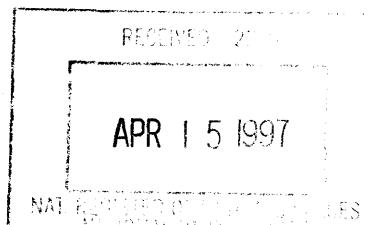


437

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 MOTT WILLIS STORE

other names/site number N/A

2. Location


street & number 22960 Bayshore Road N/A ☐ not for publication

city or town Charlotte Harbor N/A ☐ vicinity

state FLORIDA code FL county Charlotte code 015 zip code 33980

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.)

 4/4/97  
Signature of certifying official/Title Date

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.)

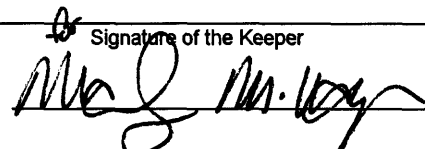
\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
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

5/30/97

Mott Willis Store  
Name of Property

Charlotte Co., FL  
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	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

N/A

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

0

## 6. Function or Use

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

COMMERCE/TRADE/Department Store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 7. Description

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

NO STYLE/Masonry Vernacular  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete  
walls Concrete  
\_\_\_\_\_  
roof Tar and Gravel  
other \_\_\_\_\_  
\_\_\_\_\_

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

Mott Willis Store  
Name of Property

Charlotte Co., FL  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### 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)

COMMERCE

### Period of Significance

1923-1934

### Significant Dates

1923

### Significant Person

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Arch: unknown

Blder: Willis, Mott

#### Primary location of additional data:

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

Name of Repository

# \_\_\_\_\_

Mott Willis Store  
Name of Property

Charlotte Co., FL  
County and State

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	9	3	2	8	0	2	9	8	2	0	8	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 Mikki Hartig/Sherry Piland/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date April 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 Eugene Plummer

street & number P.O. Box 254 telephone (718) 671-2013

city or town Bronx state NY zip code 10469

**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

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Physical Description**

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**Summary**

The Mott Willis Store at 22960 Bayshore Road in Charlotte Harbor, Florida, is a two-story, vernacular, masonry building. The rectangular building was constructed in 1923 as a general mercantile store. It rests on a concrete slab foundation and has a flat, tar and gravel roof. The exterior walls of rusticated concrete block were made on site.

**Setting**

The Mott Willis Store is located on the northwest side of Bayshore Road, which runs northeast to northwest. Charlotte Harbor, an inland waterway, aligns the southeast side of the street. At one time, the building was afforded a direct view of the harbor. That view is now blocked by a commercial building constructed ca. 1980. Several palm trees are located between the store and Bayshore Road. A vacant lot is to the northwest and a ca. 1960 motel is to the northeast, at the corner of Bayshore Road and Sibley Bay Street. A public boat dock is located on the harbor side at the intersection of Bayshore Road and Sibley Bay Street. Although businesses at one time thrived along both sides of Bayshore, today's Charlotte Harbor business district is clustered along Tamiami Trail (U.S. 41), approximately one mile to the northeast.

**EXTERIOR DESCRIPTION**

The main facade of the Mott Willis Store faces to the southwest (Photo 1). The main entrance, located off center to the southeast, consists of a solid wood door (Photo 2) surmounted by a glass transom. This replaces the original single glass door. The entrance is flanked by plate glass display windows set above wood kick plates. Above each window is a three-light transom. The side walls of the display windows are angled out from the entrance and supported at the corners by cast iron posts. An additional entrance door with a transom is located at the northwest end of the facade, providing access to the second floor. A shallow concrete porch extends from the facade.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Physical Description**

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Four brick posts, resting on the porch floor, support a second story enclosed porch (Photo 3). The porch has a shed roof surfaced with composition shingles. The porch projects from the main facade and shelters the first floor entrance and display windows. Paired, jalousie windows extend across the porch.

The parapet, with a metal cap, steps down in two stages as it extends to the rear of the building. Two additional entry doors are located on the northwest elevation (Photo 4). A third door, near the rear of this elevation, has been in-filled with concrete block. Singly placed, 1/1 double hung wood sash windows are found on the second story of this elevation. Most of the window sills are missing. The finished concrete block lintel areas over the first floor windows and the two doors appear to be alterations (Photo 5).

The southeast elevation shows the same step-down parapet and window treatment (Photo 6). Two rows of smooth-faced, concrete blocks form a belt course between the first and second floor levels on the exterior walls.

The rear (northeast) elevation is essentially a flat wall plane interrupted only by symmetrically placed window openings and a central door on both the first and second stories (Photo 7). Both doors have fixed transoms. A metal fire escape projects from the second story door.

**INTERIOR DESCRIPTION**

The main first floor entrance opens into a large open space. This space has a concrete floor and pressed tin ceilings. A bathroom has been created at the north corner of this area. The stairs to the second floor can be accessed from the door at the northwest end of the main facade and from an interior door on the northwest wall of the interior space. The second floor is divided into several rooms opening off a center hallway. A doorway at the southwest end of the hallway opens onto the enclosed porch.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

---

**Physical Description**

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**ALTERATIONS**

The primary alteration to the building was the enclosure of the second floor porch, ca. 1965. Prior to this alteration, the porch featured a simple wood railing resting on a wooden knee wall. The enclosure is flimsy in construction and could easily be removed. Historic photographs show that the original open porch had a simple railed balustrade extending between the brick piers.

The building is in poor structural condition, with both side walls out of plumb due to faulty initial construction. The builders did not tie the second floor joists into the exterior walls, but simply left them resting on a two inch ledge created by the difference in thickness between the first floor block wall and the second floor blocks. Thus, the floor was unable to brace the walls and they are essentially freestanding. It has been recommended that immediate bracing of the exterior walls be undertaken to alleviate concerns of imminent collapse.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Statement of Significance**

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**SUMMARY**

The Mott Willis Store at 22960 Bayshore Road, in Charlotte Harbor, Florida, is eligible for the National Register of Historic Places under criterion A in the area of Commerce. The 1923 commercial building is the oldest surviving building in Charlotte County, and the oldest surviving building in Charlotte Harbor, the oldest settlement in the county. It was built as a general merchandise store. It is the last in a succession of stores constructed on and adjacent to the site to provide local residents with necessary sundry and food items. The building served for many years as an informal meeting place for Charlotte Harbor residents and is associated with the community's historic trends. It is significant for its link to the town's commerce, trade, and economic development.

**HISTORIC CONTEXT**

The Charlotte Harbor area was first explored by the Spanish in the 16th century, but no permanent settlement was established. Under British rule following the first Spanish colonial period, the area was surveyed in 1772 by Bernard Romans, who recorded numerous fisheries in the area. In 1783, Florida was returned to Spanish jurisdiction for a brief period. Florida was then ceded to the United States in 1821 and a territorial government was established. In March of 1845, Florida became the twenty-seventh state admitted to the Union.

During the territorial period and early statehood years, fishing continued to be a major industry in the Charlotte Harbor area. Cattle raising, which had been introduced to the area by the Spanish, also proved to be extremely successful, and cattle production joined fishing as a major industry in the area. Together, cattle production and fishing formed an economic base that would lead to the settlement of Charlotte Harbor.

Although Florida's seaports and coastline were subjected to a Union blockade during much of the Civil War, the state was able to contribute to the Confederate war effort by the provision of cattle. In 1862, local cattle rancher Joel Knight constructed a



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Statement of Significance**

---

dock at present-day Bayshore Road and Sibley Street in order to ship cattle to the Confederate Army. Cattle ranchers from the interior of Florida herded cattle down the trail now known as King's Highway to Knight's cattle dock. This dock served as a launching place for shallow boats to run the blockade at Boca Grande Pass and head for Alabama and Georgia ports. This cattle shipping activity helped lead to the settlement of Charlotte Harbor.

After the Civil War the dock continued to serve the cattle industry. Joel Knight's uncle, Henry L. Knight, built a small general store across the street from the dock. By 1876, Charlotte Harbor had a post office, a two-room school, and a Methodist Church. By the early 1880s, there were approximately a dozen families living in the Charlotte Harbor area.

Charlotte Harbor's potential for greater growth was set back in 1886 when it was bypassed by the Florida Southern Railway which extended its track to Punta Gorda. Even so, the Knight family continued to prosper in the cattle business throughout the latter half of the nineteenth century. They traded their beef in Cuba for profit and to obtain supplies for the Knight general store. In 1889, E.O. Coram built a general merchandise store on the waterfront across from the Knight store. To meet this increased competition, Tom and Lefly Knight constructed an additional store adjacent to the original Knight store. In 1901, the original store was sold to W.L. Thorpe for \$75.

In 1902, a substantial cattle dock was constructed in Punta Gorda and replaced the one in Charlotte Harbor as the main cattle shipping point. That same year, Artie G. Hyman purchased the Knight store for \$300 and also acquired the adjacent vacant lot. He retained ownership of the property until 1912 when he sold it to Mott Willis for \$650.

Mott Willis was a native North Carolinian who operated a ferry between Charlotte Harbor and Punta Gorda. He is listed in the 1910 census as a fisherman. He was married to Maggie D. Willis and they had five sons: Claude E., Albert M., Harry K., Carl C., and Howard L. He hired his uncle, Charley Curry, to

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Statement of Significance**

---

operate the store. His eldest son, Claude, later took over operation of the business.

By the early 1920s, Charlotte County was feeling the impact of the land boom that was sweeping Florida. As a response to the increase in population, Charlotte County was created out of DeSoto County in 1921.

**HISTORIC SIGNIFICANCE**

In 1923, Willis decided to build a larger store on the vacant lot he owned to the east of the Knight store. He also decided to incorporate living space for his family on the second floor of the new building. He and his son Claude purchased a mold press from the Sears and Roebuck Company to make their own rusticated concrete blocks. The old store purchased from Artie G. Hyman was demolished.

The Mott Willis Store thrived until the early 1930s. Then, the Great Depression and competition from chain stores led to a decline in business and caused Willis to close the store ca. 1934. Mott Willis retired to Punta Gorda and lived there until his death in 1944.

The Mott Willis Store was an important community resource from the time of its construction in 1923 until it closed ca. 1934. In small communities such as Charlotte Harbor, local stores helped tie scattered families into a community. The store was a meeting place, where news and gossip were exchanged. In addition, the general store often offered a variety of services not otherwise available. The Mott Willis Store is historically significant in meeting the needs of the Charlotte Harbor community in its early years.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 9 Page 1

MOTT WILLIS STORE  
CHARLOTTE CO., FL

Bibliographical References

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BIBLIOGRAPHY

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\_\_\_\_\_. "Architect: Buildings Can Be Restored." Charlotte Sun Herald, 17 May 1995, p. 8.

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Williams, Lindsey and U.S. Cleveland. Our Fascinating Past: Charlotte Harbor, The Early Years. Punta Gorda: Charlotte Harbor Area Historical Society, 1993.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

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**Geographical Data**

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**VERBAL BOUNDARY DESCRIPTION**

Knights Addition to Charlotte Harbor, Block 3, lots 2 and 3.

**BOUNDARY JUSTIFICATION**

The nominated property includes the entire parcel  
historically associated with the Mott Willis Store.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1

**MOTT WILLIS STORE  
CHARLOTTE CO., FL**

**Photographs**

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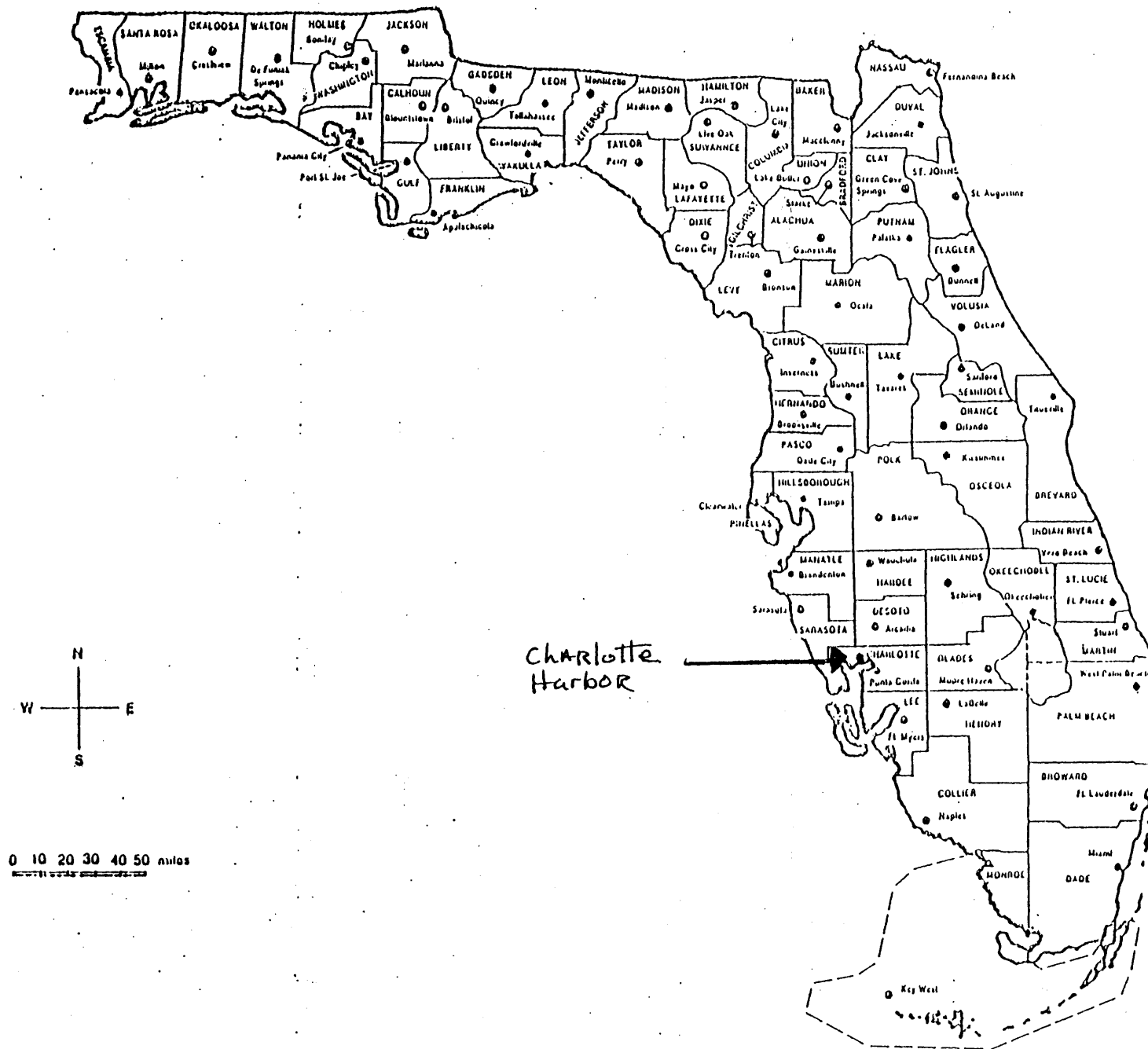
**LIST OF PHOTOGRAPHS**

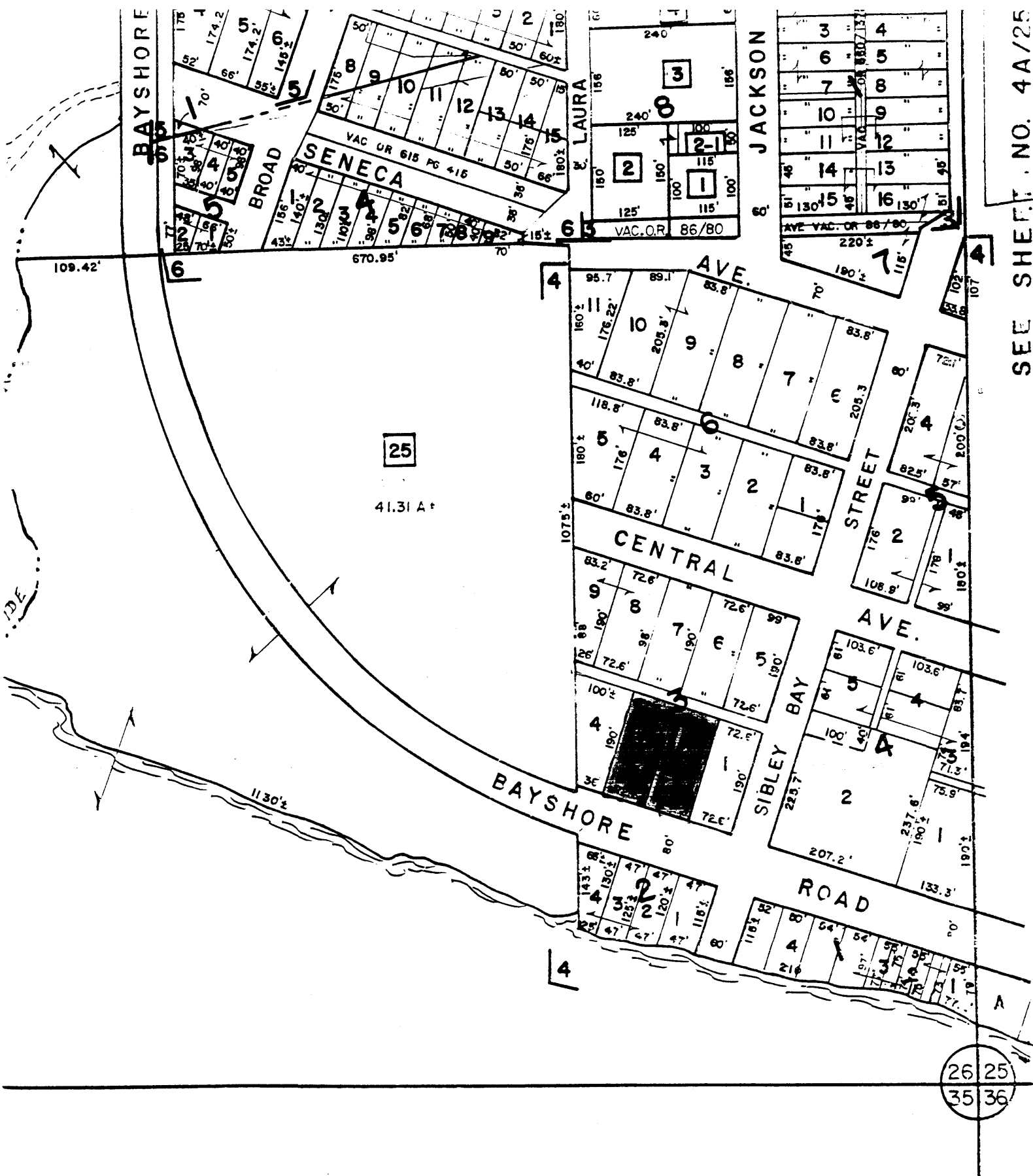
1. Mott Willis Store, 22960 Bayshore Road
2. Charlotte Harbor (Charlotte County), Florida
3. Mikki Hartig
4. April 1996
5. Historical and Architectural Research Services  
3708 Flores Avenue, Sarasota, Florida
6. Main (Southwest) Facade, View Facing Northeast
7. Photo 1 of 7

**Items 1-5 are the same for the remaining photographs.**

6. Detail, Main (Southwest) Facade; View Facing Northeast
7. Photo 2 of 7
  
6. Detail, Main (Southwest) Facade; View Facing North
7. Photo 3 of 7
  
6. Northwest Elevation, View Looking South
7. Photo 4 of 7
  
6. Detail, Northwest Elevation, View Looking Southeast
7. Photo 5 of 7
  
6. Southeast Elevation, View Looking Northwest
7. Photo 6 of 7
  
6. Rear (Northeast) Elevation, View Looking South
7. Photo 7 of 7

# Counties and County Seats





SEE SHEET NO. 4A/25

100' APPRAISAL MAP CHARLOTTE COUNTY FLORIDA	SECTION <u>S 1/2 OF 26</u>	DRAWN	UPDATED	SHEET NUMBER <b>4A</b> <b>26.S</b>	
	TOWNSHIP <u>40 S</u>	TRACING- 1/4/81			
	RANGE <u>22 E</u>				

195.2'

محمد زید

175.

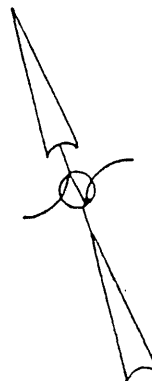
4953

2000

40.

9003.

FOR  
HEIDI PAREIGIS  
223 VAN BUREN DRIVE  
JACKSONVILLE, FLA. 32236



SCALE: 1" = 20'

SIBLEY BAY ST.  
(PAVED) (60'-0-0-WAY)

BAYSHORE RD.

(PAVED)

(80' R - O - WAY)

1102.6'

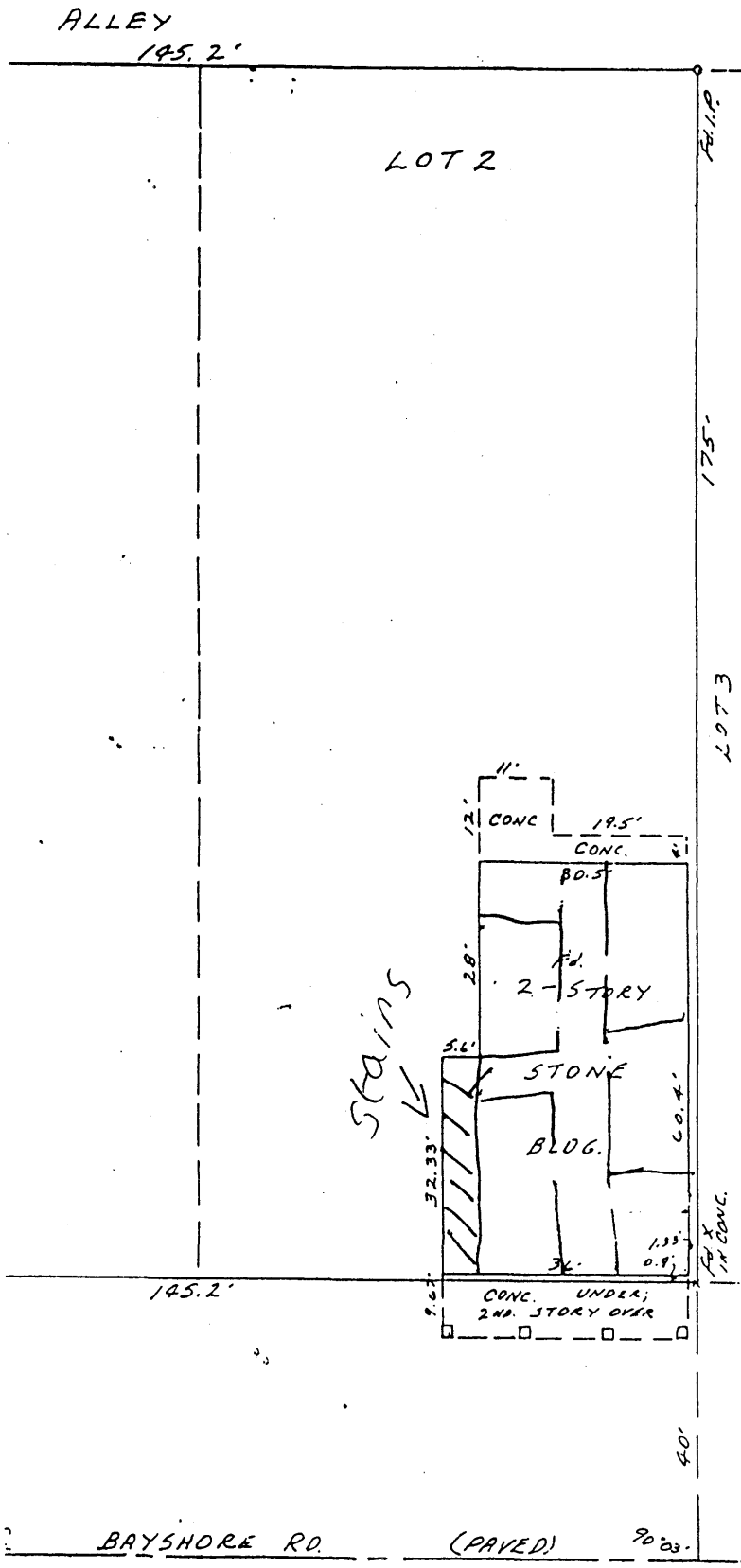
REVIEW: NOV. 20, 1989

ORDER NO. 8911-12



FINAL SURVEY  
 LOTS 2 & 3, BLOCK 3, KNIGHTS  
 ADDITION TO CHARLOTTE HARBOUR,  
 P. BOOK 1, PAGE 22, CHARLOTTE  
 COUNTY, FLORIDA.

FOR  
 HEIDI PAREIGIS  
 223 VAN BUREN DRIVE  
 SARASOTA, FLA. 34236



SCALE: 1"=20'

REVEY: NOV. 20, 1989

ORDER NO. 8911-12