

United States Department of the Interior
National Park Service

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received **APR 12 1984**
date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Arcadia Historic District

and/or common N/A

2. Location

Romantic, bounded by Lee and Miles Avenues

street & number Imogene, Cypress, Pine, and Magnolia Sts.
(See Continuation Sheet) N/A not for publication

city, town Arcadia N/A vicinity of

state Florida code 12 county DeSoto code 027

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (Owners notified by newspaper)

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. DeSoto County Courthouse

street & number 101 East Oak Street

city, town Arcadia state Florida

6. Representation in Existing Surveys

Arcadia Survey of Historic Sites and
title Properties has this property been determined eligible? yes no

date 1982-83 federal state county local

depository for survey records Florida Division of Archives

city, town Tallahassee state Florida

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Arcadia Historic District encompasses approximately fifty-eight blocks and 340 acres within the City of Arcadia's corporate limits. The district reflects the physical development of the city from the mid-1880s to the late 1920s. At the core of the district is a commercial sector of some eighteen blocks that developed between 1904 and the late 1920s. Masonry vernacular buildings predominate there, but most impressive is the 1912 monumental Classical Revival courthouse. Surrounding the commercial sector are residential neighborhoods that exhibit examples of late nineteenth century and early twentieth century styles, though frame vernacular residences are the majority. The district includes private residences, churches, schools, and governmental, commercial, and entertainment buildings and retains to a remarkable degree its historical and architectural integrity.

The Arcadia Historic District is located within the corporate limits of Arcadia, Florida, a small city situated in a sparsely populated rural area some forty miles east of the Sarasota-Bradenton metropolitan area. The district encompasses a fifty-eight block area of approximately 340 acres. It contains a concentration of buildings that reflect the historic development of Arcadia from the mid-1880s to about 1930. Within that half-century of development are several sub-periods of growth, characterized by distinctive architectural styles. Influences and pure examples of a number of late-nineteenth century and early twentieth century architectural styles are found within the district, including Victorian Gothic, Queen Anne, Classical Revival, Mediterranean Revival and Bungalow. Most buildings are, however, accurately described as frame or masonry vernacular. The varying styles, sizes and uses of the buildings reflect the needs of a small Florida city during the district's period of significance. They include private residences, churches, schools, and governmental, commercial, and entertainment buildings. Finally, the overall integrity of the district, particularly its residential areas, is well preserved. To a remarkable degree, the district retains the physical appearance it exhibited in the late nineteenth century.

The Arcadia Historic District is essentially contained within two historic subdivisions: Daughtery's Addition, platted in 1886 as the first residential area of the city and Gilchrist's Original Plat of Arcadia, surveyed in 1886 by Albert W. Gilchrist, a civil engineer at the time and later Governor of Florida. Blocks in Daughtery's Addition are generally square and subdivided into four lots measuring 175' by 150'. Blocks in Gilchrist's Original Plat are either square with approximately the same dimensions as those of Daughtery's Addition or rectangular in form and larger in size. Lot sizes in the former subdivision are smaller and of less regular dimensions than those of the latter. Streets within the district run east and west and avenues north and south. Oak Street and DeSoto Avenue form the principal axis of the city and serve as the location for the most historically important commercial, governmental and transportation buildings and many of the finer private residences. The district is bisected by tracks owned by the Seaboard Coast Line Railroad that run parallel with DeSoto Avenue. Major public spaces are found in the square surrounding the DeSoto County Courthouse on East Oak Street and around the Tree of Knowledge, a local landmark located on West Oak Street near the downtown commercial area.

Two major concentrations of buildings are located within the district: a commercial and governmental section and a residential sector that includes an historic school and several important churches. The commercial and governmental sector is a well-defined, twelve block area. It is bounded on the east by North and South Volusia and South Brevard Avenues, on the west by North and South Orange Avenues, on the north by East and West Hickory Streets and on the south by an irregular line dividing the commercial from the industrial sector several lots south of East and West Magnolia Streets. It includes all of Arcadia's historic commercial and governmental architecture, one of its oldest residences and a church.

(See Continuation Sheet)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1883-1930 **Builder/Architect** Various

Statement of Significance (in one paragraph)

The Arcadia Historic District reflects the physical development of the City of Arcadia, Florida from the mid-1880s to the late 1920s, when the city became the commercial and transportation center for the Big Prairie agricultural region on the northwest edge of the Florida Everglades. Arcadia began as a cattle town but quickly became engulfed in a regional "boom and bust" cycle of development in the cattle, citrus, and phosphate industries. After serving as the location for important military air training facilities in World War I, the city became the object of a feverish land rush that collapsed in the late-1920s. The district's commercial sector boasts examples of architecture that are strikingly mindful of the Florida "Boom" period and the district, overall, retains to a remarkable degree its original physical characteristics.

The Arcadia Historic District fulfills criteria A, B, and C for listing in the National Register of Historic Places. It contains a concentration of buildings that architecturally represents the historic development of the City of Arcadia from approximately 1886 to 1930. For nearly a century Arcadia has served as the commercial and transportation hub for the Big Prairie agricultural region located at the northwest edge of the Florida Everglades. Since 1888 it has been the governing seat of sprawling DeSoto County, sparsely populated but economically significant to the state. The City's origin is linked to the famous Disston Purchase and to the subsequent development of rail transportation throughout Central and Southwest Florida. Its historical experience has included boom and bust cycles in land speculation and in cattle, citrus and phosphate industries. During World War I Arcadia served as the location for two important military air training bases and subsequently became the object of a feverish land rush that collapsed in the mid-1920's. Comprised mainly of governmental, residential and commercial buildings, transversing a railroad that nourished the city's development, the Arcadia Historic District has maintained a consistent purpose while retaining, to a remarkable degree, the physical characteristics and appearance it exhibited in the late nineteenth and early twentieth centuries.

In many ways the historical development of Arcadia mirrors the state's experience from the early 1880's to approximately 1930. Like much of Central and South Florida, the necessary first step for the founding and settlement of Arcadia was the so-called Disston Purchase. Prior to 1881, all land in and around the present City of Arcadia was owned either by the State of Florida or the United States government. State lands were held in trust by the Florida Internal Improvement Fund, which became mired in debt after the Civil War. Under state law, no land could be sold until the debt was eliminated. To clear the debt and permit the sale of major portions of the millions of acres remaining in the Fund, the trustees on June 1, 1881 sold to Hamilton Disston, a Philadelphia saw manufacturer, four million acres of state land. The Disston Purchase enabled the state to distribute large land subsidies to railroad companies, which immediately began an extensive building program. Within five years, a network of rail lines crossed Central and South Florida, reaching previously unsettled area that included the future site of Arcadia.¹

(See Continuation Sheet)

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreege of nominated property approximately 340 acres

Quadrangle name Arcadia

Quadrangle scale 1:24,000

UTM References

A	<u>1 7</u>	<u>4 1 4</u>	<u>3 8 0</u>	<u>3 0</u>	<u>1 1</u>	<u>0 9 0</u>
	Zone	Easting		Northing		

B	<u>1 7</u>	<u>4 1 4</u>	<u>7 1 0</u>	<u>3 0</u>	<u>1 1</u>	<u>0 9 0</u>
	Zone	Easting		Northing		

C	<u>1 7</u>	<u>4 1 5</u>	<u>4 1 0</u>	<u>3 0</u>	<u>1 0</u>	<u>5 3 0</u>
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D	<u>1 7</u>	<u>4 1 5</u>	<u>5 2 0</u>	<u>3 0</u>	<u>1 0</u>	<u>2 8 0</u>
---	------------	--------------	--------------	------------	------------	--------------

E	<u>1 7</u>	<u>4 1 5</u>	<u>4 6 0</u>	<u>3 0</u>	<u>0 9</u>	<u>7 4 0</u>
---	------------	--------------	--------------	------------	------------	--------------

F	<u>1 7</u>	<u>4 1 4</u>	<u>6 8 0</u>	<u>3 0</u>	<u>1 0</u>	<u>0 5 0</u>
---	------------	--------------	--------------	------------	------------	--------------

G	<u>1 7</u>	<u>4 1 4</u>	<u>0 9 0</u>	<u>3 0</u>	<u>1 0</u>	<u>5 3 0</u>
---	------------	--------------	--------------	------------	------------	--------------

H	<u>1 7</u>	<u>4 1 4</u>	<u>0 8 0</u>	<u>3 0</u>	<u>1 0</u>	<u>8 9 0</u>
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Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
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state	N/A	code	N/A	county	N/A	code	N/A
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11. Form Prepared By

name/title Historic Property Associates/Michael Zimny, Historic Sites Specialist

organization Florida Division of Archives

date April 4, 1984

street & number The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title George W. Percy, State Historic Preservation Officer

date 4/5/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

for
Keeper of the National Register

date 5/10/84

Attest:

date

Chief of Registration

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

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Continuation sheet One Item number 2 Page 1

<u>LOCATION</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
<u>Street</u>			
North Brevard	111 117 125 131 163	103 110 144	1 21 122 124 143 155 162
South Brevard	127 128 133 155 158		2 22 24 44 115 120 161
East Cypress			404
North Dade	201	113 114 123	111
North DeSoto	10-14 134 162	1	
South DeSoto	17-21 101 139 163	121 133	5 109-113

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
West Effie	413	221-223	
	421	225	
	422	417	
North Hernando	118	122	101
	132	127	110
		131	144
		137	147
		146	157
		150	
East Hickory	124	117	5
	224	215	6
	311	216	305
	409	223	313
	410	413	520
	512	414	521
	513	420	
		509 602	
West Hickory	121	200	14
	601	208	427
	618	327	504
		428	
		505	
		530	
		611	
		615	
North Hillsborough	113	114	146
	122	121	
	127	126	
	133	130	

(See Continuation Sheet)

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<u>Street</u>	<u>LOCATION</u>		<u>BUILDING CLASSIFICATION</u>	
	<u>Contributing</u>		<u>Contributing</u>	<u>But Altered</u>
				<u>Non-Contributing</u>
North Hillsborough	134-36		141	
	156		142	
South Hillsborough	120		15	133
	144		112	141
			117	149
			124	
			128	
			138	
West Imogene	415		419	215
	425			
Lee	115		26	124
			126	
East Magnolia	40		18-22	102
	210		132	216
	219		207	315
	305		422	406
	314		523	504
	322		524	507
	409		614	603
	421		619	
	608		627	
	618		704	
	626			
West Magnolia	41-47		1-19	33-39
	221		23-25	105
	235-237		117	112
			209	
			233	

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
North Manatee	123	124	404
	203	409	
	313		
	319		
	403		
South Manatee	27	15	
		17	
		23	
		26	
North Monroe	116	126	
	122	203	
	127	222	
	202	315	
	204		
	208		
	209		
	213		
	223		
	233		
	300		
	309		
	311		
	312		
	317		
	318		
	403		
415			
South Monroe	25	11	23
		14-16	
		35	
		40	

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
East Oak	115	15	412
	205	216	518
	222	223	
	303	404	
	304	607	
	320	618	
	321		
	403		
	423		
	504		
	505		
	511		
	517		
	523		
	603		
	604		
West Oak	14	2-8	30
	20-24	10	420
	27-29	15-17	500
	33-35	21	516
	102-112	28	
	107-115	114	
	111-123	118-122	
	124-128	127-131	
	304	130-134	
	305	200-202	
	313	201-209	
	325	317	
	401	419	
	402	503	
	510	523	
	511		
519			
607			

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
North Orange	215	124	244
	301	310	408
	401	424	
	402		
South Orange		18	
		20	
		22	
		100	
		108	
North Osceola		16	24
			103
South Osceola	128		124
			129
			135
			136
			140
			143
North Pasco	11		
	12		
South Pasco	113	120	123
	114	122	135
		143	137
East Pine		521	319
			619

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
North Polk	20-22	9-11	114
	109	12-14	241
	127	23	
	134	31	
	140	133	
	154	139	
		147	
South Polk		21	
		29	
South Sumter	109	126	149
	142	129	
	143	144	
		147	
North Volusia	111	117	102-104
	116		150
	128		
	134		
	139		
	157		
South Volusia	123	26	
	145	117	
	146	129	
	152	136	
		140	
West Walnut	17	103	
	20	109	
	21	224	
	108		

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<u>Street</u>	<u>BUILDING CLASSIFICATION</u>		
	<u>Contributing</u>	<u>Contributing But Altered</u>	<u>Non-Contributing</u>
Whidden	204		404
	214		
	218		
	402		
TOTALS:	156 (42%)	137 (37%)	81 (21%)
Total buildings in District: 374			

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There are fifty buildings in the commercial and governmental sector of the district that are at least fifty years of age and have maintained their architectural integrity. Forty-three are used for commercial purposes, four for governmental usage, two for private residences, and one for a church. Density of commercial development is greatest along West Oak Street (photo no. 9), which contains nineteen contributing buildings, as well as along West Magnolia Street (photo no. 10), where nine contributing buildings are located. Polk Street is the most intensely developed north-south avenue in the district with a total of six commercial buildings and the expansive 1907 First Baptist Church (photo no. 16). North and South DeSoto Avenues, originally platted as a wide street to make room for necessary railroad facilities, contain buildings used for both transportation and commercial purposes and a significant private residence, the c. 1892 Chesterfield Smith House (photo no. 21), one of the oldest buildings in Arcadia. The Tree of Knowledge, a spreading live oak at the intersection of DeSoto Avenue and Oak Street, constitutes a park-like oasis in the midst of the downtown commercial sector (photo no. 20).

Because of its width, DeSoto Avenue serves as a visual and spatial divide between the main commercial area to the west and the county and city government complex to the east. Although commercial development continues one block east of DeSoto Avenue and includes the important 1917 Arcadia Hotel Annex (photo no. 6) on East Magnolia Street, the major focus of this section is the three government buildings located in a 2½ block area east of North and South Brevard Avenues. Development in this section of the district is not as intense since the DeSoto County Courthouse (photo no. 12), adjacent annex (photo no. 14) and community center (photo no. 15) are located on spacious, landscaped ground consisting of the courthouse square municipal park. The fourth governmental building, Arcadia City Hall (photo no. 13) is situated on West Hickory Street, outside the county governmental complex on East Oak Street.

Four commercial buildings in the district survived the devastating fire of 1905 and fourteen were constructed in the immediate rebuilding of the downtown commercial district between 1905 and 1909. Nine buildings date from 1910-1914, twelve from 1915-1923, and eleven from 1924-1929. Half of the pre-fire and over three-quarters (eleven of fourteen) of the 1905-1909 buildings are located on West Oak Street (photo no. 9). Development along the other principal commercial thoroughfare, West Magnolia Street, occurred primarily after 1915. Governmental buildings represent a wide range of construction periods, from the c.1900 Courthouse Annex and 1913 Courthouse to the c.1924 Community Center and the 1926 City Hall.

The commercial architecture of the district is essentially vernacular, although key differences are discernible between the earlier (pre-1910) and later (post-1910) buildings. With its array of first-decade buildings, West Oak Street offers the finest examples of commercial architecture in the district. Buildings are generally larger, most between two and three stories in height. The predominant building material during the rebuilding boom between 1905 and 1909 was rusticated concrete block, although brick was more common in the following two decades. Many of the pre-1910 buildings have recessed store entrances, including the truncated corner entrance to the 1906 Heard-Opera House Block (photo no. 1). Many of the early commercial buildings also exhibit such important details as corbelled cornices, some with dentil mouldings, keystones, iron columns with Ionic and Doric capitals supporting the upper facade and Venetian windows. Two buildings in particular, the Heard-Opera House and the 1905 Carleton Block (photo no. 2), show Romanesque and Italianate features respectively.

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The Simon Rosin Arcade (photo no. 3), the most imaginative building in the commercial sector, dominates the downtown district at the southwest corner of West Oak Street and South Polk Avenue. It is an expansive two-story building that occupies the street front for one-half block on both thoroughfares and which has, in addition to mid-street entrances to stores, major entrances on the north and east which lead to internal shops and offices. The entrances consist of arched arcade openings supported by Corinthian columns and are indicated by stepped gables rising above the parapet. The Mediterranean/Classical character is further developed with the use of large, arched window openings on the second floor, creating a massive arcade illusion, and with the use of an ornate frieze along the cornice just above the internal storefronts.

DeSoto Avenue is the location of other fine examples of commercial architecture in the district, particularly the 1926 Jones Building (photo no. 4) and the 1914 Arcadia Depot, which dominates the thoroughfare due to its length and location in the middle of the street next to the railroad tracks (photo no. 5). With the exception of two three-story buildings on East and West Magnolia streets, the 1917 Arcadia House Annex (photo no. 6), the 1927 Plaza Hotel (photo no. 7), and the 1914 Odd Fellows Building on West Oak Street (photo no. 8), the majority of the other commercial buildings in the district are 1 and 1½ story brick buildings that have been stuccoed and contain few architectural details beyond brick dentil courses, pilasters and decorative attic vents.

The governmental and religious buildings exhibit the greatest architectural diversity in the district. The First Baptist Church on North Polk Avenue was built in 1907 in the Romanesque Revival style (photo no. 16). The Arcadia City Hall located immediately to the south, dates from 1926 and was designed in the then-popular Mediterranean Revival style (photo no. 16). Only one of the three buildings in the government complex east of Brevard Avenue was originally built for public use. The other two, the c.1900 Courthouse Annex and the 1924 Community Center, designed in the Queen Anne and the Bungalow styles respectively, were constructed as private residences and later were adapted for their current use.

The dominant building in the governmental complex and the most important building in Arcadia is the DeSoto County Courthouse, a 2½-story building erected in 1913 in a Classical Revival Style. Set in a traditional small town Courthouse Square, the building exhibits elements of both Greek and Roman Classicism, combined to create a monumental presence that dominates the northeast section of the commercial and governmental sector.

Beyond the commercial and governmental sector, a concentration of private residences, two school complexes, and several churches is located in the remaining part of the district. During the last fifteen years of the 19th century, a number of extant residential buildings were constructed in Arcadia. The strong economy and real estate boom of the 1880's stimulated the development of a residential neighborhood southeast of downtown along Volusia and Hillsborough Avenues. At the same time, a second residential neighborhood began developing north along Polk Avenue and west along Oak Street in Daughtery's Addition, the first exclusively residential subdivision in the city.

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Late nineteenth century architecture in Arcadia was based on several stylistic models, primarily Victorian Gothic and Queen Anne. Although fairly pure examples of these styles can be found, for the most part vernacular architecture predominates in residential areas dating from that early period. The typical vernacular residence of the late 19th century is a generous 2 to 2½-story frame building situated on a relatively narrow lot. It is most often L-shaped in plan, but can be T-shaped or irregular. Generally, a narrow side faces the street, presenting a primary facade that is taller than it is wide. The outward image of verticality is further emphasized through the use of a steeply-pitched gable roof, also projecting toward the street. The gable will extend inward and intersect a perpendicular gable running parallel to the "bottom" of the L. The gable may also employ ornamental bargeboards and rafters, and carry a king post and collar-tie. Many are symbolically supported with diagonal braces. The gable end is often finished with wooden novelty shingles. With the use of the L-shaped plan a secondary facade is created some fifteen to thirty feet behind the primary facade. This "void" area generally supports a one or two-tiered verandah or porch. Such an arrangement protects a large area from direct sun and allows tempered breezes from two or more directions. The porch or verandah is above grade, from two or four feet. Like the remainder of the building, it is supported by brick piers. Infill between piers is most often wood lattice, cut to form various patterns. The verandah is the favorite location for displaying ornamental woodworking ability. Turned columns and turned jigsaw balusters are most common. Ornamentation also includes scroll or fan brackets or frieze-like balusters.

The entrance to a typical vernacular residence is usually offset and may contain a transom. Sidelights are rare. Windows are invariably double-hung sash with few lights and are always straight-headed. A novelty window will often occur, round or diamond shaped, containing leaded glass in a decorative pattern. Bay windows are common, most often semi-hexagonal. Blinds are rarely seen. The residence is clad in weatherboard of three or six inch dimension, and has cornerboards. Roofs are now seen with metal shingles or sheet metal roofing, and dormers are rare. Examples of late nineteenth-century vernacular architecture are found along West Oak Street and Volusia and Hillsborough Avenues (photos nos. 25, 28 and 29).

The early 20th century was a transitional period for residential design in Arcadia. Few readily identifiable styles are found. Most notable stylistic changes of the period involved plan and massing. With abruptness, the formerly popular L-shaped vertically oriented building of the late nineteenth century was abandoned. In its place, a boxy, rectangular plan was adopted, giving more emphasis to the horizontal. Adding to the horizontal effect was a decreasing pitch in gable roofs and an increasing use of the hip roof or pavilion.

The architectural styles which influenced residential design during the period are limited to Classical Revival and Bungalow. Both styles appear in distinct form, but are more often seen in a vernacular combination. Most often the boxy massing of the Classical Revival forms the backdrop for an outward display of Bungalow detailing. It is common to see a residence of the period combining the tapered classical column on a battered pier porch with a square plan and pavilion roof. The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a broad one-story porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns and the remainder of the building rest on brick or rusticated block piers, one to three feet in height. Infill is most often of simple wood lattice. The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. They are a significant departure from the lighter, turned columns and ornament of the late nineteenth century.

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Residences of the early twentieth century still retained features associated with the late nineteenth century. The gable roof, a little shallower in slope, supported gable wall dormers and was often finished on the end with wood shingles. Irregular appendiges were still constructed, and offset entrances remained. Finally, the transitional residence continued to have single or two-light double hung sash windows. Weatherboard siding was almost universal. A good local example of the residential architecture of the period occurs in three houses, located at 404, 410 and 414 East Hickory Street (photo no. 24). The one clearly discernible style of the period from 1900 to 1914 was the Classical Revival. It, too, was more horizontal in emphasis and utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube. An example of the Classical Revival is located at 120 North Volusia Avenue.

The period from 1915 to 1930 is architecturally well-defined in the residential areas of the Arcadia Historic District. With few exceptions, residences are clearly of the Bungalow Style. Characteristically, they are 1 to 1½-story frame dwellings with a rectangular plan. Gable roofs have a shallow pitch and are frontally oriented. The massing and entire outward appearance varies considerably from all previous designs. There are only a few residences which exhibit some Mediterranean Revival influence (photo no. 30). The only other significant influence is from the Classical Revival style (photo no. 31).

As the first distinctive twentieth century style found in Arcadia, the Bungalow makes a clear break with the past. The vertical emphasis of previous designs, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow. Bungalows are generally 1 to 1½-stories in height. Occasionally, a Bungalow will have a full second story, though this will have only about half of the floor space of the ground floor. Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade (photo no. 29). The gable is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents. The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in flair (photo no. 14).

The ornament of the Bungalow is created by oversizing structural members or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamentation. Often, chimneys are exterior, and become a part of the overall composition. Window treatment in the Bungalow is unique. Sash windows often use a combination of a single large light below and three or more lights above. Some Bungalows have multi-light casement windows through-out. Diversity and individuality are key characteristics of window treatment in Bungalows. The Bungalow is finished with a variety of materials, sometimes mixed in the same building. Wood weatherboard is most common, but staggered wood shingles are also used. Stucco is found on more expensive residences. Wood exteriors were usually finished in earth-tone stains.

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Non-residential buildings which are located outside the commercial and governmental sector and which contribute to the district are largely restricted to schools and churches. Along Orange Street, near the northern boundary of the district, is located a city block containing three or four school buildings that contribute to the district. At the corner of Whidden Avenue and Orange Street is the original DeSoto County High School (photo no. 32), a masonry vernacular building constructed in 1905. North of the original DeSoto County High School is the second DeSoto County High School (photo no. 33), another masonry vernacular building, constructed in 1914, as a result of the population growth and economic development of Arcadia during the years prior to World War I. The third building in the school complex is the West Elementary School, constructed in 1925 (photo no. 34). The West Elementary School shows the influence of the Mediterranean Revival architectural style that was so popular in Florida during the 1920's. There are several notable churches that contribute to the district: the original 1923 Catholic Church at 200 West Whidden (photo no. 17); the Elizabeth Baptist Church at 100 South Orange (photo no. 18); the First Baptist Church at 31 North Polk (photo no. 16); and the Trinity Methodist Church at 304 West Oak Street (photo no. 19).

In addition to its well-defined character, the Arcadia district possesses the dual advantage of being comprised of generally sound and relatively unaltered buildings. Most of the contributing buildings are in excellent or good condition; few are deteriorated. Proportionately, the largest concentration of buildings in fair condition are found in the commercial sector along West Magnolia Street. The integrity of the commercial sector is particularly noteworthy. Despite several compatible remodelings in the sixties and seventies, a majority of the buildings in the section, twenty-nine or sixty percent of the total, have not been altered, a relatively high percentage for a downtown commercial area in Florida.

The major altered historic building in the district is the pre-fire First National Bank Building, a masonry building constructed in 1905 whose exterior was completely transformed some fifteen years ago (photo no. 38). The bank occupies a prominent corner location at Oak Street and Polk Avenue. The principal noncontributing new building in the district is the DeSoto National Bank, which occupies the west side of DeSoto Avenue between Oak and Magnolia Streets (photo no. 41). Recently constructed, the bank exhibits a sleek glass and grey stone finish and an indiscernible modern style. The west side of Brevard Avenue, north and south of Oak Street, has been subjected to post-World War II strip development as a consequence of the fact that Brevard forms a part of U.S. Highway 17, a major north-south artery in Southwest Florida. Gas stations and fast food franchises line the west side of the street, while the east has been spared because it remains public property. Unfortunately, the strip faces the monumental DeSoto County Courthouse and the courthouse block, temporarily interrupting the historic character and visual continuity of the district (photo no. 44).

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BUILDING CLASSIFICATION:

The Arcadia Historic District includes a total of 374 buildings, reflecting the mixed usage noted above. Buildings that contribute to the district are listed as contributing on the accompanying site list and are color-coded red on the district map. They add to the sense of time, place, and historical development of the district through their location, design, setting, materials, workmanship, feeling and association.

Contributing but altered buildings are color-coded yellow on the map. They fulfill the criterion for contributing buildings; however, their appearance has been at least superficially altered. For example, porches may have been enclosed or wooden sashes replaced with aluminum. Non-contributing buildings are color-coded blue on the map. They fall into two categories: buildings constructed within the period of significance (1883-1930) that have lost the integrity of their original design or architectural detailing; and buildings post-date 1930 and do not fulfill the National Register criteria of exceptional significance. Of the 374 buildings in the district 156 or 42 percent are classified as contributing; 137 or 37 percent are classified as contributing but altered; and 81 or 21 percent are classified as non-contributing.

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State and local land records document the impact of the Disston Purchase on the development of Arcadia. Between 1881 and 1885 all but one parcel of the extensive state lands within the present corporate limits of Arcadia had been sold to private owners. Settlement of the area proceeded slowly, however. During the first several years of the 1880's a small community known as Tater Hill Bluff began developing in the vicinity of the present Town of Arcadia. In 1883 a post office was established at Tater Hill Bluff and the town renamed Arcadia for Arcadia Albritton, a local resident.²

Despite the availability of cheap land, Arcadia in early 1886 remained an isolated, sparsely populated outpost on the southwestern Florida frontier. The arrival of the Florida Southern Railway in 1886 immediately changed the character of the town. Originally incorporated in March, 1879 as the Gainesville, Ocala, and Charlotte Harbor Railroad, the company proposed to build a main line from Lake City to Charlotte Harbor with a branch line to Palatka. After negotiations with railroad entrepreneur Henry Plant, however, Charlotte Harbor officials began their main line at Palatka and during the initial stages of construction changed the name of the line to the Florida Southern Railway. The Southern agreed to allow Plant's South Florida Railroad to construct the main rail lines for Central Florida, including service to Orlando and Tampa. In 1885 Plant extended part of his rail system to Bartow where, under the terms of the agreement between the two companies, the Southern was to continue laying track to Charlotte Harbor. In September, 1885, the Southern began building a narrow guage line along the seventy-three mile stretch between Bartow and Charlotte Harbor, completing it in March, 1886 and, in the process, linking Arcadia with Central and North Florida and the eastern United States.³

The original surveys of the Town of Arcadia and Daugherty's Addition, the earliest residential subdivision, were made in late June and early July, 1886 by Albert W. Gilchrist, the official surveyor for the Florida Southern Railway. Gilchrist, who resided in Punta Gorda, was trained in civil engineering at the United States Military Academy at West Point. He acquired considerable land in DeSoto County before moving there. In addition to surveying, Gilchrist participated actively in real estate development in Arcadia, particularly in Gilchrist's and Baldwin's Subdivisions, where he formed a partnership with B.F. Baldwin, a citrus grower and real estate developer, and Baldwin's wife, Lydia. Gilchrist's relationship with the Florida Southern Railway was apparently a key factor in his land acquisitions because much of the land he developed was formerly railroad land, particularly the portion of Arcadia east of the Seaboard Coast Line Railroad tracks within the present city limits. In 1893 Gilchrist sold the Town of Arcadia the parcel of land that today is the oldest section of Oak Ridge Cemetery. He served as DeSoto County representative to the Florida Legislature during the 1893-1895 and 1903-1905 sessions and as Speaker of the House in 1905. Gilchrist became Florida's twentieth Governor in 1909 and remained in office until 1913.⁴

In 1886, Arcadia still had no formal government. On December 6th of that year, a public meeting was held for the purpose of drafting an ordinance to incorporate the town. Residents involved in the political organization of Arcadia were also lobbying for the division of Manatee County into smaller, more manageable geographic units. Manatee County at that time extended from Hillsborough County south to Charlotte Harbor and east from the Gulf of Mexico to Lake Okeechobee. Its tremendous size, the difficulty of travel, and the settlement of previously unpopulated or underpopulated areas following the

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construction of the Florida Southern Railway made its division essential. On May 12, 1887 the Florida Legislature passed a bill that provided for the creation of DeSoto County from the eastern portion of Manatee County. The original DeSoto County encompassed a geographic area that now includes Charlotte, Glades, Hardee, Highlands, and DeSoto Counties. The county seat remained at Pine Level, which had previously served Manatee County.⁵

Debate soon began concerning the permanent location of the DeSoto County seat. By 1887 the community of Pine Level had become an anachronism. The railroad had passed ti by, relegating the community to a backwater settlement. The logical place for the new county seat was somewhere to the east, along the newly completed Florida Southern Railway line. During the six months following the county division, numerous towns in DeSoto County attempted to obtain the new county seat by offering land and financial incentives. To promote Arcadia, John W. Whidden and W.E. Daniel, two of the city's pioneer merchants, and Lewis H. Parker, a prosperous citrus grower, made the most generous offer. They submitted a cash bond of \$3,000 for a new county courthouse with the stipulation that the cost of construction would at least equal the value of the bond. A bitter political squabble resulted among the contending communities. Three referendums were necessary before Arcadia was finally selected on November 6, 1888 as the new DeSoto County seat.⁶

A severe freeze in 1886 damaged or destroyed citrus crops and trees throughout the North Florida citrus belt, along or near the St. Johns River. South Florida, including DeSoto County, benefited from the diaster as citrus growers began moving southward to warmer winter regions. The railroads, the State of Florida, and large real estate companies joined in promoting land sales, promising great profits from citrus cultivation. By 1891, there were thirty-six citrus growers with at least four acres under cultivation in Arcadia and its environs. Most of the land within the present corporate limits of Arcadia was planted in grove, particularly the aras south of Magnolia Street, north of Hickory Street, and east of the railroad line paralleling DeSoto Avenue.⁷

Along with railroad construction, promotion of the citrus industry, rampant real estate speculation, and the "wild west" atmosphere associated with the cattle industry, the discovery of pebble phosphate during the late 1880's contributed to Arcadia's boom town atmosphere. Mining operations began west of town along the banks and the bed of the Peace River. Captain J. Francis LeBaron, chief engineer with the U.S. Army Corps of Engineers, made the phosphate discovery in 1881 while surveying the Peace River for a cross-Florida canal route. Captain T.S. Moorehead, a civil and mining engineer and former U.S. Army engineer who served under LeBaron and learned about the Peace River phosphate deposits, purchased several sand bars on the Peace River in 1888 and organized the Arcadia Phosphate Company, the first such enterprise in Florida. The Arcadia Phosphate Company soon began dredging operations and in May of that year shipped ten carloads of phosphate to a fertilizer factory in Atlanta.⁸

A phosphate boom swept the Peace River Valley. One eye-witness reported: "The excitement spread with the rumor. . .immense profits. The owners of low lands along the river, who had been giving them to anyone who would pay their taxes, now dreamed of millions." The boom attracted speculators interested in investing in phosphate land and settlers seeking jobs with the phosphate companies. In addition to rail shipments,

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phosphate was loaded on barges and floated south to Charlotte Harbor for transfer to larger ships. Dredging for pebble phosphate continued along the Peace River from south of Arcadia to Bartow throughout the early 1890's. Discovery of better grade, land-locked phosphate to the north in Polk County eventually suffocated the Arcadia phosphate boom, but not before the town had served a pioneering role in the development of a significant Florida industry.⁹

From 1890 until 1896 range wars flared throughout DeSoto County over rights to pasture land and disputes over ownership of cattle. Hired guns were imported and gun fights between rival factions became commonplace. Artist Frederick Remington, who visited Arcadia, captured the era in several paintings he completed in the late 1890's. One writer described the town as "headquarters of the cattle kings," most prominent among whom was Judge Ziba King, a DeSoto County State representative and senator. The list of cattle barons included J.W., R.E. and J.E. Whidden; Lewis, John and O.H. Parker; and W.E. Hendry and members of his family. Their principle domain was the Big Prairie, east of Arcadia.¹⁰

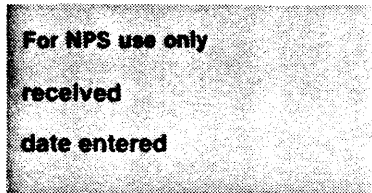
As the phosphate boom faded in the early 1890's, the citrus industry expanded. By 1895, seventy-three Arcadia citrus growers were producing and shipping fruit. The "Great Freeze" of 1894-1895, which decimated the industry in North Florida, produced little or no crop or tree damage in DeSoto County. Many North Florida citrus growers who remained financially solvent shifted operations farther down the Florida peninsula. The relatively mild temperatures that DeSoto County experienced during winter months became a promotional device for Arcadia and its prospering citrus industry. On October 18, 1896, the Florida Times-Union published a special edition, numbering 10,000 copies, describing Arcadia and other communities in DeSoto County, emphasizing the area's mild climate and its potential for citrus cultivation. By 1900 DeSoto County had become one of Florida's leading citrus producing counties with much of the production, processing and shipping centering around Arcadia.¹¹

Due principally to a fire in 1905, the significant buildings associated with the late 19th century development of Arcadia was restricted to private residences. Their significance is based on their representation of the architecture of the period and their association with individuals instrumental in the city's early development. The Thomas Gaskin House, constructed c.1886 and located at 124 North Manatee Avenue (photo no. 23), is probably the oldest extant building in the district. Thomas Gaskins, its original owner, was one of the first settlers of Arcadia and a pioneer merchant in the downtown commercial area. The John Jones House at 607 West Oak Street (photo no. 22), constructed in 1892, was originally the residence of one of the most prominent citizens of Arcadia. Jones was Mayor of Arcadia at the turn of the century, a newspaper publisher, and founder of the DeSoto County Abstract Company, generally credited with being the oldest continuous business in Arcadia. The Chesterfield Smith House, located at 17 South DeSoto Avenue and constructed c.1892 (photo no. 21), is a residence with important associations. Its original owner, Dr. Chesterfield Smith, was one of the first medical doctors in the county and an important business and civic leader. His son, Chesterfield Smith, was a nationally prominent lawyer and served as President of the American Bar Association during the 1970's. In addition to their historical associations, those buildings typify the vernacular architecture of Arcadia in the late 19th century.¹²

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Arcadia continued prospering through the first decade of the twentieth century despite a tremendous fire which began Thanksgiving night, November 30, 1905. The fire was a pivotal event in the development of Arcadia. It all but consumed the wood-frame business center of the city. Only three masonry buildings survived. They were W.H. Seward's one-story brick storefront on the north side of West Oak Street (photo no. 9), constructed in 1900; the D.T. Carlton Block, a concrete block, multi-unit building located at the corner of West Oak Street and North DeSoto Avenue (photo no. 2) and the brick two-story First National Bank Building, which has since been dramatically altered (photo no. 38). Despite devastating losses, many of the most prominent merchants decided to continue in business. Following the fire, they met to make plans for rebuilding and agreed that no more wooden buildings should be erected downtown, restricting new construction to brick or concrete materials.¹³

Within a year a number of merchants arranged for the construction of buildings that continue serving as the core of Arcadia's historic business section. On the south side of West Oak Street, between DeSoto and Polk Avenues, is the Owen Parker Building, followed by the L.L. Morgan Building, and the Wey-Green Building, which originally housed the separate drugstores of Drs. Jacob Wey and Edward Green (photo no. 9). Farther down Oak Street is the Morqus Block, which served as a general store for its original owner, Freedmond Morqus. In addition to the three masonry buildings (1900-1905) on the north side of Oak Street that survived the fire, six buildings were constructed in 1906. The pre-1906 Carlton Block remained at the corner of North DeSoto Avenue and West Oak Street, adjacent to the William H. Seward Store (1900), which Seward expanded after the fire. Next are two stores constructed in 1906 by pioneer merchant William E. Daniel, followed by the King Building, built as an addition to the First National Bank Building. Across Polk Avenue, on the corner next to the remodeled bank building, is the J.J. Heard-Opera House Block (photo no. 1), a multi-unit commercial and entertainment building. West of and contiguous with the Heard-Opera House Block is the W.F. Espenlaub Building, followed by the Gore Scott Building at the northeast corner of Monroe and Oak Street, another building erected during the post-fire construction boom. After 1906 building construction was steady but less intense. Prior to the entry of the United States into World War I, several pivotal buildings were erected in the business sector, including the Elks Club-Woodmen of the World Building and the Atlantic Coast Line Depot (photo no. 5).¹⁴

In 1912, work began on the most architecturally and historically important building in Arcadia, the DeSoto County Courthouse, a symbol of the growth and vitality of the city during the early 20th century. By 1912, the original wood-frame courthouse had become inadequate both spacially and symbolically. The residents of Arcadia and surrounding DeSoto County sought not only a larger facility but a handsome, more elaborate building. Nevertheless, debate over the location of the county seat continued to be an issue. Several communities submitted requests to the DeSoto County Commission to build the new courthouse within their city limits. Arcadia prevailed, however, and on January 22, 1912, a contract was awarded the Read-Parker Construction Company for construction of the new courthouse. The Read-Parker Company, which also built the Citrus County Courthouse in Inverness, consisted of Peyton Read, a resident of Arcadia and the contractor for the original courthouse, Z.N. Parker, and H.P. Read. The architectural firm of Bonfoey and Elliot from Tampa, one of the most prominent in Florida, designed the building. B.C. Bonfoey designed several other buildings in Arcadia, including the original DeSoto County High School (photo no. 32). On May 17, 1912 the cornerstone for the new courthouse was laid and the building was accepted as complete on May 5, 1913. The courthouse exhibits elements

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of both Greek and Roman Classicism. Its design, monumental scale, and governmental and civic importance make the courthouse a focal point for Arcadia. It is the pivotal building in the district (photo no. 12).¹⁵

The entry of the United States into World War I temporarily slowed the economic development of Arcadia. The situation improved when two military air training facilities, Carlstrom and Dorr Fields, were constructed to the east and southeast of the town on a portion of the Big Prairie. Carlstrom and Door Fields provided a great publicity device for Arcadia and helped maintain the economy of the city during World War I. A promotional pamphlet published in 1920 proclaimed Arcadia the "Aviation City." During the war, the fields became the principal air training centers in the southeast. They were sites of early parachute experimentation and pioneer guided missile testing conducted by Charles F. "Boss" Kettering and Lawrence Sperry. Kettering, from Dayton, Ohio, supervised a project to develop a flying torpedo, which was successfully tested at Carlstrom Field in October, 1919. The Kettering "Bug" was subsequently moth-balled but served as a prototype for a more sophisticated model, the German V-1 "buzz bomb," developed during World War II. Both fields were deactivated shortly after the World War I but were reactivated during World War II and used for training United States and British air cadets.¹⁶

The decade of the 1920's was initially promising. Real estate developed at a brisk pace, commercial activity intensified, and the local citrus industry thrived. The city government undertook a number of ambitious public works projects. The Memorial Grammar School was completed in 1923 and the West Elementary School and the Arcadia City Hall (photos 34 and 13) two years later. The buildings were designed as variations of the Mediterranean Revival architectural style popular in Florida during the "Land Boom" of the 1920's. In addition, tourism became an important factor in the local economy as the Chautauqua Assembly and the "Tin Can Tourists" made annual visits to Arcadia. The now famous All Florida Rodeo, an event which celebrates the cattle ranching tradition of Arcadia and DeSoto County, began in 1929.¹⁷

The prosperous atmosphere resulted in construction of several architecturally and commercially significant downtown buildings. In 1926, John Jones, one of the most important civic and business leaders in the community, constructed a handsome commercial building at 10 North DeSoto Avenue (photo no. 4). The following year Simon Rosin's Post Office Arcade and the Plaza Hotel were completed. The Rosin Arcade occupied the final vacant lot in the concentration of commercial buildings along West Oak Street (photo no. 9). Its design contained features associated with the Mediterranean Revival style adding the flavor of Florida Boom architecture to the storefront buildings erected after the 1905 fire. The Plaza Hotel, located at the corner of South DeSoto Avenue and West Magnolia Street, was a multi-story building which also had elements of Mediterranean Revival architecture incorporated into its design (photo no. 7).¹⁸

In 1921, the persistent debate over county division came to a head when the Florida State Legislature approved the subdivision of DeSoto County. Growth in outlying areas of old DeSoto County resulted in the creation of Charlotte, Glades, Hardee, Highlands, and DeSoto County in their present configuration. Arcadia remained the seat of government for the smaller DeSoto County, but the power, prestige, and economic benefits it had previously enjoyed were greatly diminished. Furthermore, in 1923 Arcadia lost the aviation training center at Carlstrom Field. Its counterpart, Dorr Field, had closed immediately after World War I. When the Carlstrom Field facility closed, its planes

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and personnel transferred to Texas, Arcadia found itself without an institution that had provided considerable prestige, publicity, and direct economic benefits. It could no longer proclaim itself "The Aviation City of Florida."¹⁹

The real estate "boom" also collapsed in the 1920's. Local building construction and subdivision development came to a virtual standstill. By the late 1920's city government began experiencing great difficulty meeting its expenses. The Great Depression magnified the difficulties. The economic woes of Arcadia were further exacerbated during the late 1920's when a series of natural disasters devastated the citrus industry. In 1928, a powerful hurricane cut across the Florida peninsula, destroying about fifteen percent of DeSoto County's citrus crop. The following year Florida was invaded by the Mediterranean fruit fly, which paralyzed the citrus industry throughout the state. Although Arcadia was not seriously affected by the infestation, the inconvenience caused by quarantines and inspections further slowed an already sluggish industry.²⁰

Arcadia has experienced remarkably little physical change since the late 1920's. Its economy remained stagnant until World War II, but even in the halcyon post war decades the city failed to exhibit the growth that occurred elsewhere. A St. Petersburg Times reporter observed in 1968 that "in many ways, the town still lives in the 19th century... Florida's spectacular growth passed Arcadia by, moving along the coasts, leaving the town in the backwaters."²¹ With so many of its architectural assets frozen in time, as it were, Arcadia enjoys the rare opportunity of preserving the physical vestiges of an ebullient past and retaining the visible links of a history that shaped the character of its people. The historic sections of most Florida cities have been decimated by the uncontrolled growth to which the state has been subjected in the past thirty years. Arcadia's historic residential neighborhoods and business district remain largely intact. The physical relationships between residential and commercial areas that developed over time have not been artificially disturbed and the opportunity to revitalize and preserve those historic areas exists.

FOOTNOTES

¹ Charlton Tebeau, A History of Florida (Coral Gables, 1971), pp. 189-191.

² Arcadian, October 8, 1926 and April 9, 1964; Louise Frisbee, Peace River Pioneers (Gainesville, 1974), p. 28.

³ George W. Pettingill, Jr., The Story of Florida Railroads, 1834-1903 (Boston, Massachusetts, 1952), pp. 68-73; Arcadian, October 8, 1926 and April 9, 1964.

⁴ DeSoto County Courthouse, County Subdivision Plat Maps, Book t, p. 44; *Ibid.*, Recorded Plats, pp. 38 and 356; Arcadian, October 8, 1926 and April 9, 1964; Allan Morris, The Florida Handbook, 1980-1981, p. 90.

⁵ Arcadian, October 8, 1926 and April 9, 1964.

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⁶ Ibid., April 9, 1964.

⁷ Florida Southern Railway, Names and Addresses of Orange and Vegetable Growers along the Florida Southern Railway (October, 1981); Florida Times-Union, October 18, 1896.

⁸ Arch Frederic Blakey, The Florida Phosphate Industry (Cambridge, Massachusetts, 1973), pp. 19-23.

⁹ Blakey, pp. 19-22; Julius Dovell, Florida: Historic Dramatic, Contemporary (New York, 1952), p. 624; Frisbee, pp. 52 and 111; Arcadian, April 9, 1964.

¹⁰ Florida Times-Union, October 18, 1896; The Florida Gazateer and Business Directory (1895), pp. 49-51; See also the 1886-1887 issue; Frisbee, pp. 32 and 58.

¹¹ Florida State Gazateer and Business Directory (1895), p. 51; R.A. Divine, "The History of Citrus Culture in Florida, 1565-1895," Yale University, 1952, manuscript at P.K. Yonge Library, University of Florida, p. 67; Dovell, p. 631.

¹² Florida State Gazateer and Business Directory (1895), pp. 49-51 and (1903), pp. 53-55; Champion, January 4, 1906; Arcadian, October 8, 1896 and April 9, 1964.

¹³ Champion, November 22, 1906; DeSoto County News, December 1 and December 15, 1905; Arcadian, October 8, 1926 and April 9, 1964.

¹⁴ Champion, November 22, 1906; Sanborn Fire Insurance Company Maps, 1909.

¹⁵ Enterprise, March 12, 1912 and May 17, 1912; Arcadian, October 8, 1926 and April 9, 1964; Frisbee, p. 72, Gainesville Sun, September 13, 1981.

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¹⁹ Morris, p. 348; Arcadian, April 9, 1964.

²⁰ Arcadian, April 9, 1964.

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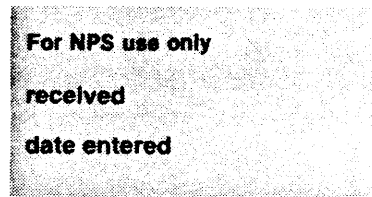
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VERBAL BOUNDARY DESCRIPTION

- BEGINNING: At point A, which is the southeast corner of the intersection of West Imogene and North Dade, proceed
- SOUTHWARD: Along the east right-of-way of North Dade to point B, which is the southeast corner of the intersection of North Dade and West Whidden; thence
- WESTWARD: Along the south right-of-way of West Whidden to point C, about 100 feet west of the east edge of Block 23 of the Original Survey, which is the 700 block of West Whidden; thence
- SOUTHWARD: Along a diagonal line through the 600 blocks of West Hickory, West Oak, and West Magnolia to point D, which is 50 feet west of the northeast corner of the intersection of South Lee and West Magnolia; thence
- EASTWARD: Along the north right-of-way of West Magnolia to point E, at the intersection of the alley that bisects the block between South Orange and South Manatee where the alley intersects West Magnolia; thence
- SOUTHWARD: Along the alley to point F, which is the southwest corner of lot 3, block 3, F.M. Waldron's Addition, where the south boundary of the lot intersects with the aforesaid alley; thence
- EASTWARD: Along an irregular line that follows the south boundary lines of the lots that form the northern tier of properties along Magnolia between the aforesaid alley and South DeSoto, said lots being lot 3 of block 3 and lot 18 and lot 1 of block 2 of F.M. Waldron's Addition, lot 14 and lot 3 of block 45 of the Original Survey, and lot 12 and lot 5 of block 47 of Original Survey, to point G, which is at the southwest corner of lot 13, block 47 of Gilchrist's Subdivision, where said lot intersects with South DeSoto; thence
- SOUTHWARD: Along the east right-of-way of South DeSoto to point H, which is the northeast corner of the intersection of South DeSoto and East Pine; thence

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- EASTWARD: Along the north right-of-way of East Pine to point I, which is the intersection of East Pine and the alley that bisects the block between South Sumter and South Mills; thence
- NORTHWARD: Along said alley to point J, where the alley intersects with South Mills; thence
- NORTHWARD: Along the west right-of-way of South Mills to point K, approximately 150 feet north of the intersection of North Mills and East Hickory; thence
- WESTWARD: Across South Pasco and along the alley that forms the north boundary of the southern tier of lots on the block comprised of Jeffcott's Resubdivision, across North Osceola, continuing along the alley to point L, which is midway in block 19 of Gilchrist's Subdivision; thence
- NORTHWARD: Along the center line of block 19, which is the east boundary of the lots in that block, to point M, where the line intersects with Cypress; thence
- WESTWARD: Along the south right-of-way of Cypress to point N, which is the southwest intersection of Cypress and North Polk; thence
- NORTHWARD: Along the west right-of-way of North Polk to point O, which is the southwest corner of the intersection of North Polk and West Whidden; thence
- WESTWARD: Along the south right-of-way of West Whidden approximately 200 feet to point P, where West Whidden is intersected by the alley that bisects block 11 of Gibson and Smith's Subdivision; thence
- NORTHWARD: Along the alley to point Q, where the alley intersects the south right-of-way of West Effie; thence
- WESTWARD: Along the right-of-way of West Effie some 150 feet to point R, which is the southwest corner of the intersection of West Effie and North Monroe; thence
- NORTHWARD: Along the west right-of-way of North Monroe to point S, which is the southwest corner of the intersection of North Monroe and West Imogene; thence
- WESTWARD: Along the south right-of-way of West Imogene to the point of beginning.

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BOUNDARY JUSTIFICATION:

The recommended boundaries of the Arcadia National Register District largely coincide with two recorded subdivisions: Daughtery's Addition and Gilchrist's Original Plat. They are slightly irregular and reflect the concentrated development of Arcadia from the mid-1880's until 1930. The eastern boundary of the district follows Mills Avenue and marks the extent of Gilchrist's Original Plat. The northern boundary, proceeding east to west, follows the south side of Cypress Street to Whidden Street, jutting north of Whidden to embrace an approximately six-block parcel containing the complex of school buildings fronting on Orange Avenue, several significant private residences, and the United Pentecostal Church, originally a Catholic church building. Emma C. Johnson's Addition and a portion of Gibson and Smith's Addition, flanking the two-block school complex and containing four and one-half relatively undisturbed blocks of original residences, are included in that northernmost parcel. The northern boundary continues along the south side of Whidden Street to the 700 block, where it meets the western survey line of Daughtery's Addition, which forms the western boundary of the district. West of that line, the concentration of historic buildings becomes diffuse. The southern boundary follows Magnolia Street from the western edge of Daughtery's Addition to DeSoto Avenue. At DeSoto Avenue it jogs south for a block and then proceeds along Pine Street to Mills Avenue, the eastern boundary of the district. Magnolia Street is included because it delineates the southern extent of concentrated, pre-1930 commercial development in Arcadia. Beyond the commercial buildings on the south side of Magnolia Street is a largely abandoned industrial zone which marks a change in the character of the area. The remainder of the southern boundary is drawn to include an area of concentrated residential development north of Pine Street and to exclude several blocks of Gilchrist's Original Plat to the south which contain only a few scattered residences which are less than fifty years old.