

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name OLD FROSTPROOF HIGH SCHOOL

other names/site number Frostproof City Hall/PO54301

2. Location

street & number 111 West First Street

N/A not for publication

city or town Frostproof

N/A vicinity

state FLORIDA

code

FL

countv

Polk

code

105

zip code 33843

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.)

Judith L. Kelly
Signature of certifying official/Title

Date

10-13-97

Deputy
Florida State Historic Preservation Officer, Division of Historical Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register See continuation sheet

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register See continuation sheet.

removed from the National Register.

other, (explain)

Signature of the Keeper

Date of Action

Edson H. Beall

11/13/97

OLD FROSTPROOF HIGH SCHOOL
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)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION/School

Current Functions
(Enter categories from instructions)

GOVERNMENT/City Hall

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation BRICK
walls STUCCO
PLASTER
roof ASPHALT
other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- 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

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 36) 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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1926

Significant Dates

1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Elliott, M. Leo

Berg, Oscar

Primary location of additional data:

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

Name of Repository

OLD FROSTPROOF HIGH SCHOOL
Name of Property

POLK, FLORIDA
County and State

10. Geographical Data

Acreage of Property Approximately 1.5 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	4	7	5	2	0	3	0	6	8	8	3	0
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Patricia Strickland, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date October, 1997

street & number R.A. Gray Building, 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 City of Frostproof

street & number 111 West First Street telephone (941) 635-7855

city or town Frostproof state Florida zip code 33843

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

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

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

SUMMARY

The old Frostproof High School, now known as Frostproof City Hall, located at 111 West First Street, is a two story Mediterranean Revival building. Built in 1926, it was designed by leading Florida architect M. Leo Elliott, with Oscar Berg as the contractor. It is masonry, with a brick foundation, and a patterned stucco exterior finish. Its low pitched hipped roof is covered with asphalt shingles. Most of the windows are banks of aluminum awning windows. The "T" shaped building features towers at the east and west ends of the main wing. The building features a high degree of architectural detail at the central bay of the main elevation and tower entrances.

SETTING

Frostproof, is a community that developed between Lakes Clinch and Reedy, and is located approximately 13 miles South of Lakes Wales and approximately 10 miles North of Avon Park. The school building faces West First Street and is one block West of U.S. Highway 17, a major north/south corridor through the community. To the west of the school building is the current Frostproof Elementary School, to the east is a vacant lot that adjoins the Post Office, to the north are several individual residences, and to the south is a non-contributing gymnasium built in 1948. Landscaping was an important part of the complex at one time, although this has deteriorated. Several live oaks and royal palm trees were in various locations around the building; however, none of those currently exists. The school building is well-maintained and intact and is clearly a significant local landmark.

Exterior Description

The school building now the City Hall Building, is a large two-story building (Photo 1). The towers, the most visible, distinctive, and striking elements of the building (Photo 2) are located on either end of the building and feature cast stone details, and wrought iron trim (Photo 3). The building has a stucco finish and an ornate three-arched front loggia entrance, located at the north elevation (Photos 7 and 9). At the second story above the entrance is a gabled parapet with a louvered niche, and a bank of 5 aluminum awning windows divided by engaged, twisted Corinthian columns, and surmounted by blind arches (Photo 11). The exterior of the building retains much of the original finish, details, and appearance. Alterations to the building include replacement of the original windows, some of which are blocked up (Photos 6, 18 and 21); the Spanish tile roof has been replaced with asphalt shingles (Photo 22); there is no ornamentation at the roofline, and many of the exterior doors have been replaced. Despite these changes, the basic integrity of the original design remains.

The cast stone trim is the major decorative feature of the building (Photos 3, 4, 9 thru 15). There is very little wood trim on the exterior of this building. The major finish on the exterior is patterned stucco painted a

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

pale yellow (Photo 19). This stucco is mostly in excellent condition. There are some areas where pipes or wires have been installed which need minor patching. Attempts to match the stucco on additions (Photo 16) and alterations, such as closing in the auditorium windows (Photo 18), were generally successful. The foundation wall is brick up to the level of the first floor (Photos 5 and 20), and the brick is in good condition.

The front loggia (Photos 7, 9, 10, 13 and 14) has quarry tile floor and cast stone trim. The aluminum storefront doors and transom (Photo 13), the pendant light fixtures, and aluminum windows (Photo 14) are replacements. Original wood doors located on the exterior of the building are in the south wall of the stage area (Photo 19). An ogee style fascia board (Photo 8) along the eaves of the pitched roofs, and the attic vent louvers are examples of wood trim (Photos 7, and 17). Ornamentation is invariably centered on some prominent element of the architecture, often a door surround, adding interest to the design by accentuating the lines and proportions of some important architectural motif. These surrounds frequently take the form of engaged columns surmounted by entablatures, richly carved and ornamented.

Interior Description

The school originally had 12 classrooms. The original building typically had walls and ceilings of plaster over masonry or wire lath on wood framing. The original doors, windows, baseboards and trim were wood. Floors are painted concrete in hallways, tile in restrooms and wood in classrooms and the auditorium.

The stairs and corridors have essentially original finishes. The steps have concrete treads in cast iron stair units. The handrails on the open side of the stair are the original painted steel unit (Photos 25 and 26). The base of the wall is formed of a brick soldier course painted black (Photos 26, 27 and 28). The doors are typically wood, many of which are original (Photos 28 and 29). Replacement doors are typically flush wood. (Photos 25 and 26). The student lockers on the first floor have been removed and the recesses filled in with painted plywood (Photo 27). Electrical boxes, panels and conduits are run on the face of the walls. A display case sits in the hall at the auditorium (Photo 29).

The classrooms and storage spaces on both floors are essentially in the same condition as when turned over to the City of Frostproof. Of the original 12 classrooms, 7 were located on the second floor, together with the library. The ground floor had 5 classrooms, administrative offices, a book room, and the bathrooms. Presently, the ground floor classrooms have been converted to city government offices and City Council Chambers. The Council Chamber was created by opening 3 classrooms to form one long, narrow space. Other than carpeted floor, the finishes are original. All of the rest rooms, both public or private, are original. The walls in the public rest rooms have been covered in ceramic tile. Most of the partitions are the original painted pipe and wood units.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

The auditorium is the major space in the building. This facility has 544 seats and a working stage with small wings and a partial fly loft, the stage itself is in fair condition (Photo 36). The seating (Photo 34) is in excellent condition and the general condition of the auditorium is fair. The ceiling, walls, and trim are mostly original. The original windows have been filled in (Photo 30) or replaced with aluminum units (Photo 31). The balcony is currently being used for storage.

The original trim and detail of the auditorium are essentially intact with the exception of the windows and exterior doors. The cast plaster decoration above the doors (Photos 32 and 33), above the windows (Photo 30), and around the proscenium opening (Photo 31) is in good condition. The back of the auditorium with its paneled wall and columns is original, though it is now partitioned off into an employee lounge and storage rooms (Photo 35). The windows in the upper back wall have been paneled over.

Non-contributing

The gymnasium was constructed as an addition on the school property behind the school auditorium in 1948, greatly reducing the outside basketball courts on the East. The brick and concrete gymnasium is located immediately south of the main building. This addition was a great enhancement to the school, and is still available today to all citizens of Frostproof for local sporting and social events. This is a non-contributing building and falls outside the period of significance.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

SUMMARY

The old Frostproof High School is significant at the local level under Criterion C in the area of Architecture. The 1926 high school building is a good example of Florida boom architecture as expressed in the Mediterranean Revival style. The building was designed by prominent Tampa architect M. Leo Elliott, in keeping with the predominant architectural theme of the early 1920s in much of Florida. Reflective of the building's Mediterranean Revival style are its use of arched windows, heavily textured stuccoed exterior walls, decorative wrought iron, and front loggia. The building retains its architectural integrity of design, materials and workmanship to a high degree on both the exterior and interior. The only significant changes are alterations to the windows, which were either replaced with aluminum windows or blocked up; the original Spanish tile roof was replaced with asphalt shingles; and most of the exterior doors had to be replaced.

HISTORICAL CONTEXT

Early Development of Frostproof (1849-1899)

The Frostproof Section on the north Shore of Lake Clinch was originally known as Old Fort Clinch after a fort established during the Indian Wars, 1849-1858. The name "Old Fort Clinch" was used long afterward to identify the area. Lake Clinch, originally known as Lake Locha-Popka, was renamed for General Duncan Clinch.

Frostproof is one of the oldest settlements in Polk County. The first house built on the east shore of Lake Clinch and now included in the City of Frostproof was built by G.W. Hendry of Fort Meade in the early 1880's. It was a log cabin used as a hunting lodge. The first permanent settlers were the Rev. Stephen W. Carson and his family. This region was Mr. Carson's favorite hunting ground and he had noted that it was much warmer in the winter than his homestead near Fort Meade. He wanted to grow tropical fruits he could not grow there, such as, guavas, mangoes, and papayas. In September, 1886, the Carsons left Fort Meade for their new home, where a rough lumber house, 12 by 15 feet, had been built, an 18 by 36 foot tent erected, and land cleared to the lake shore. The nearest settlement was Midland, seven miles to the west on the road to Fort Meade. As more and more settlers arrived in the area, the early leaders decided to name the area *Keystone City*. They petitioned the Postmaster General to give the town that name, but he denied the request because there was a town with a similar name, Keystone Heights, near Jacksonville, and he thought that it would create confusion. Between 1892 and 1898, the community was known as Frostproof. During that period, a couple of devastating cold fronts damaged and killed trees in the surrounding areas. After the freeze of 1895, there was dissatisfaction with the name of Frostproof. When another freeze struck in 1898, the majority of the citizens felt that the name was inappropriate, misleading, and was being used dishonestly. So a petition was sent to the Post Office Department asking that the name be changed to Lakemont, which was derived from the fact that the community

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

has lakes on either side and sits in an area of relatively high elevation. The request was granted and Frostproof became Lakemont on February 14, 1898. This caused the first friction among the residents, and in 1906, the majority of the citizens requested that the name of Frostproof be restored. On August 24, 1906, the post office was again named Frostproof.

The roots of the citrus industry were spreading out. Northern residents who wanted to spend a few months in the South during the winter planted groves as an investment. Others who planned to become permanent residents, planted and made improvements on their property in preparation for the move. In 1899 there was another freeze. This was the time it snowed. These two later freezes did little damage to the citrus, for growers had learned to sell much of their fruit early and to stop cultivation and fertilizing in October to make the trees dormant. At the end of the century the population of Frostproof stood at 30.

Nearly all of the residents of Frostproof in the early 1900's planted orange groves. So started the citrus industry in Frostproof, which provided a good livelihood for many people and made millionaires of more than a few. Hauling packed fruit to Ft. Meade, however, was becoming a problem. Several men made a business of transporting the fruit, using two and four mule teams. A two mule team could carry twenty boxes. The charge was twenty five cents a box. There was usually some freight to be brought back on the return trip. Much of the fruit was shipped by express to Jacksonville, then by boat to cities on the eastern seaboard, Baltimore, Philadelphia, New York and Boston, and consigned to wholesale fruit dealers. After selling it, they sent the amount received to the shipper, less a percentage for their commission. This did not always turn out well for the grower. However, many of the firms were very reliable.

Each year more citrus trees were producing and more new groves were planted. In clearing the land for groves, much beautiful timber had been burned. With more settlers coming to Frostproof, there was an increased demand for lumber. This need was met by several more sawmills commencing operation. Therefore, the tall straight long leaf yellow pines were no longer wasted.

To the citrus and sawmill industries, another industry was added, when in 1906 C.W. Brown and Matthew Sullivan started a fish business. At one time, as many as thirty fishermen were employed. The fish were taken from the larger lakes, Arbuckle, Walk-in-the-Water and some from Reedy. As with the citrus, the fish had to be packed on ice hauled from Fort Meade. This resulted in the loss of much of the fish because the ice melted. Mr. Brown, therefore, had his own ice plant installed.

Between the years of 1909 and 1911 several stores were built, including a general merchandise store and grocery stores. In addition to these stores, several organizations were formed which provided community projects and recreational activities for the young people. Also, in 1911 Frostproof had its first resident doctor,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

who happened to own the town's first automobile and used it to make calls where possible.

It was good news for Frostproof when the Atlantic Coast Line Railroad began building the Haines City branch down the Ridge to Sebring. Inasmuch as thousands of boxes of fruit were previously shipped to Fort Meade, a distance of 18 miles, it was a great day when the railroad reached Frostproof in January 5, 1912. By the end of the year, thirty-two thousand boxes of citrus fruit had been shipped north from Frostproof. By February, 1915, Frostproof was first in the production and shipment of citrus fruit in the State of Florida, and the industry continued to expand. With the increased production, problems in picking, packing and marketing the fruit arose; there were also problems with the cultivating of the groves. The days of the home packing sheds were over. Madison Langford built the first public packing house, with the Gentile Brothers building another one about a half a mile down the track. The Gentile packing house was the first to have motorized (steam driven) machinery for cleaning and sizing the fruit. Growers could have their fruit packed ready for shipment at the packing house for a stated price. The price for picking was three cents a field crate for grapefruit and five cents for oranges. Some sold on the tree for an agreed price per box, the grower getting a moderate down payment with the balance paid as the fruit was picked. These methods of selling still exist today. In the late 1920's Latt Maxcy added a canning and juice plant. This plant is now a modern citrus processing plant owned by Cargill Juice.

In August, 1918, an election was held to incorporate the town. The vote was 28 to 20 in favor of incorporation. The first ordinance passed was one regulating the speed of vehicles in the city limits.

Florida Land Boom and Prosperous Years for Frostproof (1920-1928)

In the 1920's, the nation entered a period of enthusiastic economic expansion. In Florida, a speculative land boom began almost immediately after World War I. Although Miami and Palm Beach are generally regarded as the center of the boom, few communities in the state failed to experience a fever for real estate. By approving a constitutional amendment in 1924 prohibiting income and inheritance taxes, the Florida Legislature encouraged an influx of wealthy investors. The new capital accelerated an already well developed surge of land purchasing, and by December 1924, reportedly twenty thousand people were arriving daily in the State.

Bank deposits swelled, numerous real estate companies were established, and property values rose dramatically. In virtually every city and town, new subdivisions were platted and lots sold and resold for quick profits. Polk County and Frostproof shared in the growth. Property assessments countywide jumped from \$15 million in 1917 to \$35 million in 1927. In Frostproof, the population grew to 1,200 by the middle of 1925. During that period of time builders arrived from many cities around the nation to handle the serious housing shortage. By the middle of 1925, real estate sales were averaging \$1,000,000 a month, resulting in a 30 percent

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

increase in school enrollment over the year before. It is interesting to note that on July 17, 1925, an article in the local newspaper stated that the previous week's real estate sales, for just one realty firm, Cody Realty Service, reached a total of \$1,500,000 and many other large deals were in the offing.

The City of Frostproof and adjacent territory sponsored a massive road building project to construct 20 miles of additional rural and lake shore highways. Important in this road plan was the 7-mile link from Frostproof to Vero Road. By 1925, Frostproof was the largest citrus shipping point in the State of Florida.

Frostproof was also influenced by the building boom that was permeating the entire country. There was a massive campaign to promote Frostproof sponsored by the then Board of Trade to "Come to Frostproof - welcome one and all!" The brochures that were printed and distributed in several northern cities stated:

"Frostproof is one of the youngest towns in Florida, being scarcely over four years old, officially; but it is in the hey-day of glad some youth, full of health and vigor, and is growing at a rate to make even the most ambitious mother beam with pride. It is six square miles in area, is assessed at considerably more than a million and a half dollars, has paved streets and sidewalks, and all modern conveniences, of light and water. It has a good weekly paper, two banks, and several churches and in addition has hundreds of the finest homes "scattered about in the woods" - the said woods being great orange groves, of more than a quarter of a century of bearing. The fine schools are now taking care of just a little fewer than three hundred pupils and the standard of schools is high, ranking with the best in the largest towns and cities of the state."

Not only did the Board of Trade distribute the aforementioned brochure, they also placed advertisements in many state papers, the Associated Press and the International News Service. Indeed, the 1920's were a time of progressive building. Between 1922 and 1928, construction was brisk, including, but not limited to, many new homes, a hotel, a new location for Citizens Bank, a new City Hall Building, a library, a movie theater, many new business locations, and, of course, a new Frostproof High School that was badly needed because of the increase in population. Also during this time, deposits in local banks showed an increase of 225 per cent, indicating that the year 1925 was a period of rapid growth.

Great Depression (1929-1942)

The full brunt of the Great Depression made its impact in the early 1930's. Between 1929 and 1933, 148 Florida banks collapsed, including several in Polk County. However, Frostproof's banks were not included. Deposits and investments fell, and annual income per capita declined from \$510 to \$289. Approximately one out of four Floridians was receiving some type of public relief and assistance by 1933. The great depression brought

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

woes to the world, and Frostproof was no exception. From 1929 until President Franklin D. Roosevelt brought about the WPA and other work programs, many people were hungry. The "great" fishing industry that had boomed in Frostproof dropped off, and all but closed, as people had little money to buy fish. Citrus prices were down, and what jobs there were in that industry were taken. During the 1930's those who lived on farms or had other means of making a living suffered less.

From the 1940's to the present, the City of Frostproof has grown slowly, with a current population of approximately 3,000. Today, Frostproof's major commodity is the citrus industry, being the home of the Cargill Juice plant and the Ben Hill Griffin Fresh Fruit Packing House, which have provided Frostproof's population with many job opportunities.

Education in Frostproof and the old Frostproof High School:

The growth of the school system in Frostproof paralleled a statewide interest in improving education. Providing for the educational needs of its youth was one of the goals of the City of Frostproof as it expanded and grew. A system of public instruction was established in Florida under the Constitution of 1868, but little progress was achieved. In 1875, there were only 600 public schools in the entire state, but rapid growth began shortly thereafter. By the end of 1877, school officials had achieved a longer school term, better qualified teachers, a higher percentage of the school population enrolled in schools, and a total of 1,000 schools. The growth in the number of schools began to keep pace with the growth of Florida's population. In 1888 there were 2,249 schools in the state, serving a school population of 113,637.

Between 1868 and 1884, educational facilities in Florida were inadequate to accommodate the number of children of school age. Thomas Cochran, an educator writing in the early 1920's, described the early school buildings as ". . . small, built of indifferent materials, badly constructed, unfavorably located, and almost completely devoid of necessary equipment." Facilities gradually improved as the prosperity of the state increased, as better qualified school boards and school superintendents were selected and as public interest in education increased. By the mid-1890's there was a decided advance in both quantity and quality of school buildings. The buildings were better constructed, more suitably equipped and designed and furnished with more regard for the health and comfort of the students and teachers. Greater attention was given to heating, lighting, sanitation, and ventilation.

In the year 1900, several families moved to Frostproof which now was large enough to hire a county paid school teacher for a four-month term of school. The school was to start in September, 1900; however, a teacher was not available at that time, and a local teacher who was teaching in Bereah, an unincorporated subdivision near Frostproof, filled the position. At this time the county did not build a building for so small a school.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

Therefore, one of the buildings in the abandoned Cuban community at Ft. Meade was bought, dismantled and moved 18 miles to some private property, and rebuilt for the use of the school. It was thereafter moved to a site near the shore of Clinch Lake. By 1904, the school population had outgrown the little house on Clinch Lake. On August 8, 1904, the county school board appropriated \$70.00 toward a school building in Frostproof, provided the land on which it was to be located was properly deeded to the county. This was done, and the first county owned school house was built across the street from the existing Old Frostproof High School.

In October of 1925, the Board of Public Instruction held a school bond election to vote bonds in the amount of \$80,000 to erect a new high school building and auditorium and to repair the present school building. The bond issue was passed by the voters of Frostproof, and Frostproof High School was built in 1926. It was designed by M. Leo Elliott of Tampa, and built by Oscar Berg, an area contractor.

From the first year, Frostproof High School became a central part of community life. Besides the full school day, many activities were held after school or in the evening. Parents as well as the teachers and students were a part of these special events. Through the years, Frostproof High School brought recognition and honor to Frostproof, Polk County, and the State of Florida with its sporting competitions and the accomplishments and contributions of its graduates. The townspeople, as well as the students and faculty, always gave their complete dedication and support.

In 1978, the Polk County School Board built a new school in Frostproof because of the increasing number of students. The question then was, "What was going to happen to the old building?" The School Board felt the only solution was to tear it down, even though it was structurally sound, but would need to be insured and maintained if kept. Consequently, the people of Frostproof were very alarmed and formed a citizens group called "Save the Old High School." After much research and negotiations with the School Board, it was decided that the City of Frostproof could obtain the deed to the old school and gym for \$1.00. A citizens group raised enough money to replace the roof in order for the City Offices to be moved to the former school. Thus, since 1981, the old Frostproof High School building has been called "Frostproof City Hall".

One of the reasons for the Frostproof High School's success in turning out such outstanding alumni, was the caliber of its teaching staff. A few examples of outstanding alumni are as follows:

James Moyer Duncan
Engineer. Oak Ridge National Lab

Dr. Hullian D. Cotton
Dean of Students Fla. Comm. College

Joseph Parker Cressee
Auditor of State of Florida 1954-55

Ben Hill Griffin, Jr. (D 3/ 1/ 1990)
Chief Executive Officer of Ben Hill Griffin, Inc.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

Dr. Donn R. Duncan
Graduate of Frostproof Senior High School 1940
Doctor of Psychology from University of Florida

Ben Hill Griffin, III
Chairman of the Board and President, Ben Hill
Griffin, Inc.

Anne Wardlaw Dickinson
Graduated Frostproof High School 1949
Florida Woman of the Year in Agriculture for
1994

William August Felt
Retired Army Lieutenant Colonel 1962
Science Teacher, Frostproof High 1966-81

ARCHITECTURAL CONTEXT

The exposure to Spanish Colonial Revival architecture was greatly increased in the Panama-California Exposition at San Diego in 1915. The chief architect of the exhibition was Bertram Grosvenor Goodhue who was selected in part due to his authorship of a book on Spanish colonial architecture in Mexico. By the 1920s, Spanish architecture had become a craze. Randolph Sexton's 1927 book on Spanish influence in American architecture spoke of its perceived appropriateness for semi-tropical climates and the rooting of Spanish architecture in the fundamental principle of architecture, that form arises from structure and that decoration is the means of lending interest to that form. Among the prominent architectural features of the Spanish influenced designs is the element of contrast. The application of ornament, frequently of intricate design, bearing evidence of the Moorish inheritance of the Spanish, is characterized by a careful restraint. This often takes the form in the more elaborate clay product, terra cotta. The ornamentation is often centered on a prominent element of the architecture, such as door or window surrounds, and used to add interest to the design by accentuating the lines and proportions. The use of arcade walls and textured or coarse wall surfaces is common. Iron fixtures, grilles and railings are frequently decorative features.

Given Florida's Spanish roots and a climate similar to Spain, a Spanish/Mediterranean architecture found a home in Florida. What came to be known in the 1920s as "Spanish boom," which incorporated elements of Moorish, Spanish Colonial, Mission and Italianate styles, is generally called the Mediterranean Revival style. Among its salient elements are the arch, stuccoed walls, and wrought iron. Psychologically and economically, the Mediterranean Revival style suited the time and Florida. Its opulence complemented the 1920s prosperity and sense of well being, and the buildings could be constructed in an economical fashion, avoiding the extensive use of lumber which had become difficult to obtain.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

ARCHITECTURAL SIGNIFICANCE

The old Frostproof High School, built in 1926 in the Mediterranean Revival style that was typical for civic buildings throughout Florida during the 1920's boom, is one of the most architecturally outstanding buildings in Frostproof. The building was designed by M. Leo Elliott of Tampa, a prominent architect in the 1920's who also designed the Wauchula High School in Hardee County, the St. Petersburg High School in Pinellas County, Leon County High School (NR 1993) in Leon County, and the Sarasota High School (NR 1984) in Sarasota County. This building, and other similar high schools, all contained tiled roofs, dramatic visual towers, cast stone details, wrought iron trim, railings and balconies, windows with horizontal and vertical muntins, and a rough stucco finish. Originally, the high school had Spanish barrel tile on the roof, but the tile was replaced in the 1950's with asphalt shingles.

M. Leo Elliott was born in Woodstock, New York, and attended public schools through the eighth grade. After leaving school, Elliott moved to New York City and secured a job as an office boy with the architectural firm of Welch, Smith and Provot. He remained with the firm from 1901-1906, attending evening classes and receiving a diploma from the New York Evening High School. Elliott also attended evening classes at Cooper's Institute and at Dan Barber's Atelier. During the next year he went to Norfolk, Virginia, and designed buildings for the Jamestown Exposition. Elliott moved to Tampa, Florida, in 1907, and entered a partnership with B. Clayton Bonfoey that lasted approximately ten years.

In 1920, Elliott established an architectural firm using the name M. Leo Elliott, Inc., Architects and Engineers, with offices in Tampa and St. Petersburg, Florida. The firm expanded into the largest architectural firm in the South, employing forty-six draftsmen, six structural engineers, seventeen building inspectors and a secretarial staff. After 1924, his practice focused on educational, public and commercial structures.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

BIBLIOGRAPHY

- Bowe, Richard J. Pictorial History of Florida. Tallahassee: Historical Publications, Inc. of Tallahassee, 1965.
- Cochran, Thomas E. History of Public School Education in Florida. Lancaster, Pennsylvania: New Era Printing Company, 1921.
- “Community Leaders and Worthy Americans,” American Biographical Institute 1975.
- Cotton, D. H. “Dr. D. H. Cotton’s Family Documentation,” Frostproof Historic Museum.
- Daughtrey, William E. “Pioneers and Patriots of Polk County,” Sunday Highlander. Lake Wales, Florida, Section C:1.
- Felt, June “Historic Information,” Unpublished article, April 15, 1995.
- Frisbie, Louise K. Yesterday’s Polk County. Miami, Florida: E. A. Seemann Publishing, Inc., 1976.
- “Frostproof, Florida,” Board of Trade, 1925.
- Polk, Amy L. “Frostproof Memories,” Frostproof News. November 28, 1996.
- “Realty Firm Reports \$1,500,000 Sales for Week,” The Highland News. Frostproof, Florida, July 17, 1925.
- Reeves, Margaret Overocker Frostproof Firsts. Frostproof, Florida: The Frostproof Historical Society.
- “Who’s Who in the South and South West,” Marquis. 1976-1977.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

Verbal Boundary Description:

A portion of U. S. Government Lot 2, Block 2, according to the plat thereof, recorded in Plat Book 1, at Page 41, of the Public Records of Polk County, Florida, described as follows:

Beginning at the Northeast corner of Block 2,
run West 230 feet; thence South 120 feet; thence
East 35 feet; thence South 179 feet; thence East 195
feet North to the Point of Beginning.

Boundary Justification:

The nominated property as shown on the accompanying site plan map includes the entire parcel historically associated with the Old Frostproof High School.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 1

**OLD FROSPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

PHOTOGRAPHIC INVENTORY

1. Old Frostproof High School, 111 W. 1st Street
2. Frostproof, Polk County, Florida
3. Keith Strickland
4. January, 1997
5. Keith Strickland, Frostproof, Florida
6. Oblique view from Northeast, showing front (north) elevation
7. Photo 1 of 36

Numbers 1 through 5 are the same for photographs 2 through 36

6. Oblique view showing east elevation
7. Photo 2 of 36

6. View of east tower entrance
7. Photo 3 of 36

6. View of east steps to entrance
7. Photo 4 of 36

6. View of east wall - cornerstone
7. Photo 5 of 36

6. View of first floor east wall - typical windows
7. Photo 6 of 36

6. View of north entrance to building
7. Photo 7 of 36

6. View of west side of the north entrance
7. Photo 8 of 36

6. View of north entry porch
7. Photo 9 of 36

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 2

**OLD FROSPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

- 6. View of north entry porch steps
- 7. Photo 10 of 36

- 6. View of north entrance gable and second story windows
- 7. Photo 11 of 36

- 6. View of north entrance detail of arch and cast stone trim
- 7. Photo 12 of 36

- 6. View of north entrance doors with cast stone trim
- 7. Photo 13 of 36

- 6. View of north porch showing arches and tile floor
- 7. Photo 14 of 36

- 6. View of west tower entry to building
- 7. Photo 15 of 36

- 6. View of west end of building at boiler room addition
- 7. Photo 16 of 36

- 6. View of southwest courtyard west wall of auditorium on right
- 7. Photo 17 of 36

- 6. View of west wall of auditorium
- 7. Photo 18 of 36

- 6. View of south wall of stage; gym wall on left
- 7. Photo 19 of 36

- 6. View of southeast corner of auditorium stage with gym on left
- 7. Photo 20 of 36

- 6. View of East wall of stage and auditorium
- 7. Photo 21 of 36

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 3

**OLD FROSPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

- 6. View of southeast courtyard, east wall of auditorium, and south side of east wing
- 7. Photo 22 of 36

- 6. View of southeast entry; men's rest room on right
- 7. Photo 23 of 36

- 6. View of south side of east wing showing lightning damage at tower
- 7. Photo 24 of 36

- 6. View of east stair looking up from landing to second floor
- 7. Photo 25 of 36

- 6. View of east stair looking toward first floor from entrance landing
- 7. Photo 26 of 36

- 6. View of second floor corridor looking west from east end
- 7. Photo 27 of 36

- 6. View of west end of second floor corridor, doors and transoms
- 7. Photo 28 of 36

- 6. View of first floor corridor with trophy case facing north entry
- 7. Photo 29 of 36

- 6. View of auditorium with closed in balcony and blocked up windows in east wall
- 7. Photo 30 of 36

- 6. View of stage and west wall of auditorium
- 7. Photo 31 of 36

- 6. View of auditorium south exit door in east wall
- 7. Photo 32 of 36

- 6. View of auditorium stage door in southeast corner
- 7. Photo 33 of 36

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 4

**OLD FROSPROOF HIGH SCHOOL
Frostproof, Polk County, Florida**

- 6. View of auditorium seating looking northeast
- 7. Photo 34 of 36

- 6. View of auditorium looking toward entrance from west aisle
- 7. Photo 35 of 36

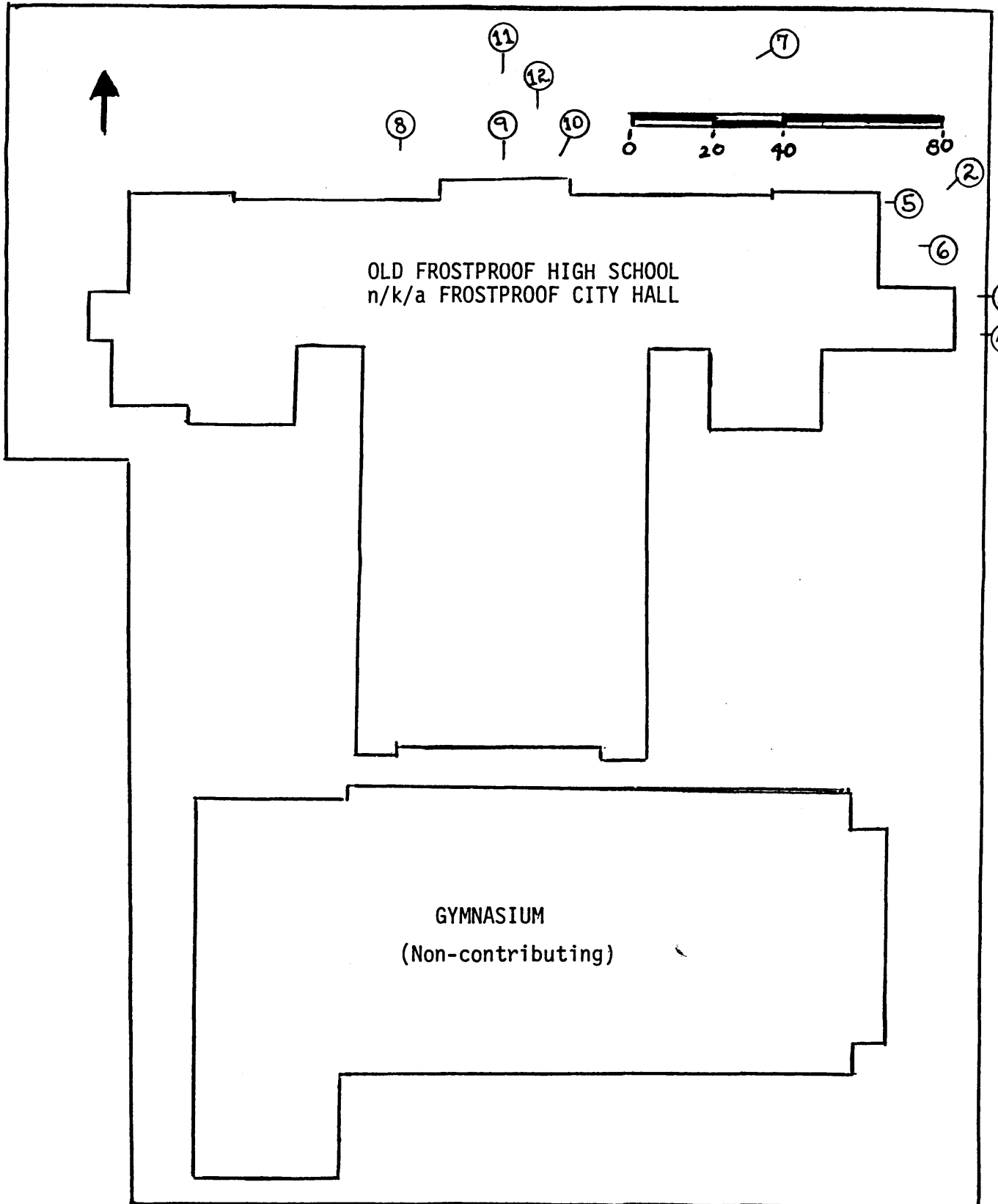
- 6. View of auditorium stage looking south
- 7. Photo 36 of 36

OLD FROSTPROOF HIGH SCHOOL

Frostproof, Polk County, Florida

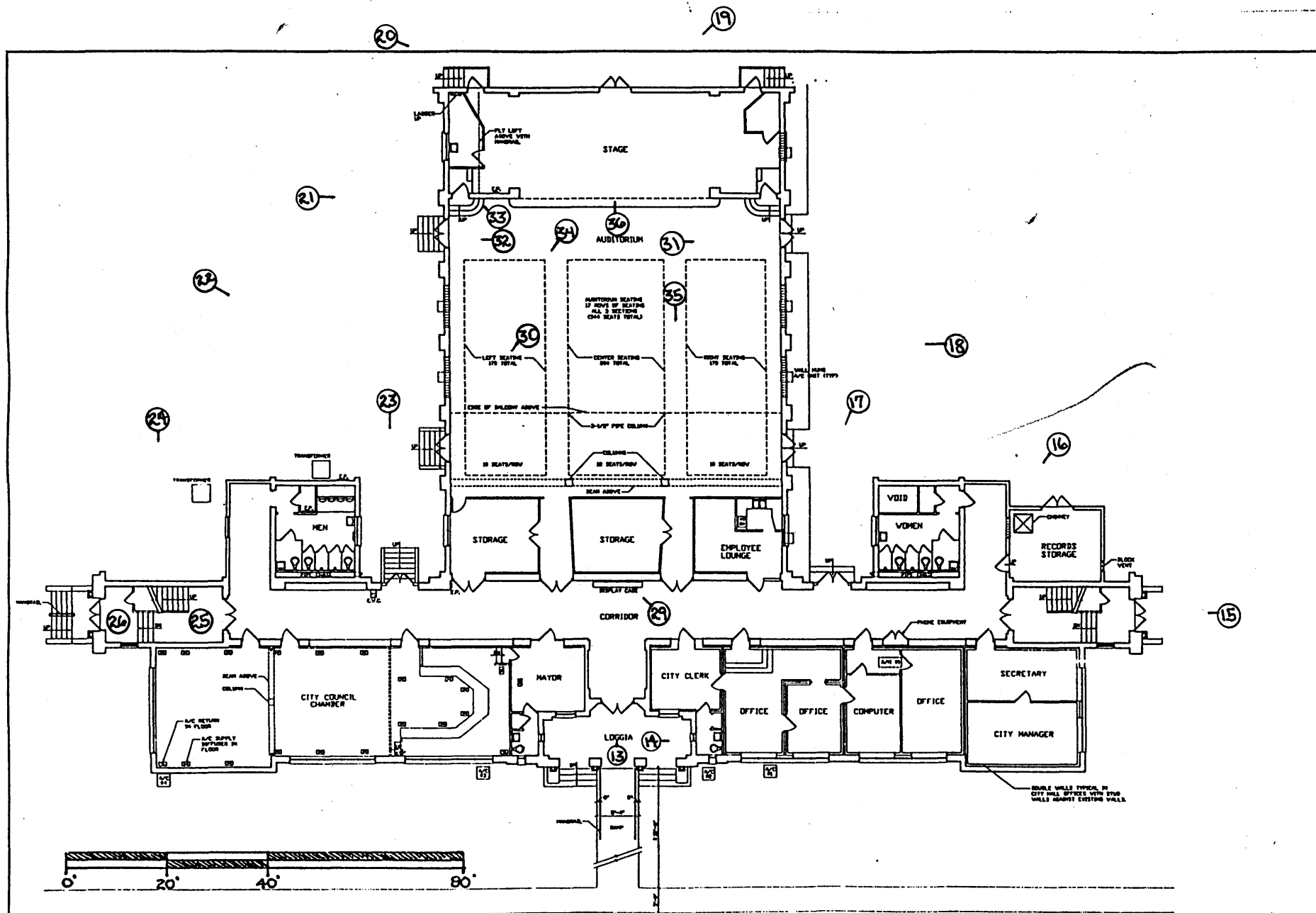
○ = Photograph/direction

1st Street



OAK AVENUE

OLD FROSTPROOF HIGH SCHOOL
 Frostproof, Polk County, Florida
 ○ = Photograph/direction

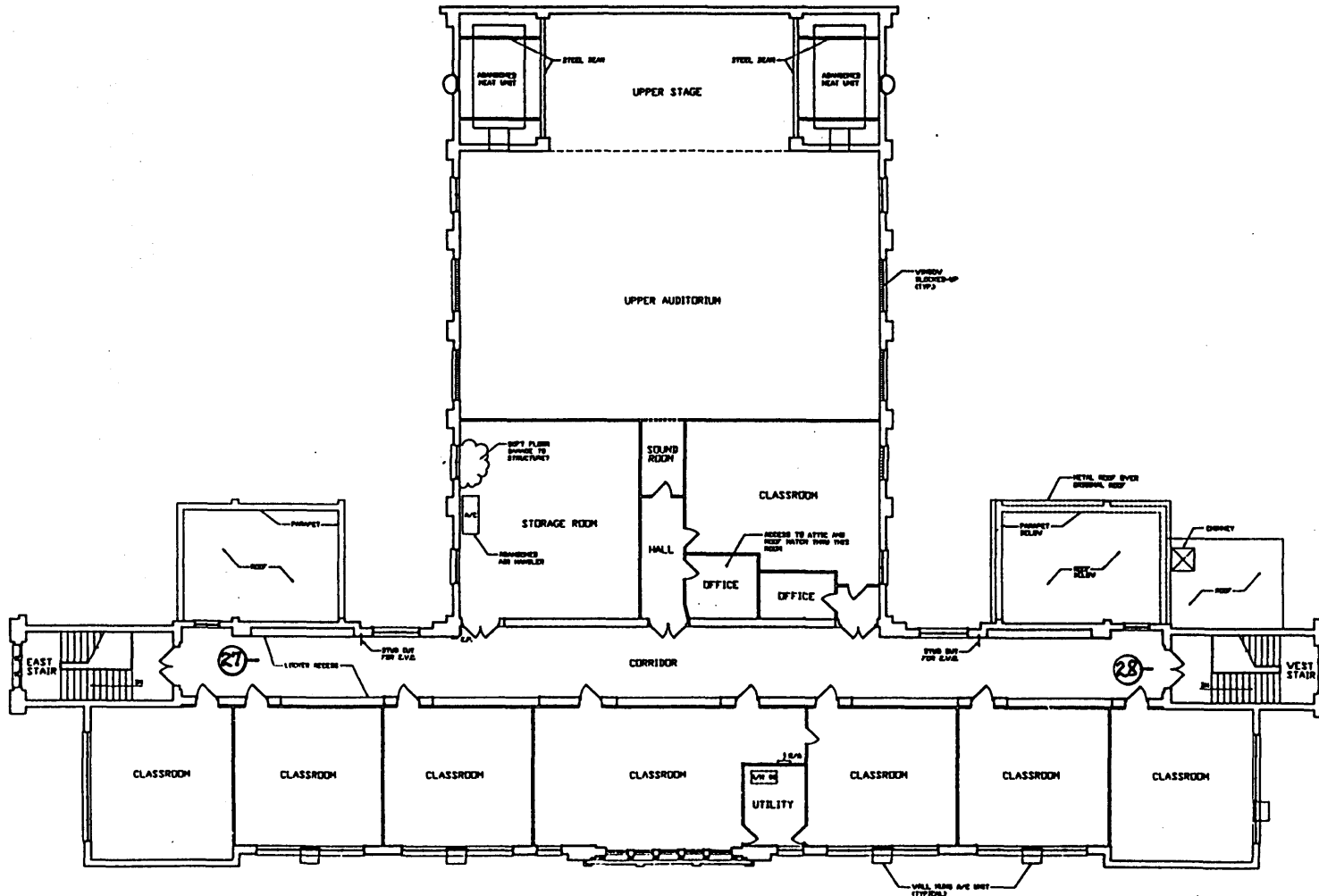


EXISTING FLOOR PLAN: FIRST FLOOR

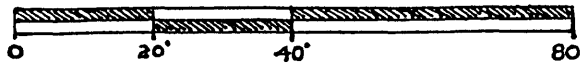
NORTH

REVISIONS	
PICKETT HUNTER ARCHITECTS, P.A. 2040 HIGHWAY 80 E. BYPASS - BARTON, FLORIDA - 33430 PHONE: 813-333-4833 FAX: 813-333-9881	
CITY HALL BUILDING CITY OF FROSTPROOF FROSTPROOF, FLORIDA	
DRAWN RAA	CHECK TH
DATE 12/29/95	
JOB NO. 9313	
SHEET A-1	

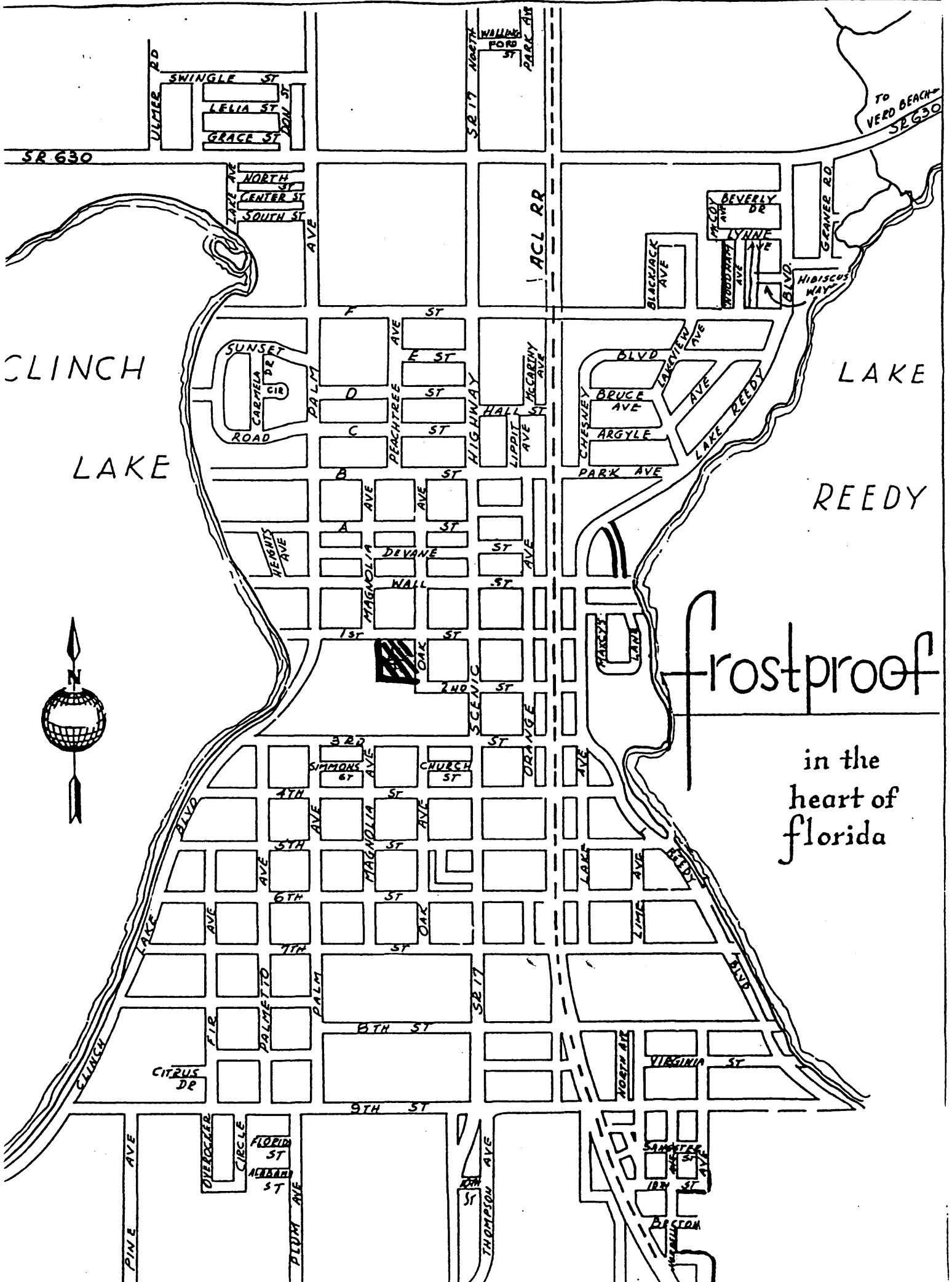
OLD FROSTPROOF HIGH SCHOOL
Frostproof, Polk County, Florida
 ○ = Photograph/direction



EXISTING FLOOR PLAN: SECOND FLOOR
 SCALE: 1/4" = 1'-0"

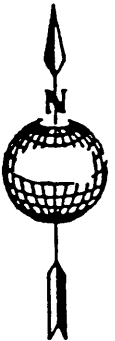


REVOLUTIONS	
PICKETT HUNTER ASSOCIATES ARCHITECTS, P.A. 2004 HIGHWAY 44 E. BYPASS - SARASOTA, FLORIDA - 34230 PHONE: 813-553-4133 FAX: 813-553-4681	
CITY MALL BUILDING CITY OF FROSTPROOF FROSTPROOF, FLORIDA	
DRAWN	CHKD
RAA	TH
DATE	12/29/75
JOB NO.	9513
SHEET	1-2
MAYER	2



CLINCH
LAKE

LAKE
REEDY



frostproof

in the
heart of
florida

TO VERO BEACH
SR 630

ACL RR

SR 630

SWINGLE ST
LELIA ST
GRACE ST

NORTH ST
CENTER ST
SOUTH ST

SUNSET
ROAD
CARPENA DR
CIR

HEARNIS
AVE

3RD
SIMMONS
67

4TH
AVE

5TH
AVE

6TH
AVE

7TH
AVE

8TH
AVE

9TH
AVE

F ST

D ST

C ST

B ST

A ST

1ST

2ND

3RD

4TH

5TH

6TH

7TH

PEACHTREE
AVE

DEVANE
ST

MAGNOLIA
AVE

OAK
ST

SCENIC
ST

CHURCH
ST

MAGNOLIA
ST

OAK
ST

PALM
ST

9TH
ST

THOMPSON
AVE

SR 17 NORTH

WALKER
FORB
ST

PARK
AVE

HIGHWAY

SCENIC
ST

ORANGE
AVE

SR 17

THOMPSON
AVE

ACL RR

HIGHWAY

SCENIC
ST

ORANGE
AVE

SR 17

THOMPSON
AVE

BLACKJACK
AVE

BEVERLY
DR

LYNNE
AVE

BRUCE
AVE

ARGYLE
AVE

MARCY
LARK

LARK
LARK

LAKE
REEDY

LAKE
REEDY

LAKE
REEDY

LAKE
REEDY

LAKE
REEDY

LAKE
REEDY

LAKE
REEDY

GRANER RD

HIBISCUS
WAY

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

PINE AVE

OVERSEER

CIRCLE

FLORIDA
ST

ALABAMA
ST

PLUM AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

THOMPSON
AVE

NORTH
AVE

VIRGINIA
ST

10TH
ST

11TH
ST

12TH
ST

13TH
ST

14TH
ST

15TH
ST

16TH
ST

17TH
ST

18TH
ST

19TH
ST

20TH
ST

21ST
ST

22ND
ST

23RD
ST

24TH
ST

25TH
ST

26TH
ST

27TH
ST

28TH
ST

29TH
ST

30TH
ST

31ST
ST

32ND
ST

33RD
ST

34TH
ST

35TH
ST

36TH
ST

37TH
ST

38TH
ST

39TH
ST

40TH
ST

41ST
ST

42ND
ST

43RD
ST

44TH
ST

45TH
ST

46TH
ST

47TH
ST

48TH
ST

49TH
ST

50TH
ST

51ST
ST

52ND
ST

53RD
ST

54TH
ST

55TH
ST

56TH
ST

57TH
ST

58TH
ST

59TH
ST

60TH
ST

61ST
ST

62ND
ST

63RD
ST

64TH
ST

65TH
ST

66TH
ST

67TH
ST

68TH
ST

69TH
ST

70TH
ST

71ST
ST

72ND
ST

73RD
ST

74TH
ST

75TH
ST

76TH
ST

77TH
ST

78TH
ST

79TH
ST

80TH
ST

81ST
ST

82ND
ST

83RD
ST

84TH
ST

85TH
ST

86TH
ST

87TH
ST

88TH
ST

89TH
ST

90TH
ST

91ST
ST

92ND
ST

93RD
ST

94TH
ST

95TH
ST

96TH
ST

97TH
ST

98TH
ST

99TH
ST

100TH
ST

101ST
ST

102ND
ST

103RD
ST

104TH
ST

105TH
ST

106TH
ST

107TH
ST

108TH
ST

109TH
ST

110TH
ST

111ST
ST

112ND
ST

113RD
ST

114TH
ST

115TH
ST

116TH
ST

117TH
ST

118TH
ST

119TH
ST

120TH
ST

121ST
ST

122ND
ST

123RD
ST

124TH
ST

125TH
ST

126TH
ST

127TH
ST

128TH
ST

129TH
ST

130TH
ST

131ST
ST

132ND
ST

133RD
ST

134TH
ST

135TH
ST

136TH
ST

137TH
ST

138TH
ST

139TH
ST

140TH
ST

141ST
ST

142ND
ST

143RD
ST

144TH
ST

145TH
ST

146TH
ST

147TH
ST

148TH
ST

149TH
ST

150TH
ST

151ST
ST

152ND
ST

153RD
ST

154TH
ST

155TH
ST

156TH
ST

157TH
ST

158TH
ST

159TH
ST

160TH
ST

161ST
ST

162ND
ST

163RD
ST

164TH
ST

165TH
ST

166TH
ST

167TH
ST

168TH
ST

169TH
ST

170TH
ST

171ST
ST

172ND
ST

173RD
ST

174TH
ST

175TH
ST

176TH
ST

177TH
ST

178TH
ST

179TH
ST

180TH
ST

181ST
ST

182ND
ST

183RD
ST

184TH
ST

185TH
ST

186TH
ST

187TH
ST

188TH
ST

189TH
ST

190TH
ST

191ST
ST

192ND
ST

193RD
ST

194TH
ST

195TH
ST

196TH
ST

197TH