch style is characterized by a broad one story shape, low pitched roof, off center front entry, and asymmetrical façade. There are five Ranch style homes in the neighborhood. Finally, the Split-Level style, the Split-Level is a variation on the Ranch style. Common features are a broad one story shape with a split level second story, or bi-level, low-pitched roof without dormers, a moderate to wide roof overhang, off center front entry, large picture window with asymmetrical façade (McAlester, 2015). There are three Split-Level homes in the FAMU neighborhood.



208 Osceola Street (LE6337), example of Split-Level architectural style

## Resource Descriptions by Street Name

### Barbourville Drive

Barbourville Drive, named for the original landowner Charles Douglas Barbour, is the only street in the FAMU Addition neighborhood without cross streets. Barbourville Drive is bounded on the west by South Martin Luther King, Jr. Boulevard and on the East by South Adams Street. The architectural styles are Frame Vernacular and English Tudor Cottage. The street is dominated by Frame Vernacular, with only two buildings reflecting the English Tudor Cottage style. Construction dates range from 1935 thru 1956.

While simple in architectural detailing and form, the buildings are pleasing, located on deep lots with generous setbacks. 109 Barbourville (LE6359), constructed in 1949, features a neat, brick exterior, a large chimney located on the front façade, awning windows (a very common feature throughout the neighborhood), hipped roof, and carport. Carports are also a common feature throughout the FAMU Addition neighborhood. This house retains much of its architectural integrity and would be considered potentially contributing as part of a district.



201 Barbourville Drive (LE6321)

201 Barbourville (LE6321), constructed in 1952, is similar in form to other Frame Vernacular buildings located on Barbourville, but features a faux masonry exterior, as opposed to the more prevalent brick exteriors. It has typical awning and

casement windows, small open porch, decorative metal post, and carport. It is unclear whether the unusual faux stone/masonry exterior is original, however the building does retain much of its original character and would be considered potentially contributing as part of a district.

213 (LE6322) and 217 (LE6323) Barbourville were both constructed in 1956. 213 Barbourville features a large double carport with decorative metal posts, similar to its neighbors, the building features brick exterior and jalousie windows on the corner, another common window style found throughout the neighborhood. 217

Barbourville, is similar to its neighbor in form and style. It features a single carport. Both buildings sit on deep, sloping lots allowing for sub-basements. Both buildings retain their architectural integrity and character, they would be considered potentially contributing as part of a district.



213 Barbourville Drive detail (LE6322)

301 Barbourville (LE6324), constructed in 1955, is a Frame Vernacular building featuring a wood shingle exterior, as opposed to the more common brick or masonry, and a large single, fixed light window next to the front door. The lot is overgrown by mature landscaping which obscures much of the building. There was not enough information available to evaluate this building.

307 Barbourville (LE6325), constructed in 1950, shares many common features with other Frame Vernacular buildings located on Barbourville including a hipped roof, brick façade, and corner window. However, more unusual is its enclosed garage as opposed to the more common carport design. This building fits with the character of the neighborhood, retains its architectural integrity and would be considered potentially contributing as part of a district.



Aquilina Howell House, 311 Barbourville Drive (LE6277)

311 Barbourville (LE6277), constructed in 1952, was the home of Aquilina and Samuel Howell. Aquilina Howell was an educator and was the first African American woman to serve as Assistant Superintendent in Leon County Schools. The building shares

many of the same features as other homes located on Barbourville, including hip on hip roof, brick exterior, metal, awning windows, and carport. The house retains much of its architectural integrity although a small porch on the front façade of the house has been enclosed and an addition is located on the back of the building. This property is listed on the Tallahassee-Leon County Register of Historic Places and would be considered contributing as part of a district.

315 Barbourville (LE6326), constructed in 1953, and 321 Barbourville (LE6328), constructed in 1950 are separated by what is currently a vacant lot (317 Barbourville). Both buildings reflect the Frame vernacular style which dominates Barbourville Drive. Common features include, brick exterior, gable on hip roof, casement windows, and small covered front entrances. 321 Barbourville features a single front door with sidelights. Both buildings would be considered potentially contributing as part of a district.

316 Barbourville (LE6327), constructed in 1947, has most likely been altered. It features an unusual dormer window and large ribbon of fixed light windows which wrap around the gable end corner of the building. However, the house does sit on a portion of the lot which early plat maps show as reserved for the Barbour home. This building appears to have been significantly altered and would not be considered contributing as part of a district.

210 Barbourville (LE2543) constructed 1936 and 212 Barbourville (LE2545) constructed 1935, both retain much of their architectural integrity and would be considered potentially contributing as part of a district.

Young Street

Young Street, also spelled Younge as seen on a Leon County Plat Book dated June 12, 1925, is bounded on the west by South Martin Luther King, Jr. Boulevard and on the East by South Adams Street. There are two cross streets, Owens and Broad. Architecturally Young Street is dominated by Masonry and Frame Vernacular buildings with one Split-Level. Construction dates range from 1939 thru 1960.



212 Barbourville Drive (LE2545)

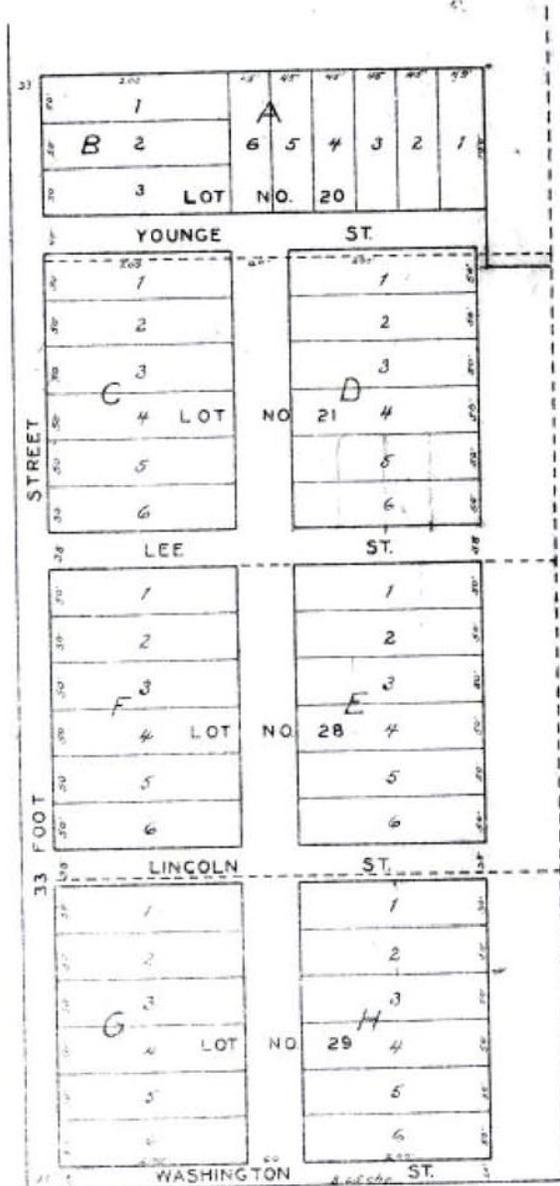
107 Young Street (LE2315), constructed in 1940, is a Masonry Vernacular building which features a brick exterior with patterned brick work on the chimney and over the main entry. Another entry detail is the glass block window located on the exterior of the gable hood entry. The home features an enclosed garage and an addition. The addition does detract from the original building, but it is otherwise in excellent condition. The building is also important for having been the home of Irene



109 Young Street (LE2577)

DeCoursey, who was the Dean of Women at Florida A & M University. Next door is 109 Young Street (LE2577), constructed in 1940 as well. It is a simpler Masonry Vernacular with brick exterior. It has an enclosed front porch which does alter the visual effect of the house, but it is a reversible alteration. Both buildings would be considered potentially contributing as part of a district.

FLORIDA A. & M. SUBDIVISION



SW Corner of 33' Dead End E.E., Page 587  
 A Subdivision of part of Lots 20, 21, 28 & 29 of  
 Sec. 1, T. 1 S., R. 1 W.

STATE OF FLORIDA ) Recorded in Plat Book No 1 at page 22  
 COUNTY OF LEON ) this 12th day of June 1925.

CLERK OF CIRCUIT COURT

111 Young Street (LE2578), constructed 1947, is also Masonry Vernacular but much less traditional than its neighbors. The house features a more eclectic style with an extremely low-pitched roof with wide over-hanging eaves, original casement windows, and glass brick for ornament at the front entry. The house also features a stepped chimney on the front façade, the exterior materials are stucco. The house is of an unusual style for the neighborhood, retains much of its architectural integrity and would be considered potentially contributing as part of a district.

128 Young (LE6329) constructed 1962, 142 Young (LE6330) constructed 1956, 204 Young (LE6331) constructed 1948, 212 Young (LE6177) constructed 1954, and 213 Young (LE6333) constructed 1960 are all Frame Vernacular buildings located to the east closest to Adams Street, they share many of the same characteristics, including brick exterior, decorative metal railings, and low pitched roofs. Several of the homes have replacement windows, but this does not seem to detract from the shared visual character. 212 Young is significant as the former home of Coach Alonzo “Jake” Gaither. Jake Gaither was the FAMU football coach for twenty five years, he won numerous titles and many awards. His wife Sadie was a professor at FAMU. The Gaither house is listed on the Tallahassee-Leon County Register of Historic Places as well as the National Register it would be considered as contributing as part of a district. The other buildings listed in this group retain much of their architectural integrity with only minor alterations which would not affect the overall character of the buildings, they would be considered contributing as part of a district.



The Alonzo “Jake” Gaither Memorial House, 212 Young Street (LE6177)

214 Young (LE6334) constructed 1951, 215 Young (LE2579) constructed 1940, 218 Young (LE2580) constructed 1939, 220 Young (LE2581) constructed 1946, 222 Young (LE2582) constructed 1946, and 308 Young (LE2583) constructed 1940 are all Frame Vernacular buildings located to the west on Young closest to South Martin Luther King Jr., Boulevard. This group of buildings differs in that common characteristics are higher pitched or gable roofs, paired windows, and wood siding or shingle exteriors. These buildings all retain much of their



207 Young Street (LE6332)

architectural integrity and would be considered potentially contributing as part of a district.

207 Young (LE6332) constructed in 1960 is the only Split-level style building on this street. 207 Young features a multiple light picture window, off-set

broad entry with side lights, wide roof overhang, and front façade garage. This Split-level retains a high level of integrity and would be considered as potentially contributing as part of a district.

Osceola Street

Osceola Street, was formerly known as Lee Street as seen on a Leon County Plat Book dated June 12, 1925, it is bounded on the west by South Martin Luther King, Jr. Boulevard and on the East by South Adams Street. There are two cross streets, Owens and Broad. Architecturally Osceola Street is predominantly Frame Vernacular, but also features two Split-Levels, one English Tudor Cottage, and a Frame Vernacular apartment building. Construction dates range from 1933 thru 1965.



113 Osceola Street (LE2313)

113 Osceola (LE2313) constructed 1945, 122 Osceola (LE6335) constructed 1954, 209 Osceola (LE6338) constructed 1947, 114 Osceola (LE2314) constructed 1946, 212 Osceola (LE6339) constructed 1951, 219 Osceola (LE2571) constructed 1933, 222 Osceola (LE2572) constructed 1939, and 303 Osceola (LE2873) constructed 1933 are all representative of the Frame

Vernacular style common throughout the neighborhood. 113, 122 and 209 Osceola are stylistically similar featuring gable and gable on hip roofs and brick exteriors. 113 Osceola is in excellent condition and features a small entrance porch with decorative metal handrails and patterned brick over the doorway, it retains much of its architectural integrity and would be considered potentially contributing as part of a district. It also features corner Jalousie windows. 209 Osceola has additions to the back of the building, addition of side entrance and rear deck, it has extensive alterations and most likely would not contribute to a district. The grouping of 114, 212, 219, 222 and 303 Osceola are stylistically similar featuring double hung windows single and paired, gable or gable on hip roofs, and wood siding. 114 and 303 Osceola have lost much of their integrity and would not be eligible as contributing within a district. 212 is potentially contributing as part of a district. While most buildings are one-story, 219 and 222 Osceola are two-stories. 222 features a gable on hip roof, beveled wood siding, and double hung wood windows. The house was completely rehabilitated in 2015 and is listed in the Tallahassee-Leon County Register of Historic Places, it would be considered contributing as part of a district. 219 Osceola retains original architectural features such as exposed rafter tails, porch with large arched openings, lapped weather board, shed dormer, and jalousie windows, and would also be considered potentially contributing as part of a district.



219 Osceola Street (LE2571)

115 Osceola (LE2568) is an example of the English Tudor Cottage style. It features an asymmetrical gable with single front door, single and paired 6/6 windows, and a brick chimney on front gable facade. Currently the house retains much of its architectural integrity, although it is in poor condition and in need of window repair, it could still be potentially contributing as part of a district.



115 Osceola Street (LE2568)

309 Osceola (LE2874) is an apartment building featuring an open front porch with three single doors, balustrade on second story of the porch, with arched bays on the front and ends of the front façade. Windows and doors have been replaced, original windows were 2/2, however this alteration does not adversely affect the overall visual character of the building, still potentially eligible as contributing in a district.

Osceola Street features two Split-Level buildings 208 (LE6337) and 214 (LE6344). 208 Osceola features a hip on hip roof, large multiple light picture window, single double hung windows, and brick exterior with siding on the second floor split level, with typical front façade garage. 214



214 Osceola Street (LE6344)

Osceola is a more unique example featuring a gable on hip roof, sets of triple awning windows, a double bay split level with open car port under the

second split level bay. It also features a brick exterior with painted architectural panels, at the time of the survey they were painted pink with a pink front door to match. Both buildings retain much of their integrity and would be considered as potentially contributing as part of a district.

### Lincoln Street

Lincoln Street is bounded on the west by South Martin Luther King, Jr. Boulevard and on the East by South Adams Street. There are two cross streets, Owens and Broad. Architecturally Lincoln Street is a mix of Frame Vernacular and Ranch with one English Tudor Cottage and one Frame Vernacular apartment building. Construction dates range from 1933 thru 1965.

111 Lincoln (LE6341) constructed 1950, 114 Lincoln (LE2557) constructed 1945, and 214 Lincoln (LE2559) constructed 1933 are all examples of Frame Vernacular with 111 as potentially contributing as part of a district, but 114 as non-contributing. Characteristically they feature asbestos shingles or wood siding, gable roofs, and awning windows. 214



111 Lincoln Street (LE6341)

Lincoln is a good example featuring a gable end roof building, small gable entry porch, stepped exterior façade chimney, drop siding, awning and jalousie windows and would be considered potentially contributing as part of a district.

110 Lincoln (LE6340) constructed 1949, 203 Lincoln (LE6342) constructed 1965, and 239 Lincoln (LE6345) constructed 1953 are all examples of the Ranch style. 203 Lincoln features a low pitched gable on hip roof, off center single door entrance and a triple one over one double hung windows. 239 Lincoln features a very low pitched, tar and gravel, hipped roof, and an



239 Lincoln Street (LE6345)

unusual mix of materials on the exterior including brick, faux masonry and wood. 110 Lincoln features a low pitched gable end roof, brick façade, vertical pane windows, and a double entry with mismatched doors. 110 and 239 are potentially contributing as part of a district. 203 has been altered and would be non-contributing.

210 Lincoln (LE2558) constructed 1946 is an English Tudor Cottage. It has a large side addition which nearly doubles the size of the house. Architecturally it features a main entrance with a gable hood roof and round arch. Exterior materials are an unusual mix of asbestos shingles and faux stone veneer. The alterations to this building would make it non-contributing as part of a district.

217-219 Lincoln (LE6343) constructed 1954 is one of several early Frame Vernacular apartment buildings in the FAMU Addition neighborhood. The building features a low pitched hipped roof, brick exterior, flat roof over single front door entry, and original metal casement windows. This small apartment building retains much of its integrity and would be considered potentially contributing as part of a district.

### Palmetto Street

Palmetto Street, was formerly known as Washington Street as seen on a Leon County Plat Book dated June 12, 1925, it is bounded on the west by South Martin Luther King, Jr. Boulevard and on the East by South Adams Street. There are two cross streets, Owens and Broad. Only one building on Palmetto had a construction date of pre-1966. 214 Palmetto (LE2312) constructed 1940 is a Frame Vernacular building which has lost much of its architectural integrity since it was originally surveyed as part of the Tallahassee Neighborhood Survey in 1997. The exposed rafter tails, diamond cutout shutters, and weatherboard siding are all gone. It has new vinyl siding and vinyl replacement windows. It would not be considered contributing as part of a district.

South Martin Luther King Jr., Boulevard

South Martin Luther King Jr. Boulevard was formerly Boulevard Street, as seen on a 1945 surveyor's map of the FAMU Addition neighborhood, it is bounded on the west by Florida Agricultural & Mechanical University, cross streets are Young, Osceola, Lincoln, and Palmetto. The architectural style of the buildings on South Martin Luther King Jr. Boulevard are Frame and Masonry Vernacular. Construction dates range from 1933 thru 1955.



1935 South Martin Luther King Jr. Boulevard (LE2365)

1901-1903 South MLK (LE2364) constructed 1947, is a duplex notable as the former home of B.L. Perry, President of Florida A&M University and Alice Brickler, great-grandniece of Harriet Tubman. Architecturally it has a simplified exterior free of ornament, featuring an asbestos tile exterior, hip roof, and symmetrical façade.

1901-1903 South MLK would be considered potentially contributing in a district. 1935 South MLK (LE2365) constructed 1936 is a large, two story home with two large

additions on the back and side of the building. It features a steeply pitched gable roof, shed gable dormer, a recessed front facing gable entry, and large brick side gable exterior chimney. 1935 South MLK would be considered potentially contributing in a district. 2105 South MLK (LE6348) constructed 1952 features a gable on hip roof, brick exterior, single front door, and large casement windows. 1937 South MLK (LE2366) constructed 1932 features a gable on hip roof, enclosed front porch, and wood siding. 2009 South MLK (LE2368) constructed 1935 features a hip roof with its original asbestos shingles, the siding however has been replaced. The home is significant for its association with H. Manning Efferson, who served as Dean of Administration and Acting President of FAMU. 2105, 1937, and 2009 South MLK would all be considered as potentially contributing in a district.

2005 South MLK (LE6346) constructed 1955, 2109 South MLK (LE2563) constructed 1948, 2127 South MLK (LE2564) constructed 1940, and 2135 South MLK (LE2565) constructed 1940 are all Frame Vernacular buildings which share similar characteristics including wood siding or shingles, gable roofs, rafter tails, single, double, and/or triple double hung windows, covered entry porches with wood posts and single front door. 2109, 2127, and 2135 South MLK would all be considered as potentially contributing in a district, 2005 South MLK would be non-contributing.

2021 (LE2560) South MLK constructed 1933 and 2023 (LE2561) South MLK constructed 1933 are Masonry Vernacular buildings notable for their Flemish Bond brickwork. 2023 South MLK



2021 South Martin Luther King Jr. Boulevard (LE2560)

features patterned brick over the gable front entry porch, which also has two arches with contrasting bricks. The two buildings are unique to the FAMU subdivision and both would be considered contributing as part of a district.

### Broad Street

Broad Street is bounded to the north by Young Street and to the south by Palmetto Street, cross streets are Lincoln and Osceola. The architectural style of the buildings on Broad Street are Frame Vernacular with one English Tudor Cottage. Construction dates range from 1930 thru 1963.

2012 Broad (LE6350) constructed 1954, 2018 Broad (LE6352) constructed 1961, 2024 Broad (LE2553) constructed 1940, and 2110 Broad (LE6353) constructed 1963 are all Frame Vernacular buildings with many shared architectural characteristics, including gable roofs, brick exteriors with wood siding in gable end, built in brick planters, and casement windows. 2012, 2018, and 2110 Broad are all potentially contributing as part of a district, 2024 Broad, would be non-contributing due to the visual character of the building having been altered by a large addition.

2019 Broad (LE2549) constructed 1933, 2021 Broad (LE2551) constructed 1933, and 2115 Broad (LE6354) constructed 1956 are representative of the Frame Vernacular, they are simplified in style, lacking architectural ornamentation, feature gable roofs, double hung windows, wood siding, and single front door entry, all would be considered as potentially contributing in a district. 2008 Broad (LE2547) constructed 1940, 2013 Broad (LE6351) constructed 1950, 2114 Broad (LE2555) constructed 1930, and 2116 Broad (LE2556) constructed 1930 share many of the common features as above but include other features such as jalousie windows, pictures windows, and hip roofs. 2008 Broad stands out for its square columns on brick piers which support a large front porch, the porch has been enclosed which is a reversible alteration. 2008, 2013, and 2116 Broad would all be considered potentially contributing as part of a district, 2114 Broad would be non-contributing due to alterations which change the visual character of the building.

2020 Broad (LE2550) constructed 1940 is a simplified English Tudor Cottage, it retains much of its architectural integrity. The house features a moderately pitched gable roof, small entry porch with gable roof, wood siding, exposed rafter tails, and an asymmetrical chimney on the front façade. Would be considered as potentially contributing in a district.



2020 Broad Street (LE2550)

Owens Street

Owens Street is bounded to the north by Young Street and to the south by Palmetto Street, cross streets are Lincoln and Osceola. The architectural style of the buildings on Owens Street are Frame Vernacular. Construction dates range from 1954 thru 1959.



2109 Owens Street (LE6356)

2017 Owens (LE6355) constructed 1959 features a gable roof, casement windows, carport, covered entry stoop, and brick exterior with vertical

wood siding in gable end and front entry, potentially contributing as part of a district. 2109 Owens (LE6356) constructed 1954 features generous casement windows which wrap around the corners of the front façade of the house. This creates an attractive look and no doubt increases ventilation, a single casement window is adjacent to the recessed front door. The building also features a low hip roof, brick exterior, and carport. It retains a significant amount of architectural integrity and would be considered potentially contributing as part of a district. 2113 Owens (LE6357) constructed 1956 is an apartment building with a symmetrical façade, second floor wrap around balcony, and brick exterior. Windows have been replaced, this alters the appearance of the building, would be considered non-contributing as part of a district. 2114 Owens (LE6358) constructed 1957 sits on a large corner lot, it features a low hip roof, brick

exterior, and deeply recessed front corner entry with decorative brick cut outs. A carport is located on the back of the house, considered potentially contributing as part of a district.

### Adams Street

Adams Street is the eastern boundary of the FAMU Addition neighborhood. Only one building on Adams fit the survey criteria as being a part of the FAMU Addition and dating to pre-1966. 1938 South Adams Street (LE2316) was constructed in 1945. It has been altered since it was originally surveyed in 1997 as part of the Tallahassee Neighborhood Survey. It is a ranch style home which features a historically inappropriate metal raised seam roof and vinyl, paired 1/1 replacement windows, small covered front entry, and single car garage. It does retain an asymmetrically placed bay window which would have been an original feature of the house, however it would not be considered as contributing due the addition of inappropriate new roofing, windows, and siding.

### Change of Status

Five properties required change of status updates, those properties are as follows: 210b Barbourville (LE2544) this was a small Frame Vernacular building still standing in 1997 when it was surveyed as part of the *Tallahassee Neighborhood Survey*, date of demolition is unknown. 2003 South Martin Luther King Jr. Boulevard (LE2367) surveyed as part of the *Historical and Architectural Survey of Florida Agricultural & Mechanical University*, this was the Caleb Paddyfote house, a Frame Vernacular building constructed in 1935, a permit was issued for the demolition of this property in October 2010, the lot remains vacant. 2013 South Martin Luther King Jr. Boulevard (LE2369) also surveyed as part of the *Historical and Architectural Survey of Florida Agricultural & Mechanical University*, it is also a vacant lot, this was the Dr. Leonard Foote house, a Masonry Vernacular building constructed in 1926, unknown when this structure was lost as no demolition permit was available on record. 213 Osceola Street (LE2570) (*Tallahassee Neighborhood Survey*) was a Frame Vernacular building constructed in 1940, it is unknown when the building was demolished, but a permit was issued for the existing new construction in 2013. 2001 Broad Street (LE2546) (*Tallahassee Neighborhood Survey*) was a Frame Vernacular building constructed in 1936, a demolition permit was issued in February 2010 and a permit for the existing new construction was issued in 2016.

## **Investigations Results and Conclusions**

### **Findings in Relation to Stated Objectives**

The original objectives of the survey was to conduct a survey and inventory of pre-1966 buildings located within the FAMU Addition neighborhood. This included updates to buildings recorded in the course of the *Tallahassee Neighborhood Survey* conducted in 1997. The 1997 survey recorded pre-1946 buildings. The updated survey would document changes to properties previously recorded and capture those properties not recorded with the criteria of documenting pre-1966 buildings. The survey recorded updated or new Florida Master Site Files for 94 buildings. Each building was evaluated for eligibility for nomination to the National Register of Historic Places either individually or as contributing to a district. Each building was evaluated

for its integrity and according to the National Register criteria by a Secretary of the Interior qualified professional.

### **Integrity Assessment**

A property must retain integrity in order to convey its significance. In order to be listed in the National Register, significance must be demonstrated using the National Register criteria, but a property must also have integrity. Evaluations of criteria can be subjective, but the evaluation must be grounded in the relationship of a property's physical features, or character defining features, to its significance. The National Register recognizes seven qualities used to evaluate integrity, location, design, setting, materials, workmanship, feeling, and association. It should be recognized that all properties experience change over time, in some cases those changes take on historic significance in their own right. Further, recent changes to a property must be evaluated to determine to what extent they are compatible or to what extent they impact the integrity and historic character of the property. Alterations to properties common in the FAMU Addition neighborhood included, vinyl windows, vinyl siding, and enclosed porches. The majority of the buildings surveyed did retain a significant amount of integrity, therefore minor alterations which did not impact the overall integrity or character of the property did not impact the determination of potentially contributing. If alterations were significant and impacted the overall integrity and visual character they were determined to be non-contributing.

Most of the buildings surveyed in the FAMU Addition neighborhood were in good or fair condition, with only a very small number in poor or deteriorated condition. No properties were determined to be ruinous. Therefore physical condition was not a significant factor in the evaluation process. A number of buildings recorded were vacant, this did not affect evaluation or eligibility for listing.

### **Methods Used for Evaluation**

In the course of the survey, 94 properties were evaluated for their eligibility for listing in the National Register of Historic Places. The FAMU Addition survey was conducted according to the established standards and criteria as outlined by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State. The National Register Criteria were utilized to provide guidance in the evaluation process for listing in the National Register.

Criteria for listing in the National Register includes significance in architecture, archaeology, history, engineering, and culture. Areas of significance can be identified in districts, sites, buildings, buildings, and objects which 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 our past; or
- C. That embody the distinctive characteristics of a type, period, or method of constructions, 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 prehistory or history.

There are other criteria considerations for sites, buildings, and objects which ordinarily would not be considered eligible, such as cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings 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 50 years. Such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within specific categories. Since all of the buildings within the survey boundaries of the FAMU Addition neighborhood are residential buildings the criteria considerations were not part of the evaluation process.

For a property to qualify for listing in the National Register it must meet one of the Criteria by 1) being associated with an important historic context and, 2) retaining historic integrity of those features necessary to convey its significance. Evaluations were made using the following prescribed sequence, 1) categorized the property as a district, site, building, building, or object, 2) determine the historic context, 3) determine whether the property is significant under the National Register Criteria, 4) determine if the property represents a type usually excluded from the National Register, and 5) determine whether the property retains integrity.

Properties can be nominated to the National Register individually, as a district which possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects within definable boundaries, as a multiple property, which would include a number of properties of different types within a defined area. Two categories were relevant for evaluation for the FAMU Addition, individual and district. Three properties were evaluated as eligible for listing in the National Register individually, 212 Young Street, 311 Barbourville Drive, and 212 Barbourville Drive, but most were evaluated as eligible as part of a local or National Register district.

The FAMU Addition subdivision is a residential neighborhood, the only type of resource identified are residences. They are significant as examples of specific architectural styles (NR Criterion C), for their association with the lives of historically important people (Criterion B), and/or for their association with events that made a significant contribution to the broad patterns of local history (Criterion A). The period of historical significance for the historic context developed for the survey area begins in 1925 when the subdivision was platted through 1964 (passage of the Civil Rights Act). The architectural period of significance is from c. 1933 through 1966, this reflects the range of construction dates for residences located within the survey area.

Properties are nominated for listing at either the local, state, or national level. The majority of buildings recorded and evaluated as part of this survey are significant on the local level, with a few eligible for listing individually on a national level. A total of 94 buildings/properties were surveyed, 63 were contributing, 26 were non-contributing, with 5 changes of status recorded due to demolition or new construction, and 1 building with insufficient information available for evaluation. The 63 buildings identified as contributing, all were contextually tied to Florida

Agricultural & Mechanical University, community development, ethnic heritage, education, and social history.

Buildings were evaluated as contributing according to the following criteria: they date within the survey boundaries period of significance, possess historical and/or architectural significance, and have maintained their architectural integrity. Non-contributing buildings were constructed outside of the area of significance and buildings with major alterations which detract from the visual character of the structure and the cohesiveness of the neighborhood.

### **Project Scope and Completeness**

The original scope of the project was to survey approximately 91 properties within the boundaries of the FAMU Addition subdivision, the survey recorded 94 properties. This included 41 new recordations, 48 updates, and 5 change of status. Work within the survey boundaries was comprehensive, the subdivision remains very cohesive with only a small number of structures lost over time to demolition and fire with subsequent new construction. A secondary goal was the development of an historic context documenting the neighborhoods historic relationship to FAMU. Extensive archival research was conducted connecting the subdivision historically to the university, this included oral histories, plat maps, directories, and property deeds. The FAMU Addition subdivision continues to experience development pressure from FAMU. As the university continues to grow and expand there will continue to be pressure on the surrounding neighborhoods, including the FAMU Addition. Future documentation should record any changes to the neighborhood in this regard.

### **Project Records Location**

This survey and report are available in their entirety at the Florida Master Site File, Division of Historical Resources, Florida Department of State and the Tallahassee Trust for Historic Preservation. One to two photographs are printed in hard copy format for each FMSF form, but multiple photographs are available digitally. Sources such as plat maps, deeds, Sanborn maps, and population maps are available through Leon County and the State Archives of Florida.

## Recommendations Regarding the Preservation of Resources

An ideal outcome is that the FAMU Addition survey will serve as a starting point for development of a National Register and/or local register district nomination. Successful management of historic resources begins with identification and documentation of those resources. This survey has provided an important tool in the preservation and the potential nomination process. There are currently four buildings listed in the Tallahassee-Leon County Register of Historic Places in the FAMU Addition, 311 Barbourville Drive, 212 Barbourville Drive, 222 Osceola Street and 212 Young Street, which is also listed in the National Register.

National Register listing provides official recognition of historic properties, provides some limited protections from various activities which involve federal funding or assistance



222 Osceola Street (LE2572)

and cause damage or loss regarding historic resources, and makes properties eligible for federal historic preservation incentives. What listing in the National Register does not do is place restrictions on what a non-federal owner can do with their property (unless that property receives federal assistance), lead to public acquisition or require public access, does not automatically invoke local historic overlay/zoning or local designation, and a property will not be listed if the owner objects for an individual property, or for districts, a majority of property owners object.

Properties listed in the local register of historic places receive a much higher level of protection. In Tallahassee-Leon County in order for historic properties to receive protections they must be rezoned with a historic preservation overlay, this is for individually listed properties and districts. Tallahassee-Leon County is a Certified Local Government, therefore it has a mechanism for identification, survey, evaluation, and listing of historic resources and a historic preservation ordinance. Procedures for listing are outlined in the Tallahassee Code of Ordinances, Land Development Code, Chapter 10, Zoning, Article V, Special Regulatory Overlay Districts and Areas, Division 2, Historic Preservation, Historic Preservation Districts, and Historic Preservation Overlay Zoning.

Effect of listing on the local register includes:

1. Upon approval of the nomination for listing of the local register a property shall be rezoned with a Historic Preservation Overlay.

2. Sites, structures, buildings, or objects designated as contributing properties in a historic preservation district shall be entitled to modified enforcement of the Standard Building Code.
3. Any demolition, alteration, relocation, or construction activities within a historic preservation district must be done pursuant to a certificate of appropriateness as provided in this division.
4. Sites, structures, buildings, or objects designated as contributing within a historic preservation district shall have their concurrency reserved by the local government.
5. The city will waive permit fees, development review fees, annual fees, and other rehabilitation-related fees for contributing structures within a historic preservation district that are privately owned.
6. The city shall install special street signs and boundary identification markers for residential historic districts.
7. Properties designated as contributing in a historic preservation district that are privately owned shall be eligible to apply for funding from the city historic property grant and loan program.

Another resource available for properties listed in the National Register of Historic Places or the local register of historic places are Ad Valorem Tax Exemptions, this tax benefit is available for eligible historic rehabilitation improvements.

Another preservation tool is education and outreach. The Tallahassee Trust for Historic Preservation in partnership with the City of Tallahassee, Leon County, and the Division of Historical Resources, amongst other local organizations, provides educational and outreach programming opportunities for the community to learn about and enjoy local history and heritage.

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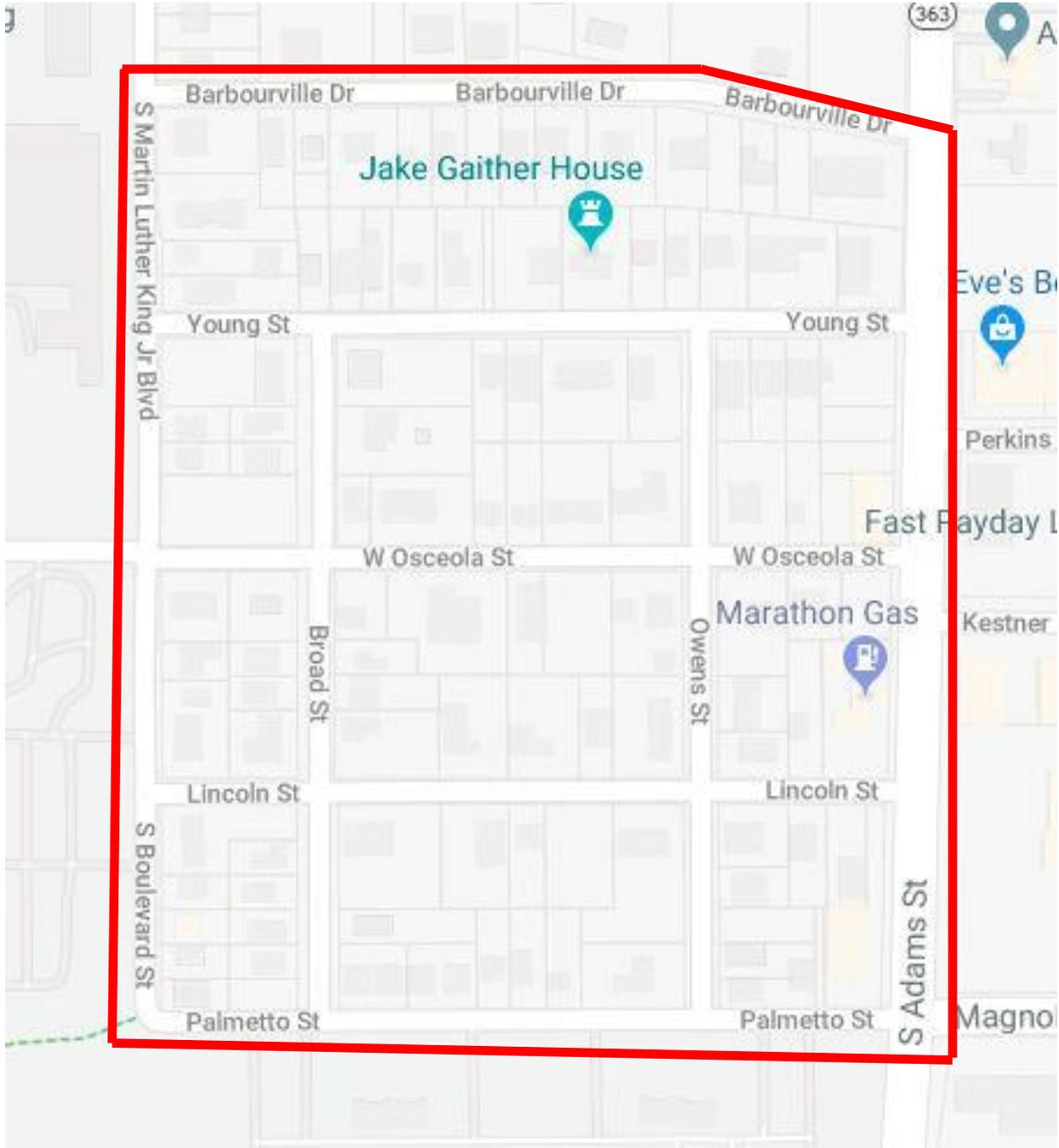
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## **Appendices**

- A) Project Boundaries Map
- B) List of all Historical Resources within the Survey Area

Appendix A: Project Boundaries Map

Architectural Survey of the FAMU Addition Subdivision



FAMU Addition Neighborhood survey boundaries; north – Barbourville Drive, east – South Adams Street, south – Palmetto Street, west – South Martin Luther King Jr. Boulevard

Appendix B: List of all Historical Resources within the Survey Area  
 Architectural Survey of the FAMU Addition Subdivision

Site ID	Parcel ID#	Address	Year Built	Style	Evaluation
LE06359	4101460000210	109 BARBOURVILLE DR	1949	Frame Vernacular	C
LE06321	4101460000190	201 BARBOURVILLE DR	1952	Frame Vernacular	C
LE02543	4101204510000	210A BARBOURVILLE DR	c1936	English Tudor Cottage	C
LE02544		210B BARBOURVILLE DR		Demolished	
LE02545	4101204520000	212 BARBOURVILLE DR	c1935	English Tudor Cottage	Individual NR
LE06322	4101460000150	213 BARBOURVILLE DR	1956	Frame Vernacular	C
LE06323	4101460000170	217 BARBOURVILLE DR	1956	Frame Vernacular	C
LE06324	4101460000140	301 BARBOURVILLE DR	1955	Frame Vernacular	Insufficient
LE06325	4101460000120	307 BARBOURVILLE DR	1950	Frame Vernacular	C
LE06277	4101460000110	311 BARBOURVILLE DR	1952	Frame Vernacular	Individual NR
LE06326	4101460000090	315 BARBOURVILLE DR	1953	Frame Vernacular	C
LE06327	4101204540000	316 BARBOURVILLE DR	1947	Frame Vernacular	NC
LE06328	4101460000070	321 BARBOURVILLE DR	1950	Frame Vernacular	C
LE02315	410144J0040	107 YOUNG ST	c1940	Masonry vernacular	C
LE02577	410144J0050	109 YOUNG ST	1940	Masonry vernacular	C
LE02578	410144J0060	111 YOUNG ST	c1947	Masonry vernacular	C
LE06329	4101460000280	128 A/B YOUNG ST	1962	Frame Vernacular	C
LE06330	4101460000300	140-142 YOUNG ST	1956	Frame Vernacular	C
LE06361	410144I0010	203 YOUNG ST	1958	Frame Vernacular	NC

LE06331	4101460000330	204 YOUNG ST	1948	Frame Vernacular	C
LE06332	410144I0020	207 YOUNG ST	1960	Split Level	C
LE06177	4101460000340	212 YOUNG ST	1954	Ranch	Individual NR
LE06333	410144I0050	213 YOUNG ST	1960	Frame Vernacular	C
LE06334	4101460000360	214 YOUNG ST	1951	Frame Vernacular	C
LE02579	410144I0060	215 YOUNG ST	c1940	Frame Vernacular	C
LE02580	410142A0010	218 YOUNG ST	c1939	Frame Vernacular	C
LE02581	410142A0020	220 YOUNG ST	c1946	Frame Vernacular	C
LE02582	410142A0050	222 YOUNG ST	c1946	Frame Vernacular	C
LE02583	410142A0060	308 YOUNG ST	c1940	Frame Vernacular	C
LE02313	410144K0011	113 OSCEOLA ST	1948	Masonry Vernacular	C
LE02314	410144J0100	114 OSCEOLA ST	c1946	Frame Vernacular	NC
LE02568	410144K0050	115 OSCEOLA ST	c1942	English Tudor Cottage	C
LE06335	410144J0110	122 OSCEOLA ST	1954	Frame Vernacular	NC
LE02569	410144L0010	201 OSCEOLA ST	c1940	Frame Vernacular	NC
LE02567	410144L0010	203 OSCEOLA ST	c1946	Frame Vernacular	NC
LE06336	410144I0010	204 OSCEOLA ST	1968	Frame Vernacular	NC
LE06337	410144I0090	208 OSCEOLA ST	1965	Split Level	C
LE06338	410144I0050	209 OSCEOLA ST	1947	Frame Vernacular	NC
LE06339	410144I0110	212 OSCEOLA ST	1951	Frame Vernacular	C
LE02570		213 OSCEOLA ST		New Construction	
LE06344	410142D0051	214 OSCEOLA ST	1958	Split Level	C
LE02571	410142E0012	219 OSCEOLA ST	c1933	Frame Vernacular	C
LE02572	410144I0120	222 OSCEOLA ST	c1939	Frame Vernacular	C
LE02873	410142F0010	303 OSCEOLA ST	1939	English Tudor Cottage	NC

LE02874	410142F0011	309 OSCEOLA ST	1948	Masonry vernacular	C
LE06340	410144K0100	110 LINCOLN ST	1949	Ranch	C
LE06341	410144N0030	111 LINCOLN ST	1950	Frame Vernacular	C
LE02557	410144K0040	114 LINCOLN ST	c1945	Frame Vernacular	NC
LE06342	410411M0010	203 LINCOLN ST	1965	Ranch	NC
LE02558	410144L0100	210 LINCOLN ST	c1946	English Tudor Cottage	NC
LE02559	410142E0041	214 LINCOLN ST	c1933	Frame Vernacular	C
LE06343	410144M0050	217-219 LINCOLN ST	1954	Frame Vernacular	C
LE06345	410142H0011	239 LINCOLN ST	1953	Ranch	C
LE02312	410144M0100	214 PALMETTO ST	c1940	Frame Vernacular	NC
LE02364	4101460000040	1901-1903 S MARTIN LUTHER KING BLVD	c1947	Frame Vernacular	C
LE02365	410142B0010	1935 S MARTIN LUTHER KING BLVD	c1945	Frame Vernacular	C
LE02366	410142B0020	1937 S MARTIN LUTHER KING BLVD	c1932	Frame Vernacular	C
LE06360	410142B0030	1945 S MARTIN LUTHER KING BLVD	1968	Frame Vernacular	NC
LE02367		2003 S MARTIN LUTHER KING BLVD		Demolished	
LE06346	410142C0030	2005 S MARTIN LUTHER KING BLVD	1955	Frame Vernacular	NC
LE02368	410142C0041	2009 S MARTIN LUTHER KING BLVD	c1935	Frame Vernacular	C
LE02369		2013 S MARTIN LUTHER KING BLVD		Demolished	
LE02560	410142F0031	2021 S MARTIN LUTHER KING, JR BLVD	c1933	Masonry vernacular	C
LE02561	410142F0040	2023 S MARTIN LUTHER KING, JR BLVD	c1933	Masonry vernacular	C

LE06347	410142F0050	2025-2027 S MARTIN LUTHER KING BLVD	1901	Frame Vernacular	C
LE06348	410142G0010	2105 S MARTIN LUTHER KING BLVD	1952	Frame Vernacular	C
LE02562	410142G0031	2115 S MARTIN LUTHER KING, JR BLVD	c1935	Frame Vernacular	NC
LE02563	410142G0041	2109 S MARTIN LUTHER KING, JR BLVD	c1948	Frame Vernacular	C
LE02564	410142G0051	2127 S MARTIN LUTHER KING, JR BLVD	c1940	Frame Vernacular	C
LE02565	410142G0060	2135 S MARTIN LUTHER KING, JR BLVD	c1940	Frame Vernacular	C
LE02546		2001 BROAD ST		New Construction	
LE06349	410142C0011	2004 -2006 BROAD ST	1948	Frame Vernacular	C
LE02547	410142C0031	2008 BROAD ST	c1940	Frame Vernacular	C
LE02548	410142D0030	2009 BROAD ST	c1940	Frame Vernacular	NC
LE06350	410142C0040	2012 BROAD ST	1954	Frame Vernacular	C
LE06351	410142D0050	2013 BROAD ST	1950	Frame Vernacular	C
LE06352	410142F0030	2018 BROAD ST	1961	Frame Vernacular	C
LE02549	410142E0030	2019 BROAD ST	c1933	Frame Vernacular	C
LE02550	410142F0041	2020 BROAD ST	c1940	English Tudor Cottage	C
LE02551	410142E0040	2021 BROAD ST	c1933	Frame Vernacular	C
LE02552	410142E0050	2023 BROAD ST	c1933	Frame Vernacular	NC
LE02553	410142F0050	2024 BROAD ST	c1940	Masonry vernacular	NC
LE02554	410142G0020	2104 BROAD ST	c1940	Frame Vernacular	NC
LE06353	410142G0030	2110 BROAD ST	1963	Frame Vernacular	C
LE02555	410142G0040	2114 BROAD ST	c1930	Frame Vernacular	NC
LE06354	410142H0040	2115 BROAD ST	1956	Frame Vernacular	C
LE02556	410142G0050	2116 BROAD ST	c1930	Frame Vernacular	C

LE06355	410144K0101	2017 OWENS ST	1959	Frame Vernacular	C
LE02573	410144L0010	2106 OWENS ST	c1947	Frame Vernacular	NC
LE06356	410144N0041	2109 OWENS ST	1954	Frame Vernacular	C
LE02574	410144L0010	2110 OWENS ST	c1947	Masonry vernacular	NC
LE06357	410144N0100	2113 OWENS ST	1956	Frame Vernacular	NC
LE06358	410144M0080	2114 OWENS ST	1957	Frame Vernacular	C
LE02316	4101460000260	1938 S ADAMS ST	c1945	Ranch	NC