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ational Park Service			RECEIVED	
Registration Form			NATIONAL	•
ational Register of Historic Pl entering the information re- chitectural classification, ma	ating or requesting determinations for indi Places Registration Form (National Register equested. If an item does not apply to the aterials, and areas of significance, enter o n continuation sheets (NPS Form 10-900a)	er Bulletin 16A). Complete e property being documen only categories and subca	istricts Rechard tions in <i>I</i> e each item by marking "x ented, enter "N/A" for "not categories from the instructi	x" in the appropriate box or t applicable." For functions, tions. Place additional
. Name of Property				
istoric name	Floral City Historic D)istrict		
ther names/site number	er8CI788			
. Location				
treet & number	Various - See Section	7		not for publication
	Floral City		n/a [
-	code county		code 017 z	in ande 34436
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🗌 other, (explain:)				
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<u>Floral City Historic District</u> Name of Property

Citrus Co., FL County and State

5. Classification				
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Res (Do not include pre	sources within Proper eviously listed resources in the	ty ne count.)
x private	D building(s)	Contributing	Noncontributing	
🐱 public-local	🖾 district	26	11	buildings
public-State public-Federal	☐ site □ structure	1	0	sites
		2	0	structures
		29	10	objects
		29	11	Total
Name of related multiple p (Enter "N/A" if property is not part	oroperty listing of a multiple property listing.)	Number of cor in the National	ntributing resources p	
n/a		0		
6. Function or Use	<u> </u>			
Historic Functions (Enter categories from instructions)		Current Function (Enter categories from		
Domestic: Single Dwelling Domestic: Hotel		Domestic: Si	ngle Dwelling	
		Social: Meet	ing Hall	
Social: Meeting Ha	11	Religion: Re	ligious Facility	
Religion: Religiou	s Facility			
7. Description Architectural Classification		Materials		
(Enter categories from instructions)		(Enter categories from	instructions)	
Other: Frame Verna	cular	foundationB	rick	
Late 19th & Early 2	Oth Century American	walls ^W	ood: Weatherboar	d
Movements: Bun	galow/Craftsman	S	tucco	
		roofA	sphalt	
		otherS	tone	

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

Floral City Historic District Name of Property

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.)

- X 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.

and the second **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.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibilography

(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 # _

Citrus Co., FL County and State

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Exploration & Settlement

Period of Significance

c1863		
1884-1936		
Significant Dates	19 1 . F	
1893		
1914		
1936		
Significant Person Complete if Criterion B is	marked above) n/a	

Cultural Affiliation

9

n/a

Architect/Builder

Unknown/Higgins, George

Primary location of additional data:

- State Historic Preservation Office
- □ Other State agency
- Federal agency
- □ Local government
- University
- Other
- Name of repository:

Floral	City	Historic	District
Name of Pr	roperty		

10. Geographical Data

Acreage of Property Approximately 20 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 7	3 7 3 4 8 0	3 1 8 0 9 2 0
Zone	Easting	Northing
2 1 7	3 7 4 4 4 0	3 1 8 1 1 2 0

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.)

3	3 7 4 4 0	3 1 8 0 7 6 0
Zone	Easting	Northing
4 117	3 7 3 4 9 0	3 1 8 0 6 0 0
🗌 See d	continuation sheet	

11. Form Prepa	red By		
name/title	ay D. Laurie/Consultant & Barbara E	. Mattick/Historic Sites Specialist	
organization	reau of Historic Preservation	date September 1993	
street & number	R.A. Gray Blg., 500 S. Bronough St	reet	
city or town	Tallahassee		
Additional Docu	nentation		

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.

Citrus Co., FL

County and State

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Floral City Historic District, Floral City, Citrus Co., FL

Section number <u>7</u> Page <u>1</u>

SUMMARY

Floral City, located six miles southeast of Inverness in southeast Citrus County, is one of the oldest communities in the county. The district, which encompasses the community's greatest concentration of historic buildings and structures, is located primarily along oak-canopied Orange Avenue. Within the district there are 26 contributing buildings, two contributing structures (cisterns), and one contributing site (the oak canopy landscape features of Orange Avenue and Aroostook Avenue). The district contains eleven noncontributing buildings. Contributing resources comprise 72% of the proposed district.

SETTING

Floral City is located on the west shore of Lake Tsala Apopka. The main east-west thoroughfare, Orange Avenue (County Road 48), was planted with oak trees early on and today forms an attractive and scenic tunnel of oaks (Photo #1). Aroostook Avenue, which angles to the north from Orange Avenue down to the original steamboat landing on the lake shore, is also a handsome oak canopied street (Photo #2). To the north and south are residential streets with single-family dwellings, most of which are on spacious lots. The commercial area of Floral City is concentrated near the intersection of County Road 48 and Highway 41, a block to the west, outside the historic district.

PRESENT APPEARANCE

Floral City resembles many small, rural towns in central and north Florida. It is six miles south of Inverness, the county seat and nearest large city. State Highway 41 funnels traffic to the west of Floral City, which has just one traffic light, at the intersection of Highway 41 and County Road 48 (Orange Avenue). The local garden club has recently set young dogwood trees between each mature oak tree on Orange Avenue to add to the beauty of the drive. Modern homes have been built on the shores of Lake Tsala Apopka, Lake Consuela, and Little Lake Consuela.

The surrounding rural landscape gently rises and falls, punctuated occasionally by phosphate mine pits and laced with the built up beds of now abandoned railroad tracks that connected the mines to the main railroad line that once ran north-south through the town. This line has also been declared obsolete and its tracks have recently been taken up. This will become part of the

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"Rails to Trails" system and find a new use as a linear recreational park.

The greatest concentration of historic resources lines both sides of Orange Avenue (County Road 48). This two-lane, paved thoroughfare is the scenic tunnel of oaks so prized by the community. Approximately five blocks extend east from the intersection with Highway 41, and then curves and continues on toward the town of Bushnell; one block stretches to the west where Orange Avenue dead ends into Bedford Road.

The most elaborate building in Floral City is the former <u>Commercial Hotel at 8375 Orange Avenue</u> (Photo #3). Porches and balconies with decorative woodwork and several windows with colored glass panels indicate the original elegance and style of the building, which was built as a home several blocks to the east and later sold to Mrs. M. M. Borland. She operated it as a hotel and moved it to the present site in 1891, when the railroad depot was built just to the west.

Directly across the street is the limestone <u>Community</u> <u>Building</u>, a 1936 WPA project constructed of local stone under the supervision of John Odgen. It has been a women's club, a community center, and a servicemen's center during World War II. The one-story building is set back from the street with a parking lot in front.

The John Paul Formy-Duval House (7801 Old Floral City Road) (Photo #4), built c1863, is the oldest building in Floral City. It faces the Old Floral City Road, but the south side and east facade can be seen from Orange Avenue. This house is a frame vernacular building with a two-story balcony extending across the east facade. An original brick-lined cistern is located a few feet from the southeast corner of the house. Modern additions have altered the original features of the west facade. The Dorsey House (8460 Orange Avenue) is another variation of the vernacular porch-on-porch home with a decorative balcony on the second floor.

The Folk-Victorian <u>Higgins-Zimmerman House (8441 Orange</u> <u>Avenue)</u>(Photo #5), with a large front bay and wraparound porches, was built around 1900 as his own home by George Higgins, who moved to Floral City in the 1890s. Higgins built several churches and other houses in Floral City. Later, W. C.

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Zimmerman, Citrus County's first Clerk of the Circuit Court and a school superintendent, owned the house.

The <u>Griner House (8481 Orange Avenue)</u> was also built by George Higgins, around 1905. The use of clipped gables on this frame vernacular house is unique in Floral City. Next door is the <u>Allen House (8501 Orange Avenue)</u> (Photo #6), constructed in the 1920s by a citrus grower George Allen in the Craftsman Bungalow style . Stucco covers the clay tiles used to build this sturdy house. Next is the vernacular <u>Huff House (8511 Orange</u> <u>Avenue)</u>; the original front porch has been removed.

On the north side of the street is the <u>Irwin Tooke House</u> (8532 Orange Avenue) (Photo #7), built around 1908. The symmetrical frame vernacular house has four battered columns set on brick piers supporting the roof of the partially screened front porch. The <u>D. A. Tooke House (8560 Orange Avenue)</u> (Photo #8), which is set off by an ornamental wrought iron fence, was built around 1900 for H. D. Bassett, supervisor of the Bradley Phosphate Mine. It has battered porch columns (which replaced the original turned wood posts and balustrade around 1935), an irregularly shaped, hipped roof, and steeply pitched gables with decorative shingles. The <u>J. T. Love House (8580 Orange Avenue)</u> (Photo #9) was built around 1915 by a descendent of J. P. Formy-Duval. It also has battered columns, twin gables with decorative shingles, and a high hipped roof.

In the 1920s, B. T. Keating, a developer of several subdivisions near Floral City, had the home at <u>8645 Orange Avenue</u> (Photo #10) built. Its Mediterranean Revival features, including a rough stucco exterior and barrel tile roofing, are unique in Floral City.

Sometimes homes were built with recycled materials. The <u>Landrum bungalow (8740 Orange Avenue)</u> was built around 1933 using materials from a former house on the property. The siding was added in the 1940s when a salesman used this as a demonstration house. The one-story, frame vernacular, <u>Tanky House (8778 Orange</u> <u>Avenue)</u> (Photo #11) was built in the 1920s with a broad screened porch extending across the front facade, and is an excellent example of a Florida Cracker house.

The two-story <u>Moon House (8860 Orange Avenue)</u> (Photo #12) is an imposing, four-square, frame house built in the 1890s by Solomon D. Moon, a real estate developer and politician who

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served in the Florida legislature in 1930. The house was restored in the 1980s.

The <u>Floral City United Methodist Church</u> (Photo #13), built in 1884 by George Higgins, is located at <u>8480 Marvin Avenue</u>, one block north of Orange Avenue and just east of the Old Floral City Road. The frame vernacular church with simple Gothic Revival features has a square bell tower with pyramidal roof in the northwest corner, double lancet windows in front, and four lancet windows set in each side. The building has recently been restored.

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FLORAL CITY HISTORIC DISTRICT CONTRIBUTING RESOURCES

ADDRESS	HISTORIC NAME	DATE
Levy Lane 8355 + 1 outbuilding	Puckett House	c1910
Marvin Avenue 8480 + 1 outbuilding	Floral City Methodist Church	c1884
Old Floral City Road 7801 + 1 outbuilding & 1 cistern	Duval House	c1863
Orange Avenue Avenue of Oaks & Aroostook Ave.	Landscape (site)	c1884
8375	Commercial Hotel	c1884
8370	Community Building	c1 936
8441	Zimmerman House	c1893
8460	Dorsey House	c1893
8481	Griner House	c190 3
8501 + 1 cistern	Allen House	c1920
8511 + 1 outbuilding	Huff House	c1907
8532 + 1 outbuilding	Irwin Tooke House	c1908
8560 + 1 outbuilding	D. A. Tooke House	c1900
8580	Love House	c1910
8645 + 1 outbuilding	Keating House	c1920
8715		c1904
8740		c1933
8778 + 1 outbuilding	Tanky House	c1920
8860	Sol Moon House	c1893

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NONCONTRIBUTING BUILDINGS

(Addresses in parentheses indicate that the main building at that address is a contributing resource.)

Marvin Avenue (8480)--2 outbuildings

Old Floral City Road

Floral City Methodist Church

(7801)--2 outbuildings Duval House

Orange Avenue

(8375)--1 outbuilding Commercial Hotel
8394 Fire Station
8444
(8501)--1 outbuilding Allen House
(8580)--1 outbuilding Love House
8685
(8860)--1 outbuilding Sol Moon House

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SUMMARY

The Floral City Historic District is locally significant under Criterion A in the areas of Exploration and Settlement and Community Planning and Development as a reflection of how Floral City developed as an early center for the citrus industry, beginning c1863 and expanding during the era of canals and steamboats (1880s-1890s), as a phosphate "boom town" in the early decades of the twentieth century, and as a community before World War II. The period of significance corresponds to the dates of these developments, c1863 and 1884-1936. This rural, unincorporated village has a significant concentration of buildings that have maintained a basic integrity in setting, design, materials, and scale, reflecting Floral City's late nineteenth and early twentieth century development.

HISTORIC CONTEXT

The enactment in 1842 of the Armed Occupation Act encouraged white settlers to enter the frontier territory of what is now Citrus County. This legislation provided that any man who built a house, cultivated five acres, and lived on the land for five years could claim a patent for 160 acres. The act was so popular that Hernando County (which then included what is now Citrus County) changed its name to Benton County, named for Missouri Senator Thomas Hart Benton, who had first proposed the Act. Benton fell out of favor, however, when he took a pro-Union stance in 1850, and the county was renamed Hernando by the anti-Union Southerners.

Among the first to acquire property in the area was John Paul Formy-Duval, who developed the rich land on Duval Island (located just across from the present town site). He built a home on land within the confines of Floral City, in Section 15, Township 20 South, Range 20 East. Duval raised cotton and sugarcane and purchased the land the town now occupies in 1863 from Allen and Elizabeth Munden. After selling all of the mainland (Floral City) and half of his Duval Island property to his wife's family, the Tranthams, in 1865, Duval began to develop citrus groves on the section of the island he had retained. These groves bore fruit until the Big Freeze of 1894-95.

Duval's groves antedated the citrus boom that drew new settlers to Florida in the era following the period of Reconstruction. One enthusiastic turn-of-the-century writer

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estimated that a quarter of a million people moved to sunny Florida between 1878 and 1890, infected by "orange fever." Florida avidly courted northern and eastern investors, and new communities sprang up in every advantageous location. Floral City was laid out and surveyed in 1882 by state senator Austin S. Mann and W. H. Havron. One of the first civic projects was the planting of oaks on either side of the main streets. Within a year there were thirty or forty families in the town, and by 1886 the population had grown to 300. The village had a school, a hotel, five stores, and a sawmill; four church groups held services on a regular basis. Sixteen growers had joined Duval in raising citrus, and a variety of other fruits, vegetables, and grain were under cultivation.

This rapid growth of agricultural enterprise was made possible by the construction in 1884 of the Orange State Canal, approximately five miles long, which connected Floral City to the Withlacoochee River and Lake Panasoffkee. Senator Mann was active in this enterprise; he purchased a 100-foot-wide conditional right-of-way in 1886 from J. M. Baker, another pioneer citizen of Floral City, for the purpose of a canal. The deed to this transaction granted Mann the right to erect wharfs, warehouses, and other buildings -- an indication that plans were underway for a major expansion of the young community. The <u>Kitty</u> M. Bell, the first boat on the canal, was a 35-foot vessel that was poled down the canal and the Withlacoochee River, then sailed across Lake Panasoffkee where its goods were unloaded at the Florida Transit and Peninsular Railroad station for shipment north. The boat was later enlarged to 65 feet and converted to The <u>Reindeer</u> was another steamboat that served Floral steam. City on the canal. In addition to citrus, the boats hauled lumber, turpentine, and produce; passenger service was also provided. Because the early community depended on steamboats, Floral City's buildings originally clustered around the steamboat landing at the foot of Aroostook Avenue.

In 1893 the South Florida Railroad, part of the growing railroad system owned by Henry B. Plant, reached Floral City, providing an even faster way to reach northern markets. Plant had been buying up small, bankrupt rail lines throughout Georgia and north Florida; in 1892 he consolidated his holdings as the Plant Investment Company. The Plant system merged with the Atlantic Coast Line in 1902.

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The steamboat era came to an end when the railroad linked Floral City to the state's expanding network of iron rails. Shortly after the railroad was established, the center of Floral City moved several blocks to the west, and the railroad depot became the focal point. Where once the town had listened for the whistle of the steamboat, now people set their watches by the whistle of the train. (The steamboat landing is now a short ramp used to launch small boats, surrounded by modern homes built after 1950.) Several of the original buildings were moved to the new town center, including the Commercial Hotel.

Fortunately for the economy of Floral City, in 1889 good deposits of hard rock phosphate had been discovered in Dunnellon, just across the Withlacoochee River. Phosphate, as one of the main ingredients of commercial fertilizer, was vital to agricultural interests worldwide. The phosphate formation stretched southward to Floral City and beyond. Florida's Phosphate Era had begun and the "Boom Days" would last for decades, until World War I cut off European markets. Within a decade, seven mining companies were in operation around Floral City, shipping the rock by rail to the port of Inglis for transport to Europe. Floral City began to resemble a roaring mining town, with rowdy miners, saloons, and speculators. Early in the century, a business directory noted that there were also three turpentine camps in the area, a physician and a drug store, four or five general merchandise stores, and a milliner. A fire in the business district in 1905 destroyed most of the commercial buildings.

Although the Phosphate Era lasted less than three decades, until 1914, a number of the buildings now standing in the district date from that period. Some of the residences in the district were built by or owned by members of the mining industry. Because more easily processed soft-pebble deposits had been developed further south, near Bartow and Mulberry, after World War I, the phosphate industry did not resume operations in Citrus County.

The Florida real estate boom of the 1920s had little real impact on Floral City, although an enterprising investor from Wisconsin, James C. Ferris, proposed to build a resort and exclusive homes on Duval Island. The bust of 1927 dashed these grandiose plans, but his son, L. G. (Doc) Ferris, turned back to citrus and developed a more lasting enterprise, the well-known Ferris Groves. In the 1930s H. D. Bassett set out an extensive

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planting of tung oil trees; the oil pressed from tung nuts was in demand in paints and many tung oil plantations were established in Florida in the 1930s.

The impact of the Depression Era on Floral City can be seen today in the limestone Community Building, built in 1936 as a Works Progress Administration project. Unemployment was high and federal assistance to small communities often came in the practical form of putting people to work building needed community improvements. The stone used in the Community Building was salvaged from the abandoned phosphate mines. Another WPA project was the work done to clean out the old Orange State Canal, which had been neglected since the end of the steamboat era. Aside from the construction of newer buildings at the intersection of Highway 41 and Orange Avenue, Floral City has changed little since the 1930s, and is primarily a bedroom community for Inverness, the county seat six miles to the north.

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> Dunn, Hampton. <u>Back Home: A History of Citrus County, Florida</u>. Inverness: Citrus County Historical Society, 1989.
> Hernando County Records. Deed Books 1, 3 and 10.
> Morris, Marie L., compiler. <u>A History of Floral City</u>. Inverness: Author, 1986.
> Pettengill, George W., Jr. <u>The Story of the Florida Railroad</u>, <u>1834-1903</u>. Boston: The Railway & Locomotive Historical Society, 1952.
> Tebeau, Charlton. <u>A History of Florida</u>. Miami: University of Miami Press, 1971.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the district are indicated by the heavy line on the accompanying map entitled, "Floral City Historic District".

BOUNDARY JUSTIFICATION

The boundaries encompass the highest concentration of historic resources, including buildings, structures, and the canopy of oaks along Orange Avenue and Aroostook Way, that are associated with the historic development of Floral City.

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 Photos
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The information in 1-5 is the same for all photographs Floral City Historic District 1. Floral City, Citrus County, FL 2. Murray Laurie 3. 4. November, 1992 Floral City Heritage Council 5. Orange Avenue showing oak canopy, facing west 6. #1 of 14 7. 6. North end of Aroostook Avenue, facing northeast #2 of 14 7. Commercial Hotel, 8375 Orange Avenue, facing north 6. #3 of 14 7. Duval House, 7801 Old Floral City Road, facing southwest 6. #4 of 14 7. Zimmerman House, 8441 Orange Avenue, facing northeast 6. 7. #5 of 14 Allen House, 8501 Orange Avenue, facing north 6. #6 of 14 7. Irwin Tooke House, 8532 Orange Avenue, facing south 6. #7 of 14 7. D. A. Tooke House, 8560 Orange Avenue, facing south 6. #8 of 14 7. Love House, 8580 Orange Avenue, facing south 6. #9 of 14 7. 6. Keating House, 8645 Orange Avenue, facing north 7. #10 of 14 6. Tanky House, 8778 Orange Avenue, facing south #11 of 14 7. Sol Moon House, 8860 Orange Avenue, facing southeast 6. 7. #12 of 14

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6.	Floral City Methodist Church, 8480 Marvin Avenue, facing southwest
7.	#13 of 14
6.	Typical noncontributing building 8710 Orange Avenue (not in district)
7.	#14 of 14



FLORAL CITY HISTORIC DISTRICT

PLAT MAP, 1883, RECORDED IN 1887



FLORAL CITY HISTORIC DISTRICT

LOCATION MAP