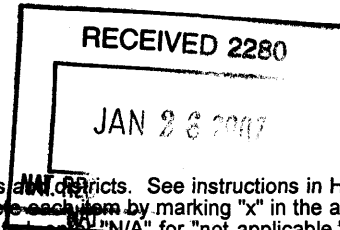


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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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

1. Name of Property

historic name JACKSON ROOMING HOUSE

other names/site number Jackson Boarding House; Jackson Hotel FMSF #HI0906

2. Location

street & number 851 Zack Street N/A not for publication

city or town Tampa N/A vicinity

state FLORIDA code FL county Hillsborough code 057 zip code 33602

3. State/Federal Agency Certification

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

Barbara C. Mattick / DSHPO 1-22-07
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Edson H. Beall
Signature of the Keeper Date of Action 3.7.07

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Rooming House

DOMESTIC/Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular

Materials

(Enter categories from instructions)

foundation Brick Pier

walls Aluminum Siding

roof Asphalt Roll

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Checkboxes for NPS documentation: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

ETHNIC HERITAGE/Black

Period of Significance

c. 1905-1957

Significant Dates

c. 1905

c. 1912

c. 1920

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Checkboxes for primary location: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreege of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

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

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Charlette Hein, Preservation Specialist/Carl Shiver Historic Preservationist

organization Florida Bureau of Historic Preservation date January 2007

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Willie Robinson

street & number 851 Zack Street telephone (813) 228-9376

city or town Tampa state Florida zip code 33602

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

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

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Jackson Rooming House is a two-story, Wood Frame Vernacular residence located at 851 Zack Street¹ in Tampa, Florida. It was constructed in three stages between c. 1905 and c. 1920, each section of which has its own hip roof covered with asphalt roll. The building has an L-shaped ground plan and rests on brick piers. The exterior walls are sheathed with aluminum siding, and the main fenestration of the building consists of both paired and single 2/2-light, double hung wood sash windows that appear to have been randomly placed, but actually reflect the size of the rooms on the interior. The main facade of the house features a two-story, hip roof veranda with solid wall balustrades that extend the full width of the facade. The upper deck and roof of the veranda are supported by wood columns. Centered above the second story roof of the veranda is a small gable roof structure containing a louvered vent and a decorative verge board that abuts the main hip roof. At the southwest corner of the house is a narrow, two-story screened porch. The exterior of the house has been painted yellow with brown and red trim. The interior of the former rooming house has a narrow central hall on both floors that provides access to four sleeping rooms, a living room, dining room, sitting room, and two bathrooms.

SETTING

The Tampa Bay metropolitan area, which includes the cities of Tampa, St. Petersburg, Clearwater and their extensive suburban areas, has a population of over 2,000,000 permanent residents. Located in the western part of central Florida, Tampa is situated at the mouth of the Hillsborough River on Tampa Bay—an inlet to the Gulf of Mexico. The city is the seat of Hillsborough County, a leading phosphate shipping port, and a major center of finance and large bank holding companies and investment firms. With its nearby beaches and other attractions, sporting facilities, and climate, many thousands of tourists each year add substantially to the economic vitality of the area. Tampa today is a city of more than 303,447 persons in a county of about 998,948.² Despite the fact that the former rooming house is almost surrounded by mature palmettos and other trees, the rest of the properties along that section of Zack Street are devoted to paved parking lots, leaving the resource isolated in a sea of concrete and asphalt.

PRESENT AND ORIGINAL APPEARANCE

Exterior Description

Originally built as a two-room cottage c. 1905³, the building was enlarged around 1912 to become the Jackson Rooming House.⁴ While the Zack Street facade presents a typical two-story, frame vernacular

¹ Originally listed in the Tampa City Directory as 835 Zack Street.

² Tampa Morning Tribune. Ted Byrd: "Results of census satisfy Hillsborough officials." April 17, 2001.

³ Although family members place the construction date at 1899, the building does not appear on the 1903 Sanborn Maps.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
DESCRIPTION

appearance (Photo 1), the building is actually three joined structures. The first two are built directly behind each other, each having its own hip roof. These segments are joined to the third section of the building—which is lower in height and also has a hip roof—by a shed roof connector (Photos 2-4). The 1915 Sanborn Fire Map (See Attachment A) shows a single footprint but indicates the separation of the two original sections with a line. By the time of the 1931 Sanborn Fire Map, the present rear addition, with its two-story screened porch (Photo 4) is in place and the original accessory building that stood at the southeast corner of the lot has been razed and replaced with a new one constructed in the southwest corner of the lot (See Attachment B). This corrugated metal shed remains on the property in that location today.

The Jackson Rooming House is located in what historically had been the southern edge of a large African American neighborhood containing single family dwellings, churches and a thriving business area along Central Avenue. The nearly square mile area was bounded on the east by Nebraska Avenue, on the north by Scott Street, and on the west by Central Avenue, which was lined for several blocks with brick commercial buildings, restaurants, movie houses, meeting halls, and single family dwellings (Attachments C-E). The buildings constructed along Zack Street, in the 1910s and 1920s, were a mixture of residential buildings, brick storefront shops (Photo 5) serving mainly the African American population of a growing Tampa. The surrounding single family dwellings and the row of brick commercial buildings that once stood across the street from the rooming house, fell victim mainly to deterioration and the urban renewal efforts of the city of Tampa in the 1950s to demolish buildings that failed to city codes. Now the immediate neighborhood consists mainly of vacant lots and a scattering of new construction (Photo 6). Little remains of the historic neighborhood to the north and west, much of which was demolished, beginning in the late 1940s to make way for public housing projects such as Central Park Village that surrounds the historic Christine Meacham Elementary School (Photo 7 & Attachment C).

The Jackson House was constructed on a narrow lot with a relatively tight fit to the east and west, with access to the rear of the property originally provided by an alley that bisected the city block. This access vanished with the destruction of most of the properties that once stood along Zack Street and Twiggs Street to the south (Photo 6). The addition to the rear elevation also brought the structure close to the south lot line. A chain link fence currently surrounds the property (Photo 2). The building is supported on brick piers. The entire house is covered in yellow aluminum siding accented with red trim. The roof is covered with rolled composition material, and the majority of the windows are the original 2/2-light wood double-hung sashes. Large non-historic windows fill the original frames flanking the main entranceway on the first story; however, the window frames retain their original mullioned transoms that contain lozenge and diamond shaped panes (Photo 8). All of the building's windows are surrounded with straight cut plain wooden frames. The first floor

⁴ Robinson, Sarah Jackson, Personal Interview, 2003; Although shown on the Sanborn Maps as the "Jackson Boarding House," the hostelry never served meals to its guests.

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**NATIONAL REGISTER OF HISTORIC PLACES
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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
DESCRIPTION

windows on the main facade and have exterior metal security bars, as do five of the first floor windows on the first story of the east elevation (Photos 1-2). All of the windows also have aluminum screens.

The porch on the main (north) facade rests on a concrete block base that rises four feet from the sidewalk. Concrete steps, located at the northwest corner of the facade (Photo 9), have two steps leading south and four steps to the east that lead to the concrete porch deck. This second section of steps is bordered on the north by a decorative metal handrail. The deck of the second story veranda serves as the ceiling of the one on the ground story and has a fascia bordered by a fixed metal awning that wraps around the three sides. The present balustrades on both verandas are solid panels, the lower one constructed of bead board and the upper of painted Masonite. The sides of the second story veranda have jig-cut variations of urn balusters, probably a remnant of the original balustrades (Photo 10). The upper and lower verandas are both supported by four evenly spaced columns standing at the front edge (Photo 1). The first story veranda features four Tuscan style columns with capitals and bases. The upper story features two inner Tuscan style columns, but the supports at the corners of the veranda are simple squared wooden posts. Tuscan columns are similar to Doric but lack fluting. The columns on the facade of the rooming house all feature entasis—a slightly convex curve of the column shaft that was employed in ancient Greek and Roman architecture

The two outer supports of both verandas, however, are simple squared wood post, rather than formal columns. The main entrance to the rooming house retains its historic wood and glass paneled door, but the original screen door has been replaced by a metal barred security door. Access to the second story veranda is provided by a wood and glass paneled door similar to the main entrance door downstairs, but it also features a wood frame screen door that is probably original. The upper doorway is flanked by single 2/2-light wood sash windows similar to those found on the other elevations of the house. A front gable faced with horizontal weatherboard and a horizontal slatted attic vent abuts the hip roof. The gable peak contains a decorative verge board of Queen Anne design (Photo 11).

The East elevation has two brick chimneys (Photo 2). One of these is an interior chimney that serves the fireplace located on the south wall of the living room. The second is an external brick flue that once probably served a cast iron cook stove but now vents the heat from a modern gas kitchen stove. Another interior brick chimney is found near the southwest corner of the main section of the building and serves a fireplace located on the west wall of a large sitting room (Photo 3).

The historical development of the rooming house is more evident when one looks at an aerial view of the house (Photo 12). The front section of the house is covered with a pyramidal roof, from which a long narrow hip roof ell extends to the rear of the building where one finds the screened porch. The southwest wing of the house is fitted into the corner niche formed by the connection of the main structure and its long rear ell. Its hip roof is lower in height than the other two sections of the house. The screening of the rear two-story veranda (Photo 4) is held in place with a simple 1 x 2-inch board grid system and the roof has exposed rafter

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
DESCRIPTION

tails on the second story. The rear ell is supported with concrete blocks that are also configured to serve as back steps to the screen door. In addition, concrete blocks have been used to replace the original brick piers in some places on this elevation.

Interior Description-First Floor

The interior of the Jackson Rooming House consists of a series of sleeping rooms separated by a central hallway on two floors (See Floor Plan). The ground floor also has a living room, sitting room, kitchen, dining room, and a bath. The second floor spaces consist entirely of sleeping rooms, except for a single bathroom. The main entrance at the north of the building (Photo 13) opens onto a narrow hallway with a straight flight of wooden stairs leading to the second floor (Photo 14). The staircase features a molded handrail with turned balusters and a newel post at the bottom of the rail. A similar newel post is found at the top of the stair rail, and the stairwell on the second floor is bordered by a balustrade with turned balusters (Photo 15). The hall on the first floor runs in a straight line from the main entrance to a rear exit and screened porch at the south end of the building (Photo 16). The walls on either side of the hall have vertical board paneling on their upper half, while the lower half features a wainscot comprising novelty vertical siding and a molded chair rail. The rooms on the first floor have molded wooden doorframes with paneled wood doors (Photo 17). The first floor living room, which may have served as the office of the rooming house, is located immediately inside the main entrance to the left of the hall. It contains a small fireplace, with a wooden mantelpiece and a mirror over mantel (Photo 18). Like the living room, the dining room (Photo 19), kitchen (Photo 20), and bathroom (Photo 21) are found on the east side of the hall near the center of the house. The bathroom contains a standard toilet and claw foot bath tub. The walls are sheathed with a variety of non-historic materials, and a single window provides natural illumination. On the opposite side of the hall from this area is a sitting room, which also features a fireplace. The remaining six rooms on this floor were originally sleeping rooms.

Interior Description-Second Floor

Like the first floor, the second floor has a narrow straight hall that runs the full length of the building (Photo 22). The second floor features eleven sleeping rooms (Photo 23) and one bathroom. The sleeping room doors have plain wooden frames, but have wood paneled doors similar to those found on the first floor. The wainscoting in the hall is identical to that found on the first floor, and the walls above also have vertical wooden paneling. The door at the front of the hall (Photo 22) leads to the front second story veranda, while the one at the rear leads to the upper screened porch (24).

ALTERATIONS

The Jackson House has undergone many alterations over the years. Its original construction was that of a modest one-story two-room cottage constructed c. 1905. Between 1912 and 1915, the building was enlarged to

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HILLSBOROUGH COUNTY, FLORIDA
DESCRIPTION

two stories. The building was enlarge again, probably in the early 1920s and achieved it present appearance c. 1929. Aluminum siding now covers Jackson House and aluminum repairs to soffits have been made along the way. The original balustrades of the two-story verandas have been replaced with solid Masonite. Central air conditioning and heating have been installed in the residence.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Jackson Rooming House is significant at the local level under Criterion A in the area of Ethnic Heritage: Black as a surviving resource of the Jim Crow era during which African Americans were not allowed to be guests in hotels and rooming houses patronized by white customers. Probably constructed as a private home by Frank James, a black laborer, around 1905, the house was acquired by Moses Jackson a year later⁵ and enlarged c. 1912 to serve as a rooming house and hotel for transient blacks arriving in Tampa at the newly constructed Union Depot railroad terminal, located just half a block away. The facility served railroad workers and passengers, traveling salesmen, clergymen, teachers, and entertainers who needed temporary lodging. Famous black performers such as Duke Ellington, Cab Calloway, and Ella Fitzgerald reportedly stayed there during the 1930s and 1940s when they came to Tampa to perform for both black and white audiences. With the disappearance of local laws supporting local racial segregation after the passage of the Civil Rights Act of 1965, the need for facilities like the Jackson Rooming House declined and their patronage by African Americans eventually ended.

HISTORIC CONTEXT

Although Spanish explorers were familiar with the Tampa Bay area as early as the 16th century, Europeans did not settle in the area until the U.S. Army established Fort Brooke at the mouth of the Hillsborough River in 1824. The trading post and small settlement that sprang up near the fort became Tampa, but the settlement remained no more than a wilderness village for more than half a century. The population of Tampa in 1880 stood at only 720 residents. Several events launched Tampa on its course to becoming a large modern city.

In 1883, the old Fort Brooke military reservation was opened to civilian settlement, causing a flurry of real estate speculation. The same year saw the completion of the South Florida Railroad linking Tampa with Jacksonville and the discovery of phosphate in the vicinity. The mining of this essential ingredient in commercial fertilizer would bring a wave of new settlement to Central Florida and transform Tampa into a major port from which the mineral was shipped all over the world.

Far more important to the rapid and spectacular growth of Tampa after 1885 was the founding of Ybor City. Vicente Martinez Ybor was a Spanish citizen who had begun manufacturing cigars in Cuba in 1856. At the outbreak of the "Ten Year's War" rebellion against Spanish rule in 1868, Ybor was forced to flee Cuba because he was suspected of disloyalty to Spain. He reestablished his cigar operations in Key West, Florida, and persuaded other Cuban and American cigar manufacturers to join him. Labor was readily available among the thousands of Cuban refugees who had fled the conflict in their homeland.

⁵ Tampa City Directory, 1905-1906.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

After more than 15 years in Key West, Ybor decided to seek a more favorable place to operate his business. Shipping between Key West and major ports was irregular and unreliable, hindering access to raw materials and markets. The conflict between Spanish and Cuban workers over the fate of Cuba also caused constant labor problems, resulting in costly strikes. After examining other locations, Ybor decided in 1885 to relocate to Tampa. His decision was heavily influenced by the availability of transportation and incentives offered by Tampa businessmen who provided him a large tract of land northwest of town on which to build factories and houses for cigar workers. Within a year "Ybor City" had become an incorporated community standing almost in the shadow of downtown Tampa. Its independence, however, was short-lived. In 1887, Tampa annexed Ybor City creating a community with a population of 5,000. Tampa's population increased dramatically over the next several decades, especially after a second cigar-producing center was established at West Tampa on the western side of the Hillsborough River.

By 1900, black residents comprised almost 28 percent of the city's population. Tampa also became an ethnically diverse city during this period, with sizable numbers of Italian, Spanish, and Cuban newcomers.⁶ The black community located nearest to downtown Tampa at the beginning of the 20th century was known as "The Scrub," which got its name from the scrub palmettos that covered the area. "The Scrub" began in the last decade of the nineteenth century as a small black settlement composed of housing for common laborers, railroad workers, and workers at nearby lumber mills. When Ybor City was established in 1886, the black community found itself sandwiched between white Tampa on one side and the Latin village of Ybor City on the other. In time, Tampa and Ybor City began to grow in all directions, leaving "the Scrub" isolated and having to fend for itself.⁷

A large black residential neighborhood began to develop north of Zack Street and west of Nebraska Avenue, the western boundary of Ybor City. By 1915, the area had become a densely settled neighborhood extending about ten blocks north of Zack Street along Nebraska Avenue and approximately a half mile west to Marion Avenue. Central Avenue, located about five blocks west of 851 Zack Street, was the main business district for the African American community in Tampa. Central Avenue started development as a business district in the 1890s. In 1893 there were only five black-owned businesses along Central Avenue, but by 1910 that number had grown to over 80.⁸ Numerous businesses lined both sides of the thoroughfare. The Williams Cigar Company opened in 1906 on Scott Street. In 1912 the first black dentist, Dr. G. Coffee, bought property on Scott and Central to build his office. Walter Armwood opened the first black-owned drugstore on Central Avenue in 1913. Clara Frye opened a hospital on Lamar Avenue for the poor. The Tampa Bulletin newspaper

⁶ David R. Colburn and Jane L. Landers, eds. The African American Heritage of Florida (Gainesville, FL: University Press of Florida, 1995), p. 209.

⁷ Rowena F. Brady, Things Remembered, an Album of African Americans in Tampa (Tampa, FL: University of Tampa Press, 1997), p. 73.

⁸ Leland Hawes, "History and Heritage," Tampa Tribune, October 16, 1994.

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Section number 8 Page 3 JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

started in 1914 on Orange Avenue and became one of the leading black-owned newspapers in the nation. The Negro Board of Trade was organized in 1914 to promote business growth in the growing black neighborhood.

The Great Depression of the early 1930s brought hard times for all, particularly the African American community. Some relief came as the Tampa Urban League sponsored Tampa Cooperative Unemployment Council, offering sewing shop jobs. Health care, however, did improve. Walkonig's Clinic on Marion and Tyler opened in 1931. The City of Tampa opened the Tampa Negro Hospital on Lamar in 1930 to help relieve the load assumed by churches, families and health-care organizations such as the Padgett Nursing Home on Palafox. Tampa black business owners continued to provide employment as they could, including the Central Life Insurance Company, the Afro-American Insurance Company on Constant Street and the Pyramid Hotel and Investment Company. Education continued as a focus with the Lomax school being the largest black school in Hillsborough County. Works Progress Administration programs from Roosevelt's New Deal in the later 1930s offered job opportunities as well.

Serving the military in World War II was viewed as having two goals within the African American community: the fight against fascism and the end to discrimination and racism here in the United States. A favorite spot for servicemen was Watts Sanderson's Central Terrace Beer Garden on Central Avenue. Community members such as Robert Saunders, future leader of Florida's NAACP, was part of the World War II effort serving in the Air Force. After the War, Central Avenue continued to thrive with businesses such as the Avenue Sandwich Shop, later El Chico Bar and the Palace Drug Store on Scott—a favorite hangout for teens. The Apollo Ballroom on Central and Harrison was a popular spot for African American performers including James Brown, Cab Calloway, Ray Charles, Ella Fitzgerald with the Chick Webb Band, B.B. King, Cannonball Adderley and the Ink Spots. "Throughout the Jim Crow era, shops, clubs and churches...were a haven from the unpleasantness of segregation."⁹

At the beginning of the 1950s, Central Avenue was still the focus of African American business and social activity, but by the 1960s, the neighborhood was in serious decline. Deteriorating housing stock and a lessening of patronage for the businesses along Central Avenue due to the diminishing impact of formal segregation, caused black residents to move to other parts of the city. Urban renewal projects involving the demolition of substandard housing units and commercial buildings that no longer met code requirements resulted in the displacement of lower and moderate income citizens—primarily African Americans and Latinos who had traditionally lived in the vicinity of downtown Tampa—without producing any concurrent positive economic results.¹⁰ The dislocation of residents living in and near the downtown area continued with the construction of traffic corridors for Interstate Highways 4 and 275. Ironically, reports favoring the construction

⁹ Susan Greenbaum, US Anthropology Department, cited in History and Heritage article of October 16, 1994.

¹⁰ Robert Kerstein, "From Annexation to Urban Renewal: Urban Development in Tampa During the 1950s and 1960s" Tampa Bay History (Spring/Summer 1997), Volume 19, No. 1, p. 69.

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Section number 8 Page 4 JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

of the new highway systems spoke of them as potentially contributing to the stimulation of downtown, whereas they clearly had the opposite effect, opening up more possibilities for the development of suburban shopping malls and satellite communities that offered a broad spectrum of goods and services for their suburban residents. Unfortunately, the urban redevelopment efforts underway in the historic African American neighborhood north of downtown Tampa continues to erode its cultural identity.

CRITERION A: ETHNIC HISTORY: BLACK

In 1903, the eastern end of Zack Avenue was a lightly settled, mixed residential and industrial area, located on the southern edge of a rapidly growing African American neighborhood to the north (Attachment F). The rails of the Atlantic Coast Line Railroad, bordered by lumber yards, warehouse and other small industrial enterprises, ran just north of Zack Street, and many of the building lots on both sides of the rail line remained vacant. The development of Zack Street was hindered not only by the location of the rail line but also by the fact that it abutted downtown Tampa on the west and south. To the east of the intersection of Zack Street and Nebraska Avenue was a stretch of undeveloped land that separated the city of Tampa from Ybor City. The attractiveness for development of the area, however, changed rapidly in 1912 with the construction of the Union Depot railroad station at the northeast intersection of Zack Street and Nebraska Avenue.

City officials had hoped that completion of the railroad terminal would prompt a wholesale redevelopment of the area surrounding it, transforming the neighborhood from a mostly black residential area to a satellite of the downtown Tampa business district. The block of Zack Street west of the new railroad depot was transformed dramatically. Many lots that had previously stood vacant were now filled with single family dwellings, and a series of twelve contiguous two-story brick commercial buildings were constructed on the north side of Zack Street, including the Union Depot Hotel (National Register 2000) located across Nebraska Avenue from the railroad depot.¹¹

The new Union Depot Hotel, however, provided lodging for white guests only, prompting Moses¹² Jackson (1882-1929) to seize the opportunity to enlarge the modest two-room private home on Zack Street, which he had acquired from Frank James in 1906,¹³ and to convert it into a rooming house for African American travelers arriving in Tampa. It had the added benefit of being in close proximity to the Union Depot. The Jackson Rooming House provided a public service during a time of legislated racial segregation in the United States and Florida. In 1896, the Plessy vs. Ferguson decision by the U.S. Supreme Court had set the precedent that "separate" public facilities for blacks and whites were constitutional as long as they were

¹¹ The hotel building is not listed in the 1912 Tampa city directory.

¹² In the U.S. Censuses of 1910 and 1920, he is listed as "Mose" Jackson, but the Tampa City Directory lists him as Moses.

¹³ Family tradition holds that the house was constructed c. 1899, but no building appears at the location on the 1903 edition of the Sanborn Insurance Maps of Tampa; moreover, Jackson would have been only seventeen in 1899 and is not listed as a resident of Tampa until 1906.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

“equal.” The separate but equal doctrine was quickly extended to cover nearly every area of public life, including restaurants, theaters, restrooms, and public schools.

Not until 1954 was Plessy vs. Ferguson successfully challenged in the area of public education by Brown vs. the Board of Education. However, the ruling applied only to public education and did not ban segregation in other public areas. Even though the passage by Congress of the Civil Rights Act of 1964 and the Voting Rights Act of 1965 technically removed the barriers of lawful segregation for all Americans, it would be more than another decade before the legal requirements removing legal segregation would be fully implemented after much litigation and personal struggle by the African American community. The Jackson Rooming House played a much needed roll in providing lodging for black travelers and visitors to Tampa, whether they were servicemen, railroad workers and passengers, entertainers or transients. The Jackson House’s contribution to the community surpassed that of merely providing a night’s lodging, it held an atmosphere that emphasized the cohesiveness of the black community through the years of segregation.

The construction of the Union Depot Hotel, prompted the construction of several other small hotels for white transients near the Jackson Rooming House. By 1915, the Miller Hotel and Union Hotel were providing sleeping rooms for white railroad workers and laborers, but the Jackson Boarding House, as it was listed on the Sanborn Maps, remained the only guest facility for blacks in the vicinity of Union Station.¹⁴ Surprisingly, no other formal hotels or named lodging facilities appear to have been constructed in African American neighborhood bounded by Central Avenue and Nebraska Avenue between c.1912 and c. 1951. In many cases, local blacks would temporarily let rooms to guests recommended by relatives or pastors of their churches for specific events taking place in the community.

The Jackson family actively participated in the development of the African American business community in Tampa for nearly 100 hundred years. Moses Jackson ran the boarding house until his death in 1929.¹⁵ His wife, Sarah (1892-1937), took over management of the facility, maintained a laundry service,¹⁶ and

¹⁴ Sanborn Fire Insurance Maps, 1915.

¹⁵ Moses Jackson appears in the 1929 edition of the Tampa City Directory, but not the 1930 edition in which only Sarah Jackson is given as the proprietor of the rooming house on Zack Street.

¹⁶ She had been listed as a laundress in the Tampa City Directory since 1907.

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Section number 8 Page 6 JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
SIGNIFICANCE

founded the Jackson Cab Company, the only black-owned cab company in Tampa in the 1930s.¹⁷ The taxi operation was located at 821 Zack Street, just a few doors west of the rooming house. After Sarah's death, her daughters, Josephine and Ora Dee, took over the operation of the boarding house until 1944 when the youngest daughter, Sarah Jackson Robinson (1916-2006), assumed its management.¹⁸ The Jackson Rooming House continued to actively take in guests until 1999. From 2000 to 2005, the rooming house had only one guest. Sarah Robinson turned in the Florida Hotel/Motel license for termination in 2005. She died on August 31, 2006 at the age of 90. The residence is now occupied solely by her son Willie Robinson.¹⁹

¹⁷ The company operated under the names of the Speedup and Economy Cab Companies, Tampa City Directory, 1931.

¹⁸ Moses and Sarah Jackson had four daughters: Ora Dee (b. 1912), Josephine (b. 1914), Sarah (b. 1916) and Alberta (b. 1918), who died in infancy; U.S. Census, 1920 and oral report of family members.

¹⁹ Charlette Hein, Historic Preservation Specialist, City of Tampa, as reported by Willie Robinson, son of Sarah Jackson Robinson.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
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INTERVIEW

Charlette Hein, Historic Preservation Specialist, City of Tampa, as reported by Willie Robinson, son of Sarah
Jackson Robinson.

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 6 Block 4, Map of Binkley's Addition to Ft Brooke, Plat Book 1 Page 41

BOUNDARY JUSTIFICATION

The above boundaries encompass all of the site historically associated with the Jackson Rooming House and its related secondary structure.

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HILLSBOROUGH COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

Photographs printed on Epson Premium Photo Paper (glossy) for inkjet printers using the Epson Stylus Photo R1800 inkjet printer. (CD-R disk included with proposal)

1. Jackson Rooming House
2. 851 Zack Street, Tampa (Hillsborough County), Florida
3. Charlotte Hein
4. 2006
5. City of Tampa Preservation Office
6. Main (North) Facade, Looking South
7. Photo 1 of 24

Items 1-5 are the same for the remaining photographs unless otherwise indicated.

6. East Elevation and Main Facade, Looking Southwest
7. Photo 2 of 24

6. West Elevation, Looking East
7. Photo 3 of 24

6. Rear (South) Elevation with Storage Shed, Looking Northeast
7. Photo 4 of 24

4. c. Mid-1940s
6. Zack Street, Looking Northeast from Jackson Rooming House toward Union Depot
7. Photo 5 of 24

3. Google Earth
6. Aerial View of Jackson Rooming House, Showing the Plan
7. Photo 6 of 24

3. Unknown
4. 2004
6. Aerial View of Central Park Village
7. Photo 7 of 24

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. Window Detail of Main (North) Facade
- 7. Photo 8 of 24

- 6. Main (North) Facade Showing Entrance Steps, Looking Southeast
- 7. Photo 9 of 24

- 6. Main (North) Facade Detail, Urn-shaped Balusters
- 7. Photo 10 of 24

- 6. Main (North) Facade Detail, Gable End with Verge Board
- 7. Photo 11 of 24

- 3. Google Earth
- 6. Aerial View of Jackson Rooming House (Detail)
- 7. Photo 12 of 24

- 6. Interior, First Floor, Looking Northwest toward Main Entrance
- 7. Photo 13 of 24

- 6. Interior, First Floor, Looking South along Hallway
- 7. Photo 14 of 24

- 6. Interior, Second Floor, Newel Post, Looking Southeast
- 7. Photo 15 of 24

- 6. Interior, First Floor, Looking South along Hallway
- 7. Photo 16 of 24

- 6. Interior, First Floor, Doorframe, Looking West
- 7. Photo 17 of 24

- 6. Interior, First Floor, Living Room, Looking South
- 7. Photo 18 of 24

- 6. Interior, First Floor, Dining Room, Looking North
- 7. Photo 19 of 24

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JACKSON ROOMING HOUSE
HILLSBOROUGH COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

6. Interior, First Floor, Kitchen, Looking South
7. Photo 20 of 24

6. Interior, First Floor Bathroom, Looking East
7. Photo 21 of 24

6. Interior, Second Floor Hall, Looking North
7. Photo 22 of 24

6. Interior, Second Floor, Northwest Guest Room, Looking Northwest
7. Photo 23 of 24

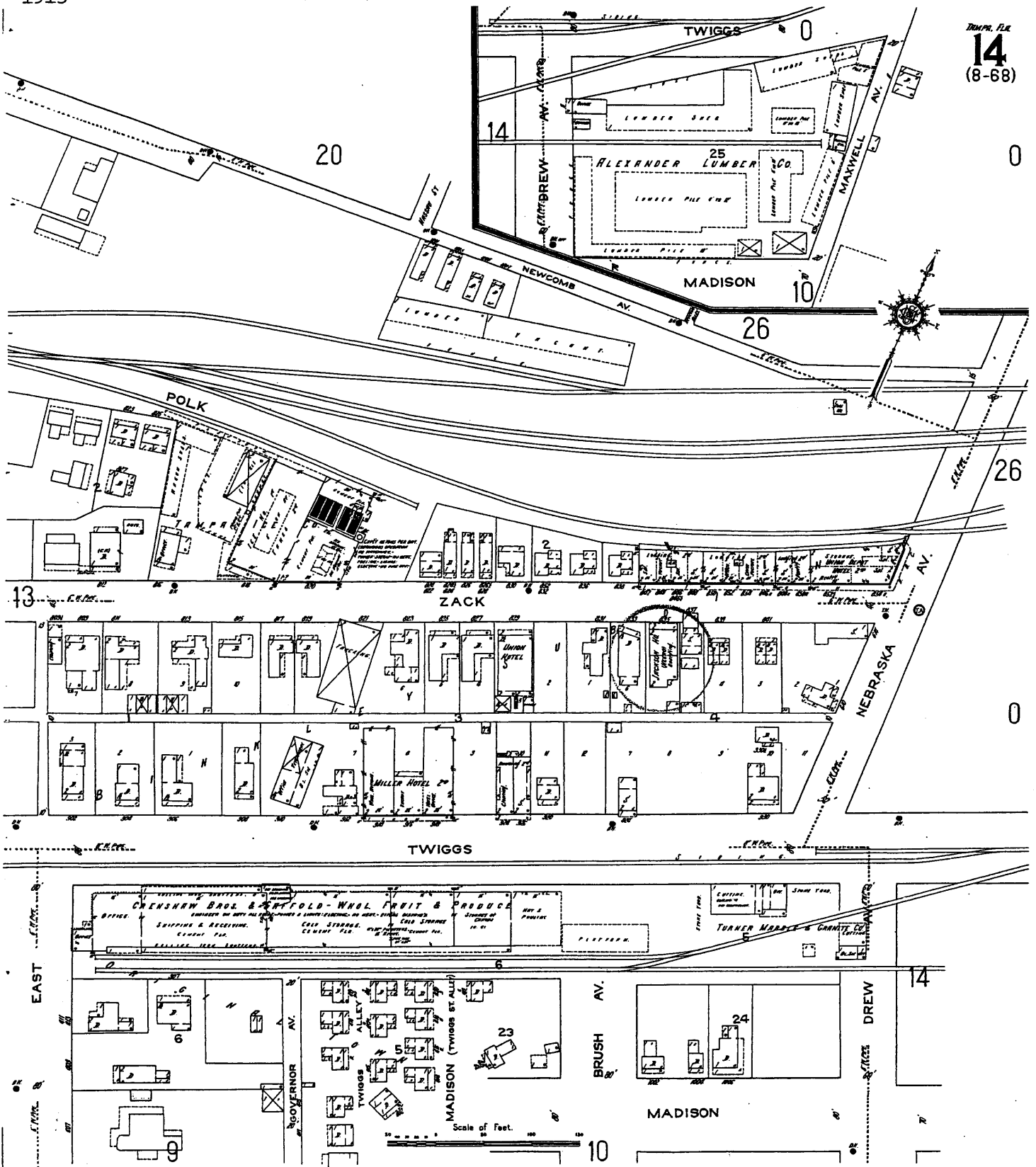
6. Interior, First Floor, Door Frame Detail
7. Photo 23 of 24

ATTACHMENTS

1. Attachment A, 1915 Sanborn Fire Insurance Map, Sheet 14, Jackson Rooming House
2. Attachment B, 1931 Sanborn Fire Insurance Map, Sheet 8, Jackson Rooming House
3. Attachment C, 1931 Sanborn Fire Insurance Map, Sheet 73, Meacham Elementary School
4. Attachment D, 1931 Sanborn Fire Insurance Map, Sheet 24, Central Avenue Business District (East)
5. Attachment E, 1931 Sanborn Fire Insurance Map, Sheet 4, Central Avenue Business District (West)
6. Attachment F, 1903 Sanborn Fire Insurance Map, Sheet 8, Future Site of Jackson Rooming House

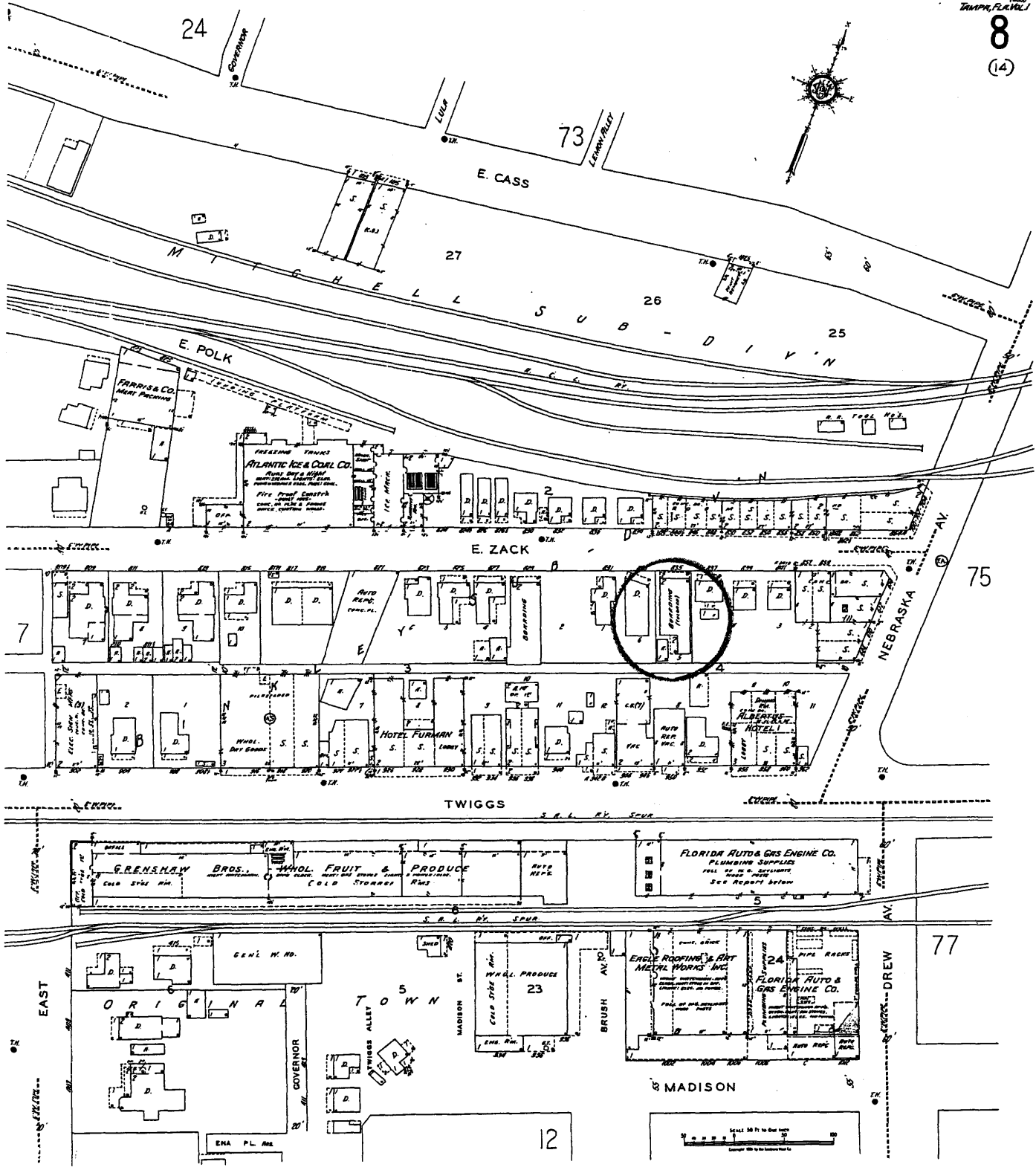
ATTACHMENT A, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
1915

TRIM. FLK
14
(8-68)

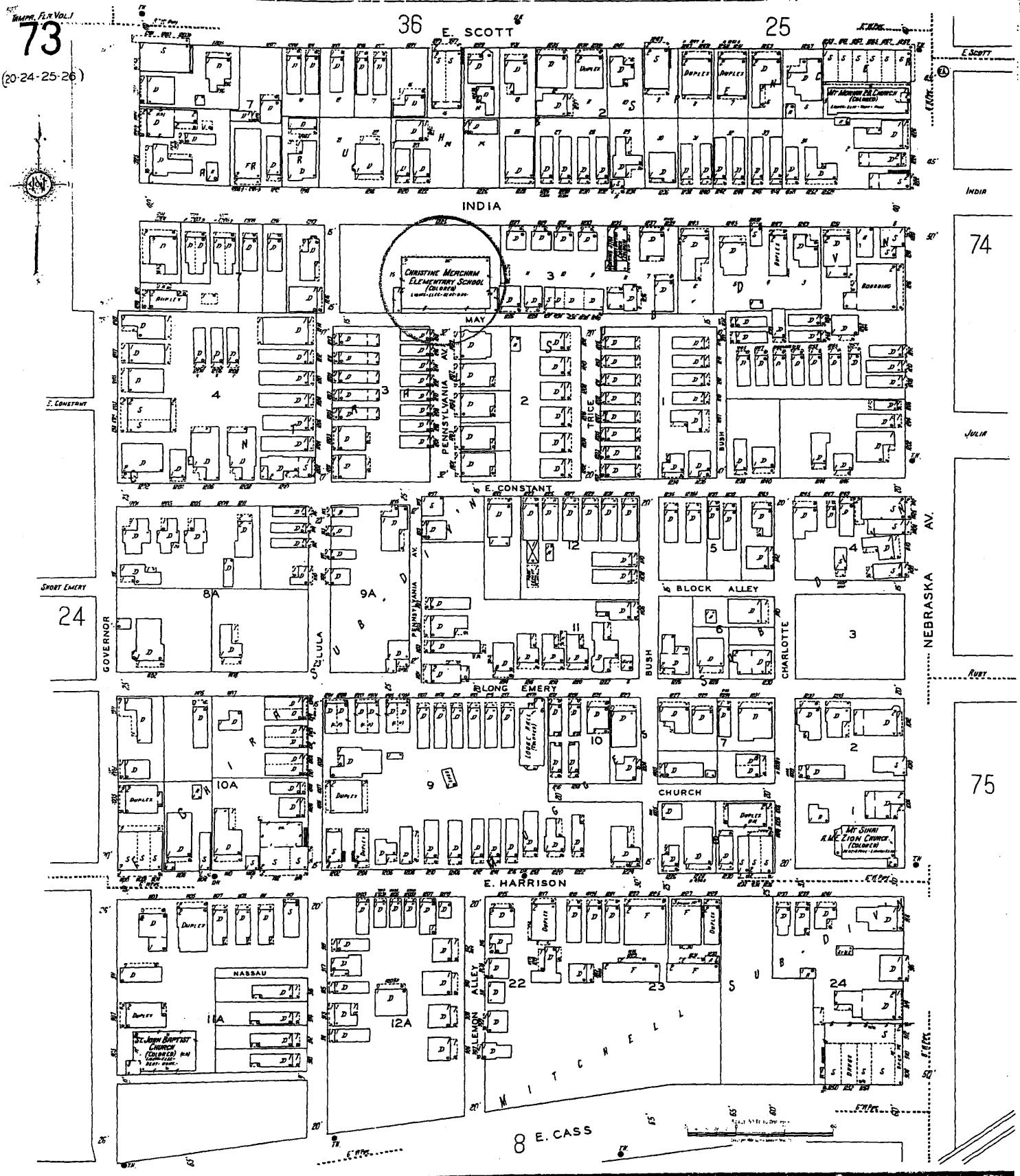


ATTACHMENT B, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
1931

(1931)
TAMPA, FLORIDA
8
(14)



ATTACHMENT C, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
1931, MEACHAM ELEMENTARY SCHOOL



73
(20-24-25-26)

36 E. SCOTT 25

INDIA

CHRISTINE MEACHAM
ELEMENTARY SCHOOL
(COLORADO)

MAY

E. CONSTANT

24

GOVERNOR

JULIA

BLONE EMERY

BLOCK ALLEY

BUSH

CHARLOTTE

NEBRASKA AV.

E. HARRISON

NASSAU

WALTON ALLEY

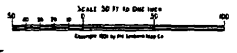
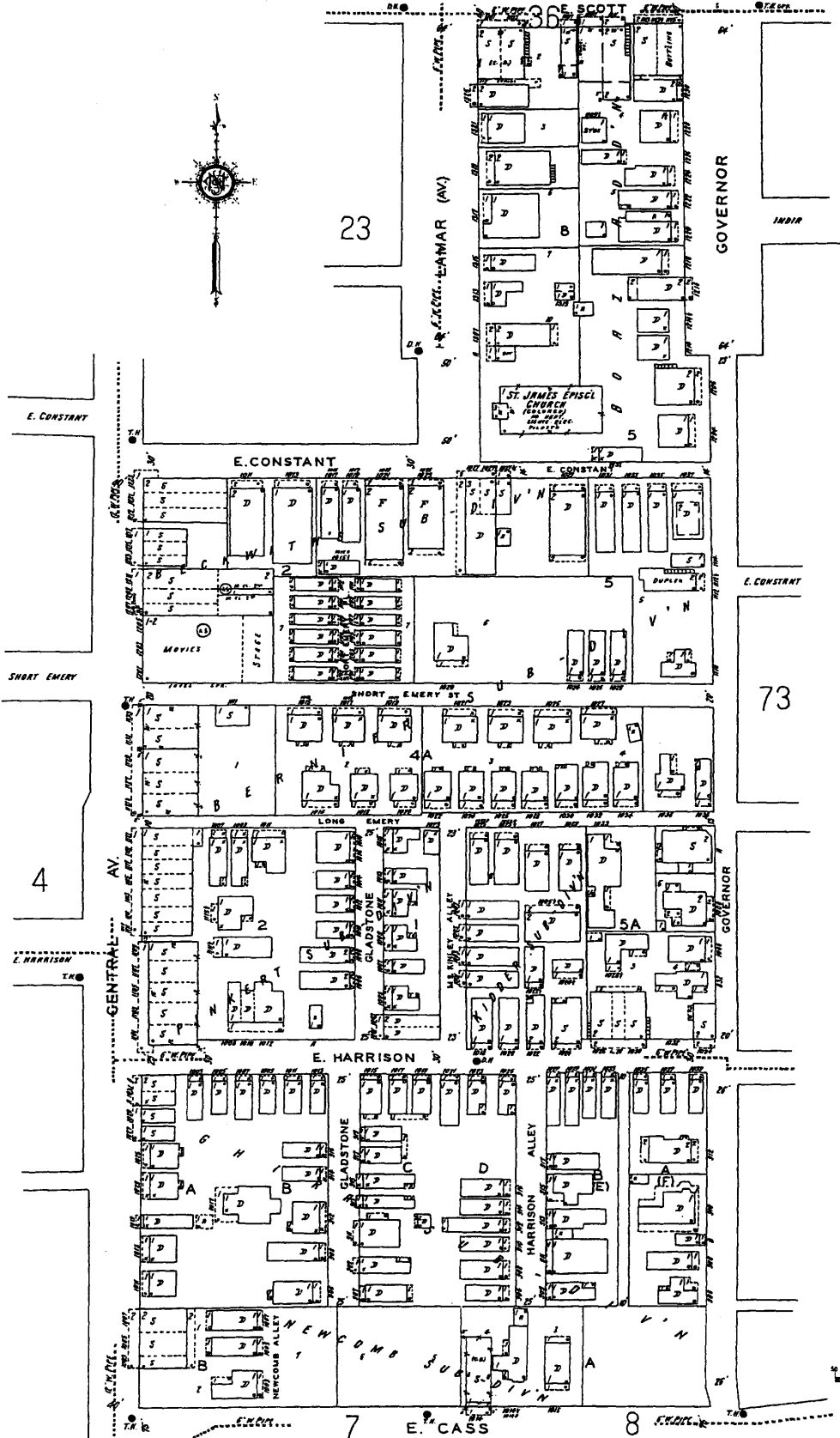
8 E. CASS

74

75

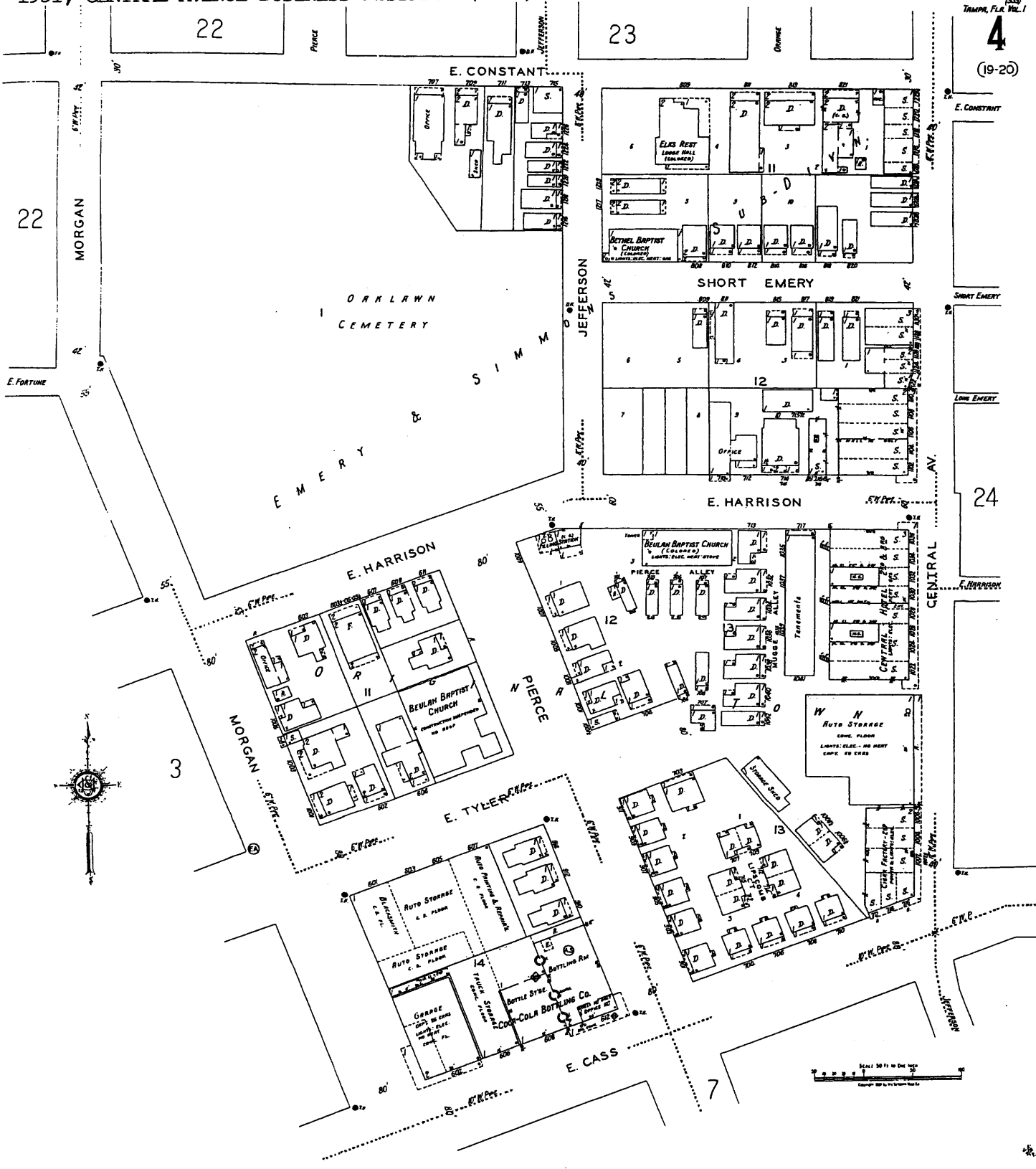
ATTACHMENT D, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
 1931, CENTRAL AVENUE BUSINESS DISTRICT (EAST)

(33)
 TAMPA, FLA. VOL. I
24
 (20-24)

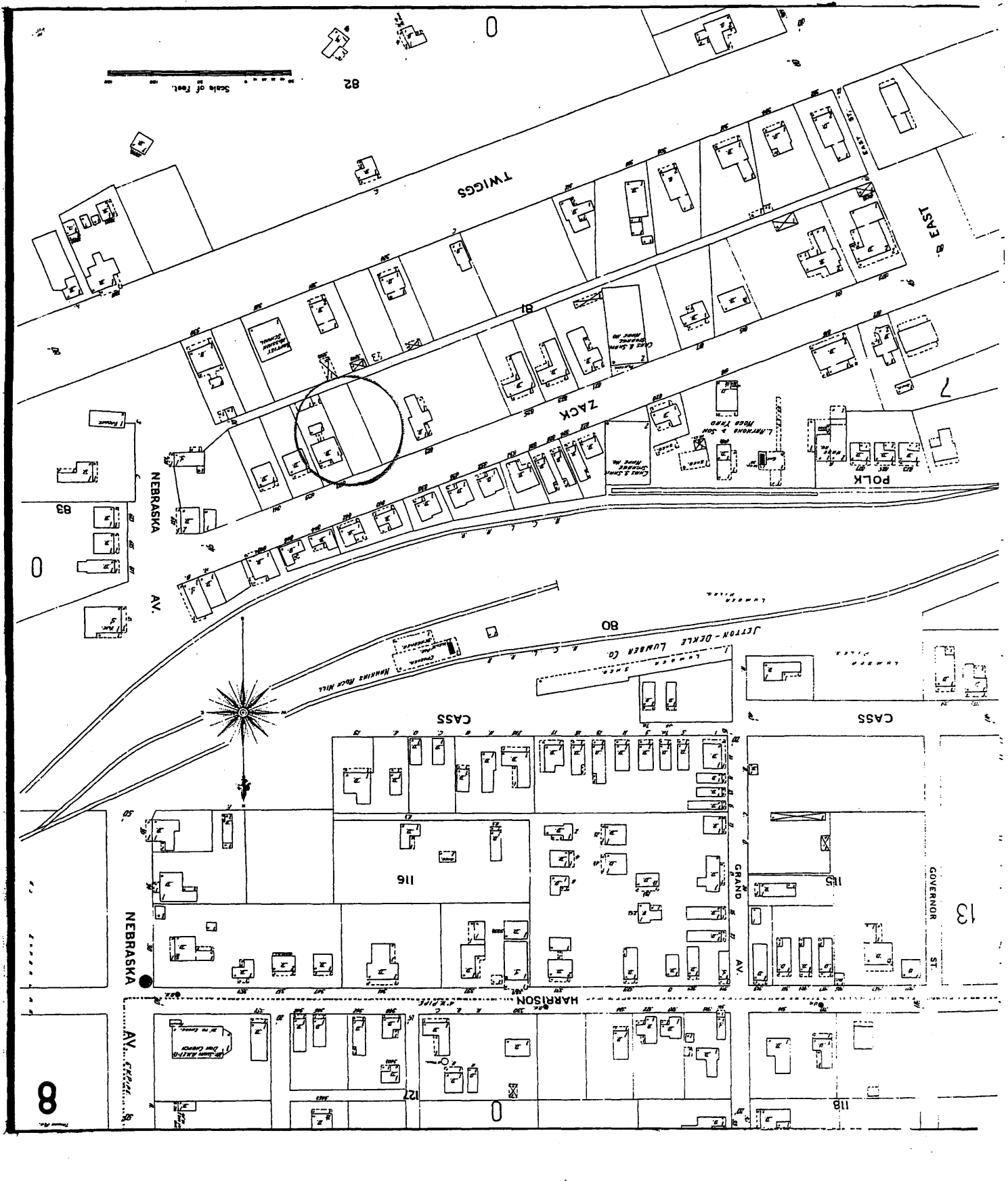


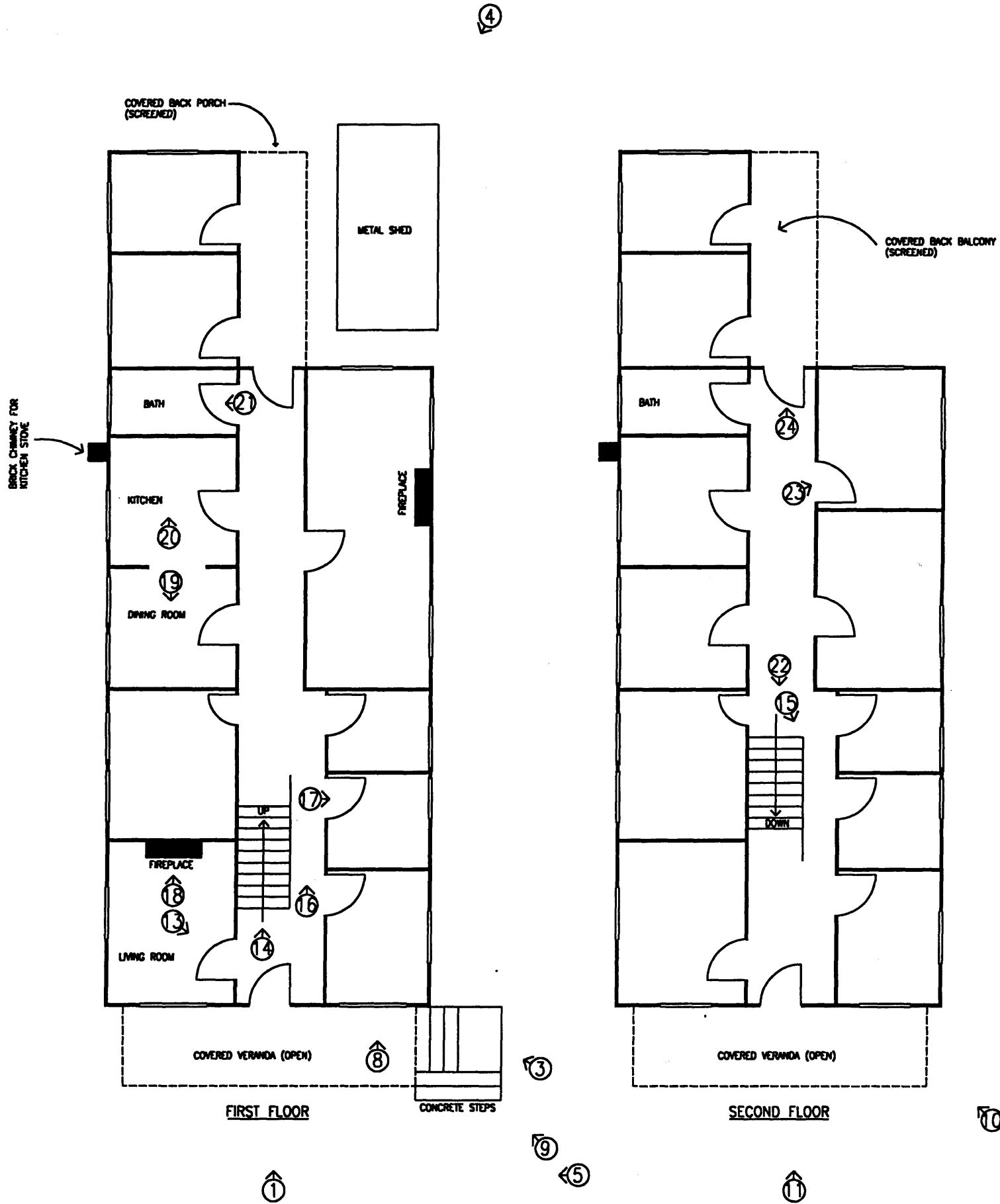
ATTACHMENT E, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
 1931, CENTRAL AVENUE BUSINESS DISTRICT (WEST)

(203)
 TAMPA, FLA. Vol. 1
4
 (19-20)

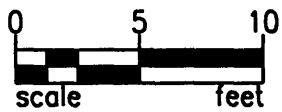


ATTACHMENT F, JACKSON ROOMING HOUSE, HILLSBOROUGH COUNTY, FLORIDA
1903, FUTURE SITE OF JACKSON ROOMING HOUSE





JACKSON ROOMING HOUSE
 851 ZACK STREET
 TAMPA (HILLSBOROUGH COUNTY), FLORIDA



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DATE: JANUARY 2007

⑨ = PHOTO NUMBERS