

United States Department of the Interior  
National Park Service

JAN 31 1994

NATIONAL  
REGISTER

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 Haines City Commercial District

other names/site number N/A

2. Location

street & number Roughly bounded by Hinson & Ingraham Avenues and by 4th & 7th Streets. N/A  not for publication

city or town Haines City N/A  vicinity

state Florida code FL county Polk code 105 zip code 33845

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.)

*George W. Purvis* 1/27/94  
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

Date of Action

*M. J. M. [Signature]*

3/7/94

Downtown Haines City Commercial District  
Name of Property

Polk, 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	
<u>20</u>	<u>5</u>	buildings
		sites
		structures
		objects
<u>20</u>	<u>5</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
Historic and Architectural Resources  
of Haines City: Structural

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Commerce/Specialty Store  
Transportation/Railroad Depot

**Current Functions**  
(Enter categories from instructions)

Commerce/Specialty Store  
Vacant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

No Style/Masonry Vernacular  
Mediterranean Revival  
Colonial Revival

**Materials**  
(Enter categories from instructions)

foundation Brick  
walls Brick  
  
roof Composite  
other Brick: Decorative Details

**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.)

- 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**

- c. 1913-1937
- \_\_\_\_\_
- \_\_\_\_\_

**Significant Dates**

- c. 1913
- c. 1937
- \_\_\_\_\_

**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 Haines City Commercial District  
Name of Property

Polk, Florida  
County and State

**10. Geographical Data**

**Acreeage of Property** 12 apprx.

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 17 | 438220 | 3109360 |  
Zone Easting Northing  
2 | 17 | 438600 | 3109360 |

3 | 17 | 438600 | 3108900 |  
Zone Easting Northing  
4 | 17 | 438220 | 3108900 |

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 W. Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date December 21, 1993

street & number 500 South 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 N/A

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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**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

Downtown Haines City Commercial District  
Description

Summary Paragraph

The Downtown Haines City Commercial District comprises an approximately 12 acre area containing 25 contributing and noncontributing buildings. All of the buildings are commercial structures except for the Old Atlantic Coast Line Railroad Passenger Depot found on the western edge of the district. All of the contributing buildings are masonry structures erected between c. 1913 and 1937. Most of these are vernacular structures but several exhibit at least some formal styling. Twenty of the buildings contribute to the historic and visual character of the district, while only five are listed as noncontributing. The noncontributing structures are either less than fifty years old or have been severely altered.

Supporting Narrative

The district takes in a significant concentration of historic buildings in Haines City's commercial district. The buildings in the district range in height from one to two stories. Although the majority of buildings are of masonry vernacular construction, the district also contains examples of Colonial Revival, Mediterranean Revival, and Mission styling. The period of significant development associated with the district spans the years between 1913 and c. 1937. The district contains twenty contributing buildings, most of which continue to serve their original functions. Buildings categorized as noncontributing total five. Those buildings were either erected outside the historic period or have been altered. The district possesses a significant concentration, linkage, and continuity of buildings united historically by plan and physical development.

The heart of the district lies along two blocks of the east side of North 6th Street between Hinson and Ingraham avenues. The area to the north is largely undeveloped, and the district is bounded on the west by the CSX Railroad and a small vacant passenger depot. The district is bordered south of Hinson Avenue and east of North 7th Street by noncontributing buildings. A small triangular green space called Railroad Park lies between the buildings along North 6th Street and the railroad tracks. Among the more important buildings found in the district are the Old A.C.L. Passenger Depot, the O.K. Arcade, and the former Van Buren Hotel.

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Downtown Haines City Commercial District  
Description

With its approximate center near the intersection of 6th Street and Jones Avenue, the district takes in all or parts of five blocks and is roughly bounded by Hinson and Ingraham avenues and 4th and 7th streets. The terrain rolls gently to the south. The district largely was built along 6th Street, where a small incline rises to the north. Vegetation in the form of oak and palm trees offers shade and adds to the natural beauty of the city. Railroad Park, a small triangular green space developed in the early 1920s, also contributes to the attractiveness of the downtown and links the row of commercial buildings on 6th Street with the depot on 4th Street (photographs 14, 15, 18, 24).

U.S. Highway 17/92, which runs along Hinson Avenue, is a major east/west corridor through the community. U.S. Highway 27, located approximately one mile west of the downtown, serves as an important local north/south route. Renewed commercial growth in Haines City following World War II led to the demolition of some historic buildings in the district and the surrounding area. Some structures were also lost to fire or demolished due to their deteriorated condition, leaving some gaps in the present streetscape along 6th Street. The district, nevertheless, still retains much of its historic physical integrity and architectural character.

The buildings in the district originally served a variety of functions. There was an automobile repair shop, a bank, hotel, pharmacy, post office, and several professional offices. Most of the buildings, however, were retail stores, at least on the street level. The oldest building in the district is 606-608 Ingraham Avenue (Photo 27) which dates from 1913), and the last historic structure was 107-109 North 6th Street (Photo 12), erected in 1937. The majority of the buildings, however, were erected in the 1920s, and the district was largely complete by 1927. Only one building was constructed in the 1930s, that was the one at 107-109 North 6th Street.

## Architectural Styles

### Masonry Vernacular construction

Masonry vernacular construction accounts for seventeen buildings in the district. The Old Van Buren Hotel (Photo 29) at 613-621 Ingraham Avenue is one of the larger buildings in the

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Downtown Haines City Commercial District  
Description

district. It is constructed of buff brick, is two stories in height, has a symmetrical facade, and a flat roof surrounded by a parapet with accentuated corners. Segmental arch panels contain double hung sash windows with 1/1 lights. A suspended canopy shelters the street level shops along the Ingraham Avenue facade. Some of the street level store fronts have been altered

The district contains several arcade buildings, two of which have vernacular exteriors. Designed primarily as business blocks, most arcades in Florida date to the period of the 1920s land boom. Generally one or two stories high, an arcade block displays a symmetrical facade with storefronts facing the street. Typically, an arched opening leads into a hall that runs the length of the building, or in corner models, forms an ell, providing access to small stores within the interior. Apartments are often found on the second story. Stylistic applications vary from elaborate Mediterranean Revival models to ordinary masonry vernacular versions.

In some instances, shops and offices can also be found on a mezzanine. This type of structure was particularly popular in Florida during the 1920s and anticipates--on a small scale--today's enclosed shopping mall. Exterior stylistic applications range from simple vernacular treatments to elaborate architectural details. Elaborate examples in Florida dating from the 1920s most often use Mediterranean Revival decoration.

The O.K. Arcade (Photo 9 and 10) at 609-613 Jones Avenue, is a one-story building constructed of buff brick, having a flat roof surrounded by a stepped and curvilinear parapets. A series of panels decorate the frieze area, and a head mast above the arched entrance to the arcade contains the name of the building. The building is constructed of buff brick serves as the exterior wall fabric. A cutaway corner entrance with a pair of wood and glass paneled marks the location of a large store at the corner of Ingraham Avenue and 7th Street. Arched openings flanked by classical columns found on both Ingraham Avenue and 7th Street lead into a long L-shaped hallway containing small stores and the former city post office. Exterior fenestration consists of fixed storefront windows.

The two-story Consolidated Arcade (Photo 5) at 31-39 North 6th Street was constructed in 1925. The arcade of stores is found on the first story and residential apartments occupy the

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Description

second. The building has a symmetrical red brick facade, a flat roof, and tile cresting along portions of the parapet. Stylized panels embellish the wall frieze, and a belt course defines the separation of the first and second stories. The exterior wall of the north elevation is stuccoed. The second story of the main facade features two partially recessed balconies surrounded by wrought iron balustrades and protected by shed roofs covered with clay tile and supported by carved wooden brackets. The fenestration of the buildings consists of double hung sash windows with 6/1 and 4/1 lights. Two storefronts on the first story display fixed plate glass, wood kick panels, and lighted doors with transoms. A center entrance leads into a wide hall, where several small stores are located. Most of the original doors, transoms, and storefront details remain intact.

Colonial Revival Style

The Gateway City Club Building (Photo 6) at 47 North 6th Street is a two-story, red brick, Colonial Revival style structure with a symmetrical facade, flat roof, and dropped cast concrete cornice. A three-bay integrated porch on the first story of the building displays square columns with cast concrete capitals and connecting balustrades. First story fenestration consists of French doors with arched transoms and 6/1 double hung sash windows that serve as sidelights. The central main entrance consists of a double leaf, wood and glass panel door surmounted by a fanlight. The windows on the second story are large 12/1-light double hung sash windows flanked by 6/1 light windows. Transoms, lintels, and cast concrete keystones adorn the window openings. A door found in the center of the facade on the second story opens onto a small wrought iron balconet. The door is constructed of wood with glass louvers in the center. Above the door is a rectangular transom, crowned by a fanlight set in a brick arch.

Mediterranean Revival Style

The two-story arcade at 131-135 North 6th Street (Photo 20) has a Mediterranean Revival style facade, flat roof, and curvilinear parapet with a cartouche and scuppers. Pent eaves supported by carved brackets and surfaced with polychrome barrel tile extend from the parapet. Second-story openings contain metal pivot windows separated by columns with spiral fluting. Two storefronts face the street and retain much of their original



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Downtown Haines City Commercial District  
Description

detailing. An arched opening flanked by spiral columns opens into a recessed entrance that leads to the interior shops. Stucco serves as the exterior wall fabric.

The Old Atlantic Coast Line Railroad Depot (Photos 16-18) at 130 North 4th Street is a Mission style structure with a gable-on-hip roof pierced by large curvilinear parapets and brick chimneys. The parapets are covered with stucco and are decorated with cast concrete copings and quatrefoil designs. A station agent's bay protrudes from the west elevation, where a semaphore rises from the parapet. Decorative brick, stucco, and cast concrete string courses adorn the exterior walls, which are supported by an articulated brick foundation. Double hung sash windows with 6/6 and 4/4 lights admit natural lighting to the interior. Large wood loading doors remain in place in the freight and baggage sections of the depot, and most of the original pedestrian doors remain in their frames and are embellished with lighted hopper transoms.

Noncontributing Buildings

Noncontributing buildings constitute 20 percent of the buildings in the district. The building at 115 North 6th Street (Photo 13) is representative of structures post-dating the historic period. It is one story in height and displays a simple framed block with a flat roof, plain parapet, stuccoed exterior wall fabric, and fixed glass storefront. The building at 131 North 6th Street (Photo 19) was built about 1925 but retains little of its original appearance. Although the original curvilinear parapet and some of the stucco exterior wall fabric are evident, the second-story facade and storefront have been severely altered.

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Downtown Haines City Commercial District  
Photographs

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## Inventory of Photographs

1. North 6th Street, Downtown Haines City Commercial District
2. Haines City (Polk County), Florida
3. Sidney Johnston
4. 1992
5. Historic Property Associates
6. Looking North from the Intersection of Hinson Avenue
7. Photo No. 1 of 33

Numbers 2-5 are the same for the remaining photographs.

1. 600 Hinson Avenue
6. Main (South) Facade, Looking North
7. Photo No. 2 of 33

1. 19 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 3 of 33

1. North 6th Street
6. Looking Southeast from 21 North 6th Street
7. Photo No. 4 of 33

1. 31-39 North 6th Street
6. Main (West) Facade, Looking Southeast
7. Photo No. 5 of 33

1. 47 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 6 of 33

1. 59 North 6th Street
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo No. 7 of 33

1. 607 Jones Avenue
6. Main (North) Facade, Looking South
7. Photo No. 8 of 33

1. 609-613 Jones Avenue
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo No. 9 of 33

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Photographs

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1. Jones Avenue
6. Jones Avenue, Looking West from 7th Street
7. Photo No. 10 of 33
  
1. North 6th Street
6. 6th Street, Looking Southeast from Jones Avenue
7. Photo No. 11 of 33
  
1. 107-109 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 12 of 33
  
1. 115 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 13 of 33
  
1. Railroad Park
6. Looking North from Jones Street
7. Photo No. 14 of 33
  
1. Jones Street
6. Looking Northeast from North 4th Street
7. Photo No. 15 of 33
  
1. 130 North 4th Street
6. West Facade and South Elevation, Looking Northeast
7. Photo No. 16 of 33
  
1. 130 North 4th Street
6. South and East Elevations, Looking Northwest
7. Photo No. 17 of 33
  
1. Railroad Park and 130 North 4th Street
6. Park and East Facade, Looking West
7. Photo No. 18 of 33
  
1. 131 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 19 of 33
  
1. 133-135 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 20 of 33

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Downtown Haines City Commercial District  
Photographs

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1. 139 North 6th Street
6. Main (West) Facade, Looking East
7. Photo No. 21 of 33
  
1. 141-143 North 6th Street
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo No. 22 of 33
  
1. North 6th Street
6. Looking Southeast from Ingraham Avenue
7. Photo No. 23 of 33
  
1. North 4th Street
6. Looking Southeast from Intersection of North 6th Street
7. Photo No. 24 of 33
  
1. Ingraham Avenue
6. Ingraham Avenue, Looking East from North 6th Street
7. Photo No. 25 of 33
  
1. 600-604 Ingraham Avenue
6. Main (South) Facade, Looking North
7. Photo No. 26 of 33
  
1. 606-608 Ingraham Avenue
6. Main (South) Facade, Looking North
7. Photo No. 27 of 33
  
1. 610-612 Ingraham Avenue
6. Main (South) Facade, Looking North
7. Photo No. 28 of 33
  
1. 613-621 Ingraham Avenue
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo No. 29 of 33
  
1. 622 Ingraham Avenue
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo No. 30 of 33
  
1. Ingraham Avenue
6. Ingraham Avenue, Looking West from North 7th Street
7. Photo No. 31 of 33

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Downtown Haines City Commercial District  
Photographs

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1. 144 North 7th Street
6. Main (East) Facade, Looking Northwest
7. Photo No. 32 of 33

1. 138 North 7th Street
6. Main (East) Facade, Looking West
7. Photo No. 33 of 33

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List of Contributing BuildingsList of Contributing Buildings

<u>Address</u>	<u>Style</u>	<u>Date</u>
<u>North 4th Street</u>		
130	Mission	1923
<u>North 6th Street</u>		
19	Masonry Vernacular	1925
31-39	Masonry Vernacular	1925
47	Colonial Revival	1923
59	Masonry Vernacular	1921
107-109	Masonry Vernacular	1937
133-135	Mediterranean Revival	1926
137	Masonry Vernacular	c. 1916
139	Masonry Vernacular	c. 1916
141-143	Masonry Vernacular	c. 1916
<u>North 7th Street</u>		
138	Masonry Vernacular	c. 1925
144	Masonry Vernacular	c. 1925
<u>Hinson Avenue</u>		
600	Masonry Vernacular	1923
<u>Ingraham Avenue</u>		
600-604	Masonry Vernacular	1922
606-608	Masonry Vernacular	1913
610-612	Masonry Vernacular	c. 1916
613-621	Masonry Vernacular	1924
622	Masonry Vernacular	1923
<u>Jones Avenue</u>		
607	Masonry Vernacular	c. 1922
609-613	Masonry Vernacular	1927

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Downtown Haines City Commercial District  
List of Noncontributing Buildings

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Noncontributing Buildings

6th Street

9-17

21

115

131

Jones Avenue

500

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Downtown Haines City Commercial District  
Significance

## Summary Paragraph

The Downtown Haines City Commercial District is significant at the local level under criteria A and C in the areas of Architecture and Commerce. The buildings comprise the historic commercial area of downtown Haines City and reflect the period of development from c. 1913 to 1937. 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 early decades of the twentieth century. Several structures in the district may be eligible for individual listing in the National Register of Historic Places. The district contributes to the "Historic and Architectural Resources of Haines City" multiple property group as defined under sections E and F of the cover document.

## Supporting Narrative

The present character of downtown Haines City commercial district began to take shape about 1913, shortly after a rail line was completed between Haines City and Moore Haven on the shore of Lake Okeechobee. The district that emerged along 6th Street and Ingraham Avenue was composed of "modern" brick buildings that replaced older wood frame structures. That the area grew slowly is evident in the fact that only five of the buildings in the district today date before 1920. The oldest structure in the district is the former State Bank of Haines City (Photo 27) at 606-608 Ingraham Avenue, completed in 1913. That a bank is the oldest surviving structure in the district demonstrates the growing commercial importance of the community of Haines City at the beginning of the second decade of the twentieth century.

Still, progress in the small community was slow. Just four more buildings, all of them constructed in 1916, survive from the 1910s. One of the better preserved of these is the More Building (Photo 22) at 141-143 North 6th Street. It was constructed for Leslie More, a local merchant and politician. The World War I period brought commercial building construction in the downtown area virtually to a standstill. But a reinvigorated local economy at the beginning of the 1920s sparked a boom in construction that lasted several years.



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Downtown Haines City Commercial District  
Significance

One of the first buildings constructed in this period was the one erected in 1922 at 600-604 Ingraham Avenue (Photograph 26) for a real estate agent named William Lockhart. In 1923, the Haines City Mortgage, Abstract, and Title Building was built at the northeast corner of Hinson Avenue and 6th Street (photograph 2). Established by Isaac Van Horn and R.O. Philpot, the mortgage company operated on capital stock of \$500,000 and included investors from Boston and New York. Van Horn, a native of New York, moved to Haines City in 1918. His business associates included many leading merchants and politicians in the community, who helped him develop a manufacturing and distribution district east of town. By 1928, the firm controlled over \$7 million in real estate assets in Polk County. During the 1920s, the company was among the most successful firms in Polk County.

The Atlantic Coast Line Railroad replaced its 1912 railroad station with a new depot in 1923 (Photo 16-18). The small Mission Style depot reflected the latest popular taste in architectural design, contributing greatly to the attractive appearance of the downtown during the boom period. The beautification of the area was continued in 1924, when the local Haines City Women's Club, the City Commission, and the Chamber of Commerce joined to create Railroad Park, a small triangular green space east of the depot (Photos 14, 15, 18 and 24). The Gateway City Club Building (Photo 6) at 47 North 6th Street was also completed in 1923, reflecting a growing cultural pride in the city. The two-story, Colonial Revival style building featured billiards rooms, a bowling alley, library, and ballroom. The club had been established in 1921 and became a popular social organization for many of the community's political and business leaders.

One of the largest and most ambitious structures erected during this period was the Estes Building (Photo 29) at 613-621 Ingraham Avenue. It financed by local developer H.O. Estes and completed in 1924 at a cost of \$80,000. The building originally housed the 22 room Van Buren Hotel, the Estes real estate office, the local telephone exchange, the Crystal Cafe, and a number of small shops. The architect of this building was Francis Kennard, who operated an office in Tampa and was responsible for the design of a number of important buildings in Tampa and elsewhere in Florida. Perhaps the most famous building for which he was responsible was the Belleview-Biltmore Hotel (1896) in

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# National Register of Historic Places Continuation Sheet

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Downtown Haines City Commercial District  
Significance

Clearwater, Florida, which was listed in the National Register in 1979.

Perhaps the most notable group of commercial buildings constructed in downtown Haines City during the 1920s were commercial arcades. The Consolidated Arcade (Photo 5) at 31-39 North 6th Street, which was completed in 1925, was the first such structure erected in Haines City (photograph 5). The arcade cost \$75,000 to build and when opened contained two large stores and ten smaller ones on the first floor. The second floor contained eight apartments. Construction of several more arcades in the downtown area soon followed. The Durham-Florida Arcade (Photo 20) at 131-135 North 6th Street was completed in 1926 at a cost of approximately \$45,000. The Fountain Square Arcade (Photo 32), which abutted the rear of the Durham-Florida Arcade and was connected to it with a second story walkway, was completed later in the same year. The O.K. Arcade (Photo 9), a one-story structure located at 609-613 Jones Avenue, was completed in 1927 at a cost of \$40,000 and had the distinction containing the Haines City Post Office as well as the usual series of shops.

The collapse of the Florida Boom and the onset of the Great Depression had a profound effect on the economy of Haines City. Although fourteen buildings constructed between 1921 and 1927 survive in the downtown area, only one remains from the 1930s. This is the Siegel Building (Photo 12) at 107-109 North 6th Street, completed in 1937. The building was constructed at a cost of \$35,000 and originally contained three stores, the largest of which housed Sam Siegel's Department Store. Several buildings constructed in the 1920s were modified during the 1930s. The building at 59 North 6th Street (Photo 7) was originally two buildings. Such cosmetic changes, however, were the chief kind of construction that took place in the downtown area during the 1930s, demonstrating that the most vigorous period of development in Haines City prior to World War II had ended with the close of the 1920s.

### Architectural Significance

The buildings in the Downtown Haines City Commercial District comprise a small and compact grouping of mainly masonry vernacular structures that reflect the period of development from c. 1913 to 1937. A handful of formal styles representing popular trends in American commercial architecture are also found in the

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Downtown Haines City Commercial District  
Significance

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district. Perhaps the most significant historical and architectural landmark in the area is the Old A.C.L. railroad depot. Its excellent Mission Style details and association with the development of early rail transportation in Florida make the small building a prime candidate for individual nomination to the National Register. One or more of the arcade buildings and the Gateway City Club Building might also meet the criteria for individual listing at the local level.

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Downtown Haines City Commercial District  
Boundary Description & Justification

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### Verbal Boundary Description

The official boundaries of the Downtown Haines City Commercial District are those shown on the district map.

### Boundary Justification

The above boundaries enclose the greatest concentration of the historic structures associated with the historic development of downtown Haines City.