

MAY 8 1993

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 an 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 Downtown Plant City Commercial District

other names/site number N/A

2. Location

street & number Bounded by Baker and Wheeler Streets and the Railroad Right-of-Way N/A not for publication

city or town Plant City N/A vicinity

state Florida code FL county Hillsborough code 057 zip code _____

3. State/Federal Agency Certification

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

Suzanne P. Walker/Deputy SHPO 4/27/93
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State of 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.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Alan Byers

red in the
National Register

Date of Action

6/8/93

Downtown Plant City Commercial District
Name of Property

Hillsborough, Florida
County and State

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)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
38	18	buildings
		sites
		structures
		objects
38	18	Total

Name of related multiple property listing
(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

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Specialty Store/Department Store

Transportation/Train Depot

Current Functions
(Enter categories from instructions)

Commerce/Specialty Store/Department Store

Transportation/Train Depot

7. Description

Architectural Classification
(Enter categories from instructions)

No Style/Masonry Vernacular

Beaux-Arts

Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

roof Other: Composite

other Terra Cotta

Narrative Description

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

Downtown Plant City Commercial District
Name of Property

Hillsborough, Florida
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

1901-1925

Significant Dates

1901

1907

1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

Downtown Plant City Commercial District
Name of Property

Hillsborough, Florida
County and State

10. Geographical Data

Acreeage of Property 25 approximately

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	7
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3	8	9	3	4	0
---	---	---	---	---	---

3	0	9	9	4	8	0
---	---	---	---	---	---	---

Zone Easting Northing

2

1	7
---	---

3	8	9	6	4	0
---	---	---	---	---	---

3	0	9	9	5	2	0
---	---	---	---	---	---	---

3

1	7
---	---

3	8	9	7	4	0
---	---	---	---	---	---

3	0	9	9	0	6	0
---	---	---	---	---	---	---

Zone Easting Northing

4

1	7
---	---

3	8	9	4	2	0
---	---	---	---	---	---

3	0	9	9	0	0	0
---	---	---	---	---	---	---

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 Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date April 22, 1993

street & number 500 S. Bronough Street telephone (904) 487-2333

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 _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 to amend existing 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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Description

Summary Paragraph

The Downtown Plant City Commercial District is an approximately 25 acre commercial core of the community of Plant City. The district contains the only concentration of commercial buildings in the city dating from the period c. 1901 to 1925. The district also contains a railway passenger and freight station which is already individually listed in the National Register of Historic Places. The center of the Commercial District is found along five blocks of Collins Street and at its fullest extent is only four blocks wide. Of the 58 buildings in the district, 40 are contributing and 18 are noncontributing. All of the noncontributing buildings are either historic structures that have been severely altered or those that were erected after the period of significance. The contributing structures in the district are mainly masonry vernacular buildings that range from one to three stories in height.

Supporting Narrative

Plant City is located approximately 25 miles east of Tampa, Florida. The community has a population of just under 25,000, its economy is largely dependent upon agricultural activities in the surrounding countryside, particularly the cultivation of strawberries. The city was founded in 1884, with the downtown area developing at the intersection of two rail lines. Most of the buildings in the district are masonry vernacular structures. This type of architecture is characteristic of many small American communities. The "style" during the period c. 1900-1920 is characterized by brick construction, flat roof with a surrounding parapet, large double hung sash windows with flat heads or segmental arches, and a variety of low relief decorative brick work incorporated into the main facade. Metal or wood canopies and canvas awnings were used extensively over standardized commercial storefronts.

The district is roughly bounded by Baker Street on the north, Wheeler Street on the west, and by the railroad right-of-way on the east and south. Collins and Evers streets function as the main arteries of the downtown commercial core of Plant City. The two-story brick buildings at 104 North Evers (Photo 2), constructed circa 1915 and 102 South Evers (Photo 3), constructed circa 1909, are among the better examples of brick vernacular architecture in the Downtown Plant City Commercial District. Both buildings feature standard store fronts, with 1/1 light

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Description

double hung sash windows in the second story and decorative brick detailing in the vicinity of the windows, frieze, and parapet. The building at 104 North Evers features straight blonde brick window headers, string courses, and coping along the parapet. The structure at 102 South Evers is a dark red brick building with segmental arch windows and a corbelled brick frieze. Both buildings have been rehabilitated and are maintained in excellent condition.

Abutting 102 South Evers is the old State Theater (Photo 4) at 105 Arden Mays Boulevard. Constructed circa 1925 in a simple variation of the Art Deco style, it was erected near the end of the historic period for the district. It was converted into a jewelry store in the 1960s but has retained the appearance of a theater on the exterior. The stucco facade, masonry grilles, and pilasters are indicative of the Art Deco style. Local efforts are currently underway to once again use the building as a theater. Adjacent to 104 North Evers is 106 North Drane Street, West (Photo 5). This small scale brick vernacular building is two stories in height, with a flat roof and surrounding parapet. Diamond patterned blond brick runs the full width of the entablature. Second floor windows are double hung sashes set in segmental arches. A new storefront has replaced an earlier alteration in an attempt to recreate the original appearance of the structure. The anchors of the original facade canopy remain in place.

The First United Methodist Church at 303 North Evers Street (Photo 30) defines the northwest corner of the district. Constructed in 1925, this large Classical Revival style church occupies an entire city block. Features include a five-bay colossal portico with Corinthian columns and a tall octagonal cupola that towers over the structure.

Collins Street runs north-south through the center of the district and contains the greatest number of contributing structures. Within the southernmost portion of the district are the two brick buildings at 208 and 212 South Collins (Photo 6). Both are two-story, red brick buildings of the same size and scale. Blond brick is used in the string courses and window headers and sills. The 100 block of South Collins contains a number of both contributing and noncontributing buildings. The structures at 111-113 and 119 South Collins (Photo 7) are contributing buildings that have undergone various alteration, but still retain their basic original character. The building at 111-113 was constructed circa 1901 for H.B. Wordenoff. It is the

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Description

oldest known structure in the district. Its neighbor that 119 South Collins was constructed circa 1907. Both are basically masonry vernacular structures, but the structure at 119 South Collins features the the shaped facade parapet and arched second story windows that were typical of "commercial style" architecture during the late nineteenth and early twentieth centuries.

The east side of the 100 block of South Collins is noncontributing, except for Herring Drug Store at 102-104 South Collins (Photo 8). Constructed circa 1907, this early commercial building has been partially covered with pressed metal sheathing. The original facade, however, is intact and partly visible under this covering. The 100 block of North Collins (Photos 9 and 10) contains mainly contributing buildings. Located at the northwest corner of the block is the Old Hillsboro State Bank (Photo 11) at 121 North Collins. The yellow brick building with terra cotta detailing embodies certain features of the Beaux-Arts style. The bank was constructed in 1914 and is distinguished by an offset portico with composite columns flanked by massive brick pilasters. A monumental classical entablature rises above the third story of the building, terminating in a panelled parapet. A double door entranceway is set in a classical surrounds and has the words "Hillsboro State Bank" engraved in the frieze of the entablature.

Securing the northeastern section of the district is the First Baptist Church (Photo 12) at 315 North Collins Street. It is a Classical Revival style structure and features two colossal porticos that overlook Collins and Baker streets. An octagonal dome surmounted by a lantern caps the building. At 101 East Mahoney Street stands the city fire station (Photo 13). Constructed in 1914 as a commercial building, the ground story was later altered to create three large bays to accommodate fire trucks. At the second story, brick corbelling and segmental arches remain intact. At the corner of Mahoney and Palmer streets is 208 North Palmer (Photo 14) a commercial structure constructed in the early 1920s. One of the most impressive brick vernacular buildings in the district is the Young & Moody Building at 112-118 West Reynolds Street (Photo 15). Decorative detailing on the second story consists of rectangular tile motifs and terra cotta lion masks and swags in the frieze of the entablature. The first story has been largely altered, but the original second story windows remain behind Bahama shutters.

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The Mediterranean Revival style is evident in only a few buildings in the district. The style was popular in Florida during the 1920s and uses elements of architecture borrowed mainly from Spain and Italy. General characteristics of this style include picturesque massing, stuccoed walls, tile roofs, arches, and molded decoration. The arcade building at 104 West Reynolds Street and the service station at 204 North Collins Street (Photo 16) are probably the best representatives of the style in the district.

The remainder of the structures in the Downtown Plant City Commercial district are all variations of masonry vernacular with details borrowed from conventional styles. Even the N.R. listed Union Railroad Station at 104 South Palmer Street, constructed circa 1908, (Photo 24) is basically a plain, red brick complex.

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Section number 7 Page 5 Photographs

List of Photographs

1. S. Evers St., North Plant City Residential District
2. Plant City (Hillsborough County), Florida
3. Lori L. Thompson
4. 1992
5. Historic Tampa/Hillsborough County Preservation Board
6. 100 Block of South Evers St., Looking North
7. Photo No. 1 of 30

The name of the district and items 2-5 are the same for all the following entries.

1. 104 N. Evers St.
6. West and South Facades, Looking Northeast
7. Photo No. 2 of 30

1. 102 S. Evers St.
6. West and North Facades, Looking Southeast
7. Photo No. 3 of 30

1. 111 Arden Mays
6. North Facade and East Elevation, Looking Southwest
7. Photo No. 4 of 30

1. 106 W. North Drane St.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 5 of 30

1. 208-212 S. Collins St.
6. West Facade, Looking East
7. Photo No. 6 of 30

1. 111-119 S. Collins St.
6. East Facades, Looking Northwest
7. Photo No. 7 of 30

1. 102-114 S. Collins St.
6. Streetscape, Looking Northeast
7. Photo No. 8 of 30

1. 108-120 N. Collins St.
6. Streetscape, Looking Northeast
7. Photo No. 9 of 30

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Photographs

1. 101-121 N. Collins St.
6. Streetscape, Looking Northwest
7. Photo No. 10 of 30

1. 121 N. Collins St.
6. East Facade and North Elevation, Looking Southwest
7. Photo No. 11 of 30

1. 315 N. Collins St.
6. East and North Facades, Looking Southwest
7. Photo No. 12 of 30

1. 101 E. Mahoney St.
6. North Facade, Looking Southeast
7. Photo No. 13 of 30

1. 208 N. Palmer St.
6. West Facade and North Elevation, Looking Southeast
7. Photo No. 14 of 30

1. 112-118 W. Reynolds St.
6. South Facade, Looking Northwest
7. Photo No. 15 of 30

1. 102-118 West Reynolds St.
6. South Facades, Looking Northwest
7. Photo No. 16 of 30

1. 110 East Reynoldss St.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 17 of 30

1. 101-117 E. M.L. King, Jr. Blvd.
6. North Facades, Looking Southwest
7. Photo No. 18 of 30

1. 110-114 E. M.L. King, Jr. Blvd.
6. South Facades, Looking North
7. Photo No. 19 of 30

1. 105 E. South Drane St.
6. East and North Elevations, Looking Southwest
7. Photo No. 20 of 30

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Photographs

1. 115 S. Palmer St.
6. East Facade, Looking Northwest
7. Photo No. 21 of 30

1. 210 E. Reynolds St.
6. South Facade, Looking Northwest
7. Photo No. 22 of 30

1. 210 E. Reynolds St.
6. East Elevation, Looking Northwest
7. Photo No. 23 of 30

1. 104 S. Palmer St.
6. West Facade, Looking Southeast
7. Photo No. 24 of 30

1. 109-111 W. M.L. King, Jr. Blvd.
6. North Facade and East Elevation, Looking Southeast
7. Photo No. 25 of 30

1. 106-108 E. North Drane St.
6. South Facades, Looking Northeast
7. Photo No. 26 of 30

1. 111-119 W. Reynolds St.
6. North Facade, Looking Southwest
7. Photo No. 27 of 30

1. 103 W. Mahoney St.
6. South Facade, Looking North
7. Photo No. 28 of 30

1. 204 N. Collins St.
6. Northwest Facade, Looking Southeast
7. Photo No. 29 of 30

1. 303 N. Evers St.
6. East Facade, Looking West
7. Photo No. 30 of 30

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Contributing Buildings

List of Contributing Buildings

<u>Address</u>	<u>Date</u>
<u>East Arden Mays Blvd.</u>	
105	c. 1909
<u>West Arden Mays Blvd. (S. Drane St.)</u>	
111	c. 1925
<u>North Collins Street</u>	
101-103	c. 1915
104-110	c. 1920
107-109	c. 1910
111-117	c. 1905
112	c. 1906
114	c. 1904
116	c. 1908
118-120	c. 1905
121	1914
204	c. 1925
315	c. 1921
<u>South Collins Street</u>	
102-104	c. 1907
111-113	c. 1901
119	c. 1906
201-203	c. 1910
208	c. 1915
212	c. 1915
<u>North Drane Street, West</u>	
106	c. 1906
<u>North Evers Street</u>	
102	
104	c. 1915
303	1925

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Contributing Buildings

South Evers Street

102	1909
101-115	c. 1908
106	

East M.L. King, Jr. Blvd. (Haines St.)

110	c. 1915
107-111	c. 1915
113	c. 1915

West M.L. King, Jr. Blvd. (Haines St.)

109-113	c. 1915
204	c. 1920

North Palmer Street

104	1908
206-208	c. 1915

South Palmer Street

115	c. 1914
-----	---------

East Reynolds Street

104-106	c. 1925
107-121	c. 1918
110	1922
210	c. 1925

West Reynolds Street

104	c. 1925
112-118	c. 1920

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Noncontributing Buildings

Noncontributing Buildings

North Collins Street

206
212

South Collins Street

101-103
106-108
109
110-114

East North Drane Street

106
108

West Mahoney Street

103

East M.L.King,Jr. Blvd. (Haines St.)

101
115-117

North Palmer Street

101

South Palmer Street

107
111

East Reynolds Street

202

West Reynolds Street

111-119
102

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Significance

Summary Paragraph

The Plant City Downtown Commercial District is significant under criteria A and C in the areas of Commerce and Architecture. The buildings comprise the historic commercial area of downtown Plant City and reflect the period of development from 1901 to 1925. The district contains buildings that housed important commercial retail businesses, financial institutions and those associated with transportation. The buildings in the district reflect trends in architectural taste typical of those found in many American cities during the period from the late nineteenth century to the early decades of the twentieth century. Two structures in the district are individually listed in the National Register of Historic Places.

Supporting Narrative

The community of Plant City was founded shortly after railroad building and land developer Henry B. Plant extended the South Florida Railroad from Jacksonville to the city of Tampa, where he established the rail terminus and steamship port of Port Tampa at the mouth of the Hillsborough River on Tampa Bay. Plant City was one of a number of small towns that grew up along the rail routes constructed in Central Florida in the late nineteenth century. Construction of the railroad made possible the establishment of the citrus industry and extensive truck farming in the fertile farmland of eastern Hillsborough County. The discovery of commercial grade phosphate in the area promoted the development of widespread mining operations that were wholly dependent on the railroad and shipping operations founded by Henry Plant.

The 1880s became a turning point for the settlement of Hillsborough County, which had been only sparsely settled before the coming of the railroad. In 1883, as the rail network grew to extend service to other areas of central and south Florida, Henry L. Mitchell of Tampa purchased 40 acres of land in what is now the heart of Plant City from Thomas Wheeler. Mitchell soon acquired additional tracts of property and, allied with other business associates, formed the "Tampa Syndicate" to develop real estate in the vicinity of the point where the South Florida Railroad and Tropical Florida Railroad lines were to intersect. It was at this intersection point that the community that became Plant City began to grow.

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Significance

By the end of 1883, the South Florida Railroad was making four trips daily between Tampa and the small settlement established by Mitchell and his associates. The property was subdivided into building lots, and new residents were arriving daily to take advantage of the economic activities made possible by the existence of the two rail lines. The community was incorporated on January 10, 1885 and officially named--not for Mitchell--but for the railroad magnate who had made the founding of the settlement possible. Plant City already had 300 residents when it was incorporated. The combination of strategic location, fertile soil, and the railroad helped Plant City to become an important agricultural center. Strawberries, one of the community's major industries, earned Plant City the title of "Winter Strawberry Capital of the World."

The delightful fruit has been grown in the agricultural lands around Plant City for more than a hundred years. The first berries were shipped from the area in 1892. Berry production actually increased after the "Great Freeze" of the winter of 1895 which destroyed much of the local citrus industry, for many farmers turned to the cultivation of strawberries while their citrus groves recovered. The cultivation and harvesting of the crop was very much a family affair, for many of the farms were small enterprises. Schools regulated their schedules to allow children to help harvest the berries. The participating "Strawberry Schools" continued this practice until 1957. By 1920, approximately 6,000 acres of land surrounding Plant City were producing strawberries.

The Warnell Lumber and Veneering Company also gave the small town of Plant City one of its first industries after locating there in 1898. The company took advantage of the vast timber resources in Central Florida, acquiring 25,000 acres of forest land in Hillsborough, Polk, and DeSoto counties. By 1901, the company employed approximately 350 workers to manufacture baskets and crates for shipping the strawberries, citrus, and vegetables grown in Hillsborough County.

The Roux Lumber Company also acquired timber interests for the development of sawmill operations in Plant City. Starting as a small business in 1903, the company grew within a few years to occupy a five acre site just south of the commercial core of Plant City. Equipped with a modern planing mill and novelty works, the mill supplied rough and dressed lumber to all parts of Florida.

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Significance

Other industries instrumental in the development of Plant City during the early part of the twentieth century included the processing and shipping of citrus, cattle and poultry raising, and the manufacture and rental of small, transportable refrigeration units (called "pony" refrigerators) to keep strawberries from spoiling while awaiting shipment. Economic growth prompted the establishment of the city's first bank--the Hillsboro State Bank--in 1902. The population of Plant City in 1902 stood at 2,800 and continued to grow steadily in the first three decades of the century, reaching 7,000 by 1930. Plant City was the second largest railroad junction and distribution point in Florida, ranking only behind Jacksonville in the volume of rail traffic.

The economic success enjoyed by Plant City prompted its early residents to build many fine residences near the business core of the city. The development of the residential neighborhood just north of downtown began almost immediately after the incorporation of the city in 1885. Another residential area was established immediately west of the commercial core, but the majority of Plant City's prominent citizens preferred the North Plant City Neighborhood. As would be expected of the most fashionable residential area of the city, the homes tended to be large and stylish, reflecting the architectural tastes current in the United States. The economic and visual character of Plant City had been largely established before World War I. Growth of the community, however, continued slowly up until the onset of the Great Depression, which afflicted not only the economy of Plant City but the rest of Florida and the nation as well.

Historical Significance

Although construction began in the downtown area of Plant City well before the town was incorporated in 1885, no nineteenth century buildings survive in the historic district. Two fires that swept the area in 1907, and changes in local building codes as a result of these devastating blazes, prompted the elimination of all of the wood frame structures that had escaped the conflagration. The oldest building in the area is the one at 119 South Collins Street erected in 1901 (Photo 7). Of the only 40 buildings that comprise the historic fabric of the downtown area, 13 were constructed before 1910.

Building construction centered along Collins Street, still the main business street in the district, with Palmer Street on

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Significance

the east and Evers Street on the west playing the role as secondary commercial arteries. The district has largely maintained its c. 1900 to 1920 character despite changes in the economy over the decades since the end of the historic period. Many of the buildings have probably survived because much of the local retail activity moved to suburban shopping malls since the 1960s, leaving much of the downtown free from intensive redevelopment. Only in recent years, with the implementation of the local Main Street program, has the area once again become economically attractive and viable.

The most significant buildings in the downtown area are undoubtedly the two properties that are individually listed in the National Register. The Hillsboro State Bank (listed 1984) and the Union Railroad Station (listed 1981).

Architectural Significance

The architectural character of the Downtown Plant City Commercial District reflects the development of American architectural taste and commercial habits typical of small American cities during the period from approximately 1880 to 1930. Standard storefront elements featuring display windows, recessed entrances, a sheltering canopy, and a minimum of architectural details restricted to the upper stories of the main facade were endemic to many communities across the United States. Stylistic details were restricted largely to veneers applied to windows, cornices, pilasters, and belt courses and ran the gamut of styles from Romanesque Revival to Classical Revival, plus a variety of novelty "commercial" variations. The sole "high style" structure in the district is the Hillsboro State Bank, now used as law offices, which exhibits the basic features of the Beaux-Arts in planning and decoration.

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Bibliography

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United States Department of the Interior
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Boundary Description & Justification

Boundary Description

The official boundaries of the Downtown Plant City Commercial District are those represented on the district map accompanying the nomination proposal.

Boundary Justification

The boundaries of the Downtown Plant City Commercial District include, as far as possible, all of the surviving resources associated with the development of the business area of the community between c. 1901 and 1942.