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National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Lake City, Florida

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Civil War and Reconstruction, 1861-1877
- II. Post-Reconstruction Through World War I, 1878-1919
- III. Boom, Bust, the Great Depression, and World War II, 1920-1945
- IV. Architectural Context

C. Form Prepared by

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date September 1993

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)

Suzanne P. Walker, Deputy SHPO
Signature and title of certifying official

9/22/93
Date

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature]
Signature of the Keeper

11/15/93
Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)	(1-21)
F. Associated Property Types (Provide description, significance, and registration requirements.)	(22-28)
G. Geographical Data	(29)
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	(29-30)
I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	(31-34)

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

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

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I. Civil War and Reconstruction, 1861-1877

On the eve of the Civil War Lake City, or Alligator as it was then known, had already developed into a thriving rural settlement in north-central Florida. Founded in the 1820s on the site of an abandoned Indian village on the banks of Lake De Soto, the community was named as the seat of Columbia County in 1836. After a hiatus in development caused by the Second Seminole War (1835-1842), during which a number of particularly bloody conflicts between the settlers and Indians occurred in the areas surrounding the settlement, Alligator emerged as an important center for interior trade, travel, and communication. Its position, equidistant from the major population centers of Florida's northeastern coast and Florida's capital at Tallahassee, made it an ideal resting place for travellers and a shipping point for the area's primary exports of long-staple cotton, livestock, and vegetable products. In 1860 the community's prominence as an interior entrepot was greatly enhanced when the Florida Atlantic & Gulf Central Railroad (F.A. & G.C.) was completed between Alligator and Jacksonville, connecting with the Pensacola & Georgia Railroad for a through rail line to Tallahassee and St. Marks on the Gulf of Mexico. The prestige of being the meeting point for two of the state's first serviceable railways prompted local citizens to call for a modern name for the village, and Lake City was chosen. The inclusion of the word "city" in the name indicates the belief of the locals that their small community was on the verge of prosperous period of development. Those hopes, however, were soon dashed by Florida's secession from the United States of America.

Although there was a significant amount of pro-unionist sentiment among Floridians, most residents stood wholeheartedly behind the state's decision to secede. Many male citizens abandoned their farms and communities in response to the Confederacy's call for 5,000 volunteers from the state. Most of those troops were sent away to fight in Virginia or the Confederate Army of Tennessee. The resultant manpower drain upon the state's one-sided, agriculturally-based economy served to push Florida into virtual bankruptcy. Soon after war was declared, Union steamships began patrolling the coastline and effectively prevented Florida from selling its surplus cotton to European textile firms. Disorganized Confederate troops in the state failed to contain invading Federal forces in most areas.

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Florida's major cities, including Jacksonville, Pensacola, and St. Augustine, fell early in the war into Union hands. The sparsely settled interior sections of the state, however, were largely ignored. Lake City's main function in the war was tied to its transportation facilities. Blockade runners who managed to evade the Union gunboats in the Gulf of Mexico often used the Suwannee to transport goods inland to a point near the mouth of the Santa Fe River. From there, wagons hauled the supplies to Lake City, where they were emptied and filled with cotton to be traded overseas by the blockade runners. Lake City also served as a center for transporting Florida beef cattle north for use by the Confederate armies. Shipments of the supplies through Lake City increased in 1864 when the Confederate government constructed a rail line between DuPont, Georgia, and the F.A. & G.C. at Live Oak, Florida. Upon its completion, the line enabled the shipment of products from Lake City to Savannah, Georgia.

It was Lake City's importance as a supply depot for the Confederacy that led to the most significant Civil War battle fought in Florida. The engagement, which took place at Olustee, some ten miles east of Lake City, pitted a force of 5,500 Union troops under the command of General Truman Seymour against General Joseph Finegan's hastily assembled band of 5,200 Confederates. It resulted in a lopsided victory for the rebel forces and halted further incursions into the interior by the federals.

At the end of the Civil War a new set of problems beset Florida. The drain of manpower and natural resources left the economy in shambles. Over one-third of the estimated 15,000 men that ultimately joined the Confederate ranks were killed in battle or died from disease. Veterans who returned to the state found the communities that had been occupied by Union forces during the war destroyed. Although spared devastation at the hands of the federals, interior towns like Lake City suffered from general neglect. Statewide, property values dropped by nearly one-half, from \$47 million in 1860 to \$25 million by 1865. Emancipation cost plantation owners an estimated \$22 million in slave value and forced the farmers to revise their system of labor.

The process of Reconstruction in Florida was difficult and marred by violence. Conflicts between Republican authorities charged with insuring Freedmen's rights and the Ku Klux Klan provided a sad and violent chapter in Florida's history. Between

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1868 and 1871 sixteen Republicans, mostly blacks, were murdered in Columbia County. The situation forced the placement of Federal troops in various towns, including Lake City, to maintain order. In 1874, the Columbia County Courthouse, which had been constructed in 1867, was burned by an arsonist. Although no one was brought to justice, it was widely believed to have been the work of the Klan. Between 1861 and the end of federal Reconstruction in 1877, Lake City experienced sixteen years of turmoil that prevented concerted development in the town. There were signs throughout the period of Reconstruction, however, that pointed to impending prosperity.

During the second half of the 1860s, Lake City reestablished itself as an important communication, transportation, and trade center. Lake City's first telegraph service was established 1867. Although in disrepair, the town's two railroads remained in operation. In 1868 the F.A. & G.C. railroad was sold and reincorporated as the Florida Central Railroad. Cotton, which was in large demand due to shortages produced by the blockade of the South during the war, brought a good price and area farmers increased production. Finally, trade between the major population centers of North Florida improved dramatically as the region's raw materials became important in the rebuilding process. By 1875 Lake City, according to one observer, was "a pleasant town of some two thousand inhabitants, with seven churches, three hotels (probably thirty rooms in each), a newspaper, and the terminal station of the Cuban telegraph line."

II. Post-Reconstruction Through World War I, 1878-1919

The end of federal Reconstruction in Florida marked the beginning of a period of sustained growth in Lake City that continued into the second decade of the twentieth century. Bolstered by further improvements in the railroad system, nearly every facet of the local economy flourished. The period is marked by expansion of the city limits, development of a solid downtown commercial center, diversification of agricultural production, and industrial growth.

During the 1880s and 1890s, several new railroads were constructed through Lake City, adding to the already substantial rail connections that the town had in place. In 1882 construction of the Florida Southern Railroad, which ultimately connected Lake City with Gainesville, Palatka, Tampa, and Charlotte Harbor, was underway. The Pensacola and Georgia and

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the Florida Central railroads were combined into a new line called the Florida Central and Western Railroad, which ran from Jacksonville to Pensacola and was completed to the latter place in 1883. Also in 1883, the Savannah, Florida, and Western Railroad reached Lake City. Later, those early railroads were consolidated into larger systems that arose in Florida during the 1890s. By 1915, Lake City was serviced by the Atlantic Coast Line, Seaboard Air Line, and the Georgia Southern and Florida Railroad. All of these lines had connections to major markets in the North and throughout Florida.

The growth in transportation facilities during the late nineteenth century prompted new settlement in Florida. The 1880 census enumerated only 269,500 persons in the state. By 1900 that number had nearly doubled to 528,540. Established in 1881, the Columbia County Immigration Association, a group of local businessmen headed by J. F. Baya, was the first organization formed to promote tourism and settlement of the Lake City area. The Association's promotional pamphlets provide a glimpse of the state of development in Lake City during the 1880s. One 1883 pamphlet stated that the town had thirty-nine mercantile businesses, two livery stables, a saw and planing mill, two newspapers, seven churches, two blacksmith shops, and three cotton ginning establishments. The following quote from a group of visitors from Jasper, South Carolina, illustrates the rapid development the town experienced during the early 1880s:

We had the pleasure of visiting our sister town, Lake City, last week, and were agreeably surprised to see the wonderful improvement(s) that have been made there within the last two years. Handsome residences has [sic] been erected, good business houses built, and orange trees by the thousands have been planted...Years ago, when the little village of Alligator was named Lake City, it was considered a good joke to call such a place a city, but such has been the march of progress that the joke has ceased, and not many years hence it will be in fact what it is now in name, Lake City.

New residents from the North found a wide range of opportunities in agriculture awaiting them in Lake City. Good land throughout Columbia County could be purchased at a cost ranging from \$1.25 to \$8.00 per acre, depending on its proximity to the town. Although the production of long staple cotton continued to be the primary cash crop for local farmers, others,

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including corn, peas, peanuts, potatoes, oats, peaches, and pecans became increasingly important during the late-nineteenth century. Cattle ranching remained a strong part of the local economy. During the early 1880s many of the undeveloped areas of the town were planted with orange trees, which proved profitable toward the latter part of that decade. The emergence of lumber and naval stores industries also contributed to the general prosperity of the period.

Lake City was recognized as one of Florida's leading cities when the legislature voted to locate the state's first land grant college, established under the Morrill Act, there in 1877. The opening of the Florida State Agricultural College was delayed until 1883, when the first buildings were completed on a site approximately one mile south of the Columbia County Courthouse. The institution expanded rapidly during the following twenty years. In 1887, the college was augmented by the addition of the Florida Agricultural Experiment Station, which had a state sponsored endowment of \$15,000 per year and was operated on a 120 acre tract of land south of the town. New buildings were added to the college regularly. By 1906 the campus consisted of three large dormitories, administration building, chapel, science hall, mechanical arts building, greenhouse, and gymnasium, which was donated by railroad mogul Henry Flagler. At its zenith, the College, which was renamed the University of Florida in the 1890s, boasted a full-time faculty of ten scholars and an enrollment of 150 students. Ultimately, the college became a significant draw for settlement, as a number of families moved to Lake City to take advantage of the available educational opportunities.

By 1885, Lake City had a well-defined commercial district, extending along North Marion Street between Hillsboro and Duval streets. Most of the buildings in the commercial area were wood frame structures, which were later replaced by masonry buildings. In addition to commercial development, the 1880s and 1890s saw significant expansion in residential areas of Lake City. Most of the available lots in the original town plan had been developed by 1885. In order to provide new areas for development, the town was enlarged to over twice its original size during the 1880s, as areas to the north, south, and west of the original plan were platted. Because development continued at such a rapid pace during the last decade of the nineteenth century, additional areas to north, east, and south were laid out.

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The development that Lake City experienced during the late-nineteenth century transformed the community from a rural village into a thriving city. Its population, which numbered 1,380 in 1880, had increased nearly threefold by 1900 to 4,013. The most significant growth occurred during the 1890s when the population doubled from 2,020 to 4,013. At the turn of the century, Lake City was the ninth most populous city in the state, closely following St. Augustine and Miami.

The first decades of the twentieth century saw continued, but less dramatic growth. Between 1900 and 1910 Lake City's population increased by over 1,000 to total 5,032. During that span, the city government undertook a concerted improvement program, which resulted in the extension of water and sewer lines to most of the concentrated residential areas, the brick paving of the major streets, and the establishment of electricity and ice plants. In addition, a new masonry county courthouse was erected east of the old wood frame structure in 1902. In the adjacent commercial area a number of new buildings, including the impressive Blanche Hotel and First National Bank, were visible proof of the prosperity the city experienced.

A series of events, beginning with the "Great Freeze" of the mid 1890s, combined to impede the growth of the local economy. The freeze devastated citrus groves throughout the state during the winter of 1894-95. Record low temperatures killed most of the citrus trees in northern Florida and effectively ended citrus cultivation for profit north of Brevard County. Although Lake City's citrus industry was still in its infancy, local farmers had already been realizing significant returns from orange cultivation. Only four years before, the Columbia County Immigration Association had lauded citrus growing as one of the "sure profit" enterprises available to newcomers. One 1890 publication of the Board of County Commissioners had noted that the county's orange trees "produce as fine a fruit as the State can exhibit" and that "numerous thrifty and profitable groves dot its area, while nearly every cottage home is also an orange bower." The extent of the damage to the orange groves of Columbia County was such that a promotional publication done in 1904 failed to mention any citrus products in an exhaustive list of the county's agricultural products.

A second blow to Lake City's economic fortunes occurred in 1905, when the state legislature, under the Buckman Act passed the previous year, announced that the University of Florida was

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to be moved to Gainesville. Besides the university at Lake City, there had been state supported colleges in six other cities, resulting in a duplication of services that made the system difficult to manage and costly to operate. The Buckman Act was designed to consolidate those facilities. Fearing the loss of prestige and economic benefits that the university offered, a group of prominent Lake City businessmen banded together to fight the move. They launched an intensive campaign to promote their community as the most advantageous site for the university. A protracted struggle ensued as citizens of Lake City and Gainesville offered proposals and counter-proposals to the State Board of Control appointed by Governor Napoleon Bonaparte Broward to decide the matter. In the end, proponents for locating the university at Gainesville prevailed, and after a short transition period the university was moved there in 1906.

The most serious economic setback of the pre-World War I era in Lake City occurred in 1915 when a boll weevil infestation destroyed much of the cotton crop throughout the county. Recurring infestations over the next few years virtually eliminated the profitable production of cotton. Throughout its history before the infestation, Lake City boasted a number of ginning and cotton warehouse establishments. By 1924, however, there was only one small warehouse located within the city limits.

The combined effects of these economic downturns, coupled with the United States's entry into World War I, hampered further significant development in Lake City until the 1920s. Evidence of the slowdown was the decline in population the city suffered during the 1910s. From its pre-World War I peak of 5,032 in 1910, the population fell to 3,341 in 1920. During the forty years prior to 1918, however, Lake City had experienced a sustained period of development that left an indelible mark on the historic character of the community. Improvements in the form of electricity, water, sewage, and street paving, coupled with the establishment of an extensive system of transportation arteries had laid the framework that enabled the city to attract new settlement during the Great Florida Land Boom Era of the mid 1920s.

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III. Boom, Bust, the Great Depression, and World War II, 1920-1945

During the immediate post-World War I period, Lake City recovered some of the economic momentum it had lost during the 1910s. The years 1919-1923 were marked by the further expansion of the city services to accommodate expected growth. Local boosters issued numerous promotional pamphlets in attempts to attract new settlers and businesses to the city. In terms of agriculture, new crops, especially flue cured tobacco, began to fill the void left by the decimated cotton industry. The naval stores industry, which had grown steadily since the late nineteenth century, experienced its most successful decade of production during the 1920s. The local economy received an added boost when the United States Veteran's Administration purchased the grounds and buildings of the former University of Florida for use as a veterans hospital in 1920. The V.A. hospital became a major employer in Lake City. Unfortunately, the expansion of that facility in the post-World War II era led to the destruction of all historic buildings associated with the university and hospital.

Lake City's reputation as an important transportation hub was enhanced when the federal government authorized the construction of what is now U.S. 90 between Jacksonville and Pensacola in 1921. That road, the first concrete highway in the state, was completed from Jacksonville to Lake City in 1923. Another important road project undertaken during the early 1920s was the construction of what is now U.S. Highway 41, which served as the primary avenue for tourists travelling through the city during the Land Boom period of the mid-1920s.

Building construction during the early years of the 1920s took on a new urgency as the population of the city began to grow again. In 1921, the Chamber of Commerce called for a concerted home building effort to relieve the housing shortage. In response, some two hundred homes were constructed in the city during a fifteen month period prior to September 1923. A number of buildings were also added to the downtown commercial area, including the Jordan and Stein Post Office Building and the B. A. Lee block at 775 and 102 North Marion Street, respectively. Another downtown improvement was the construction of the brick bandstand in Olustee Park, which was completed in 1922 at a cost of \$1,100.

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The consolidation of services, the expansion of the road system, and the intensive building program proved timely and fortuitous, for without those improvements Lake City could not have hoped to keep pace with the tremendous influx of tourists that invaded the city during the Great Florida Land Boom. During the years between 1924 and 1926, Lake City, like many other Florida communities, experienced its most intense period of historic development. Behind the city's rapid development was the voracious appetite for Florida land in general during the decade of the 1920s.

It is difficult to exaggerate the speculative proportions of what became known as the Great Florida Land Boom. Although the state had historically been subject to cyclical periods of boom and bust, those cycles were limited to individual industries or to certain locales within Florida. The Boom of the 1920s ushered in a new era of speculative enterprise in the United States. At no other time prior to the event did the entire nation participate as wholeheartedly in the exploitation of a single state. The previous booms were sparked by opportunities in industry or agriculture, but the 1920s event centered on land speculation and the development of Florida as a recreational paradise.

Although South Florida was the site of the most frantic activity, few areas in the state escaped the attention of investors. In December 1924, it was estimated that 20,000 people were arriving in the state every day. Because of their well developed transportation links, Jacksonville and Lake City became popular layover stops for people travelling through the state by train or automobile. In early 1925, some twenty to twenty-five trains were arriving daily in Jacksonville. The Jacksonville Chamber of Commerce reported that 150,000 automobiles had passed through the city during the winter season.

Lake City's experience was similar. During the winter of 1924-25, some 1,700 automobiles carrying an average of four passengers apiece passed through the city daily. In December 1924, the Lake City Reporter reported that thousands of tourists were visiting the city:

Every day each restaurant feeds from 850 to 1,500 people, the three (tourist) camps are liberally filled each night and all day long a continual procession of hurrying travelers pass through the city bound for

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hundreds of attractive places with which Florida is blessed.

If the shortage of housing had been serious in the early years of the 1920s, it became acute during the Boom. The population had ballooned by mid-decade to over 5,000, amounting to an increase of about 1,700 residents since 1920. That increase, coupled with the enormous number of visitors seeking temporary residence, led to a clamorous demand for new housing. "In every section of the city," the Lake City Reporter noted in 1925, "new homes are springing up, and yet the demand for homes is greater by far than builders are able to supply." The result of the demand was a redoubling of efforts by builders to construct new houses. In one not unusual week during the summer of 1925, \$12,000 in building permits for home construction and repair were issued by the city commission. To keep pace with the demand for building lots, numerous new subdivisions were added to the city during the boom. McFarland Park, Rural Gardens, Springfield, Concord Villa, Thomas Park, and Glen Heights were all laid out between 1923 and 1925.

Development of commercial, religious, social, and educational facilities also followed in the wake of the population expansion. Three new buildings were added to the already crowded commercial district along North Marion Street. The Blanche Hotel, which had been purchased by the Jacksonville-based Wade Investment Company in 1919, was expanded several times to accommodate an ever-increasing number of tourists. The tourist trade proved so lucrative that the upper stories of the First National Bank Building were converted into a thirty-six room hotel in 1924. Another valuable addition to the downtown area was the First Baptist Church, which was completed in 1925 at a cost of \$75,000. Constructed in 1924, the Lake City Women's Clubhouse at 400 South Hernando Street was the most prominent social building added to Lake City during the Boom. Also erected during the period was Columbia County High School (later the Lake City Junior High School) at 528 West Duval Street. It is the only remaining historic educational building in Lake City.

Even as some of these building projects were nearing completion, there were troubling signs that the unbridled development that accompanied the Boom in many areas of the state could not be sustained. In the middle of 1925, the Florida East Coast Railway imposed an embargo on shipments of building materials to South Florida. Bankers and businessmen throughout

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the nation began to complain of the inordinate amount of capital that had been transferred to the state. Northern newspapers suggested fraud in Florida land sales. In a similar vein, national magazines published stories warning that the tremendous influx of visitors was outstripping available facilities. A final blow to the Boom in South Florida was dealt by a hurricane that devastated much of the "Gold Coast" in September 1926.

The collapse of the land bubble brought economic calamity to Florida three years in advance of the national Great Depression. Lake City escaped the most serious consequences of the punctured land bubble. Because it had not contracted huge amounts of debt during the Boom, the city was able to maintain its services and avoid default throughout the 1920s, but the rapid development the city had experienced during the Boom was over. Stories on building projects began to disappear from the pages of the Lake City Reporter by the end of 1926. Tourism, which had bolstered the otherwise sluggish agriculturally based economy, slumped as people from the North began to heed warnings to avoid Florida. The naval stores industry had suffered from the depletion of the surrounding forests, and the resulting loss in taxes and other income created another serious gap in the economy. As had been the case after the boll weevil infestation in the 1910s, the population of the city decreased in the wake of the economic hardship from a Boomtime high of around 6,000 to about 4,500 by 1930.

The downward trend of the local economy continued after the collapse of the stock market in 1929. During the Great Depression banks that had managed to survive the collapse of the land boom went bankrupt at an alarming rate. Many of Columbia County's residents were forced to seek assistance through the various relief programs established by the Roosevelt administration after 1932. The Works Progress Administration (WPA) sponsored the construction of the Lake City City Hall and the National Guard Armory in 1936. In 1934, federal funds were used by the state to purchase the former townsite of O'Leno, which was used as a forestry training school by the local chapter of the Civilian Conservation Corps (CCC) and ultimately became O'Leno State Park. The CCC also was active in the reforestation program undertaken in Osceola National Forest during the mid-1930s.

As the most debilitating effects of the Depression eased, Lake City's economy exhibited signs of recovery during the late

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1930s. A limited revival in tourism and the location of governmental agencies and the V.A. hospital within the city helped keep employment levels high. Also aiding in the recovery of the Lake City area economy was the success of a growing tobacco industry. During the 1930s, tobacco became the primary cash crop of Columbia County. In 1938 the Lake City Tobacco Market was opened, freeing farmers from having to take their product to Live Oak for sale. On the eve of the United States' entry into World War II, Columbia County growers were producing over five million pounds of tobacco annually. By the end of the 1930s, Lake City had regained much of the population it had lost during the late 1920s and early 1930s.

Full recovery from the Depression was forestalled until after World War II. During the war the municipal airport was commandeered by the federal government for use as a naval air station. One of eleven such facilities in Florida, the Lake City Naval Air Station trained thousands of pilots for service and created a new market for the products of local area merchants. After the war, Lake City did not participate in the mass urbanization that characterized development in many areas in Florida. Although still a prominent crossroads for interstate travel, Lake City was able to retain much of its small town atmosphere. Agriculture continued to form the backbone of the local economy. The location of state and local governmental agencies in the city created many new jobs for residents. The population has maintained steady growth and presently stands at approximately 9,500.

IV. Architectural Context

Frame Vernacular

Frame Vernacular, the most common stylistic designation given to buildings in Lake City's residential neighborhoods, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of

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finished architectural products from which to create their own designs.

Lake City's historic Frame Vernacular buildings range from one to two and one-half stories. Most of the larger examples of the style date from the late nineteenth century. Those early vernacular buildings often exhibit elaborate mill work on their gable ends and porches. They generally have wood balloon frame structural systems and brick or concrete pier foundations. Plans are usually irregular, consisting most often of a rectangular central unit with projecting room extensions. Gabled or hipped roofs have steep pitches which accommodate attic space. Horizontal drop siding is the most common exterior wall surface material. Metal standing seam and 3-V crimp were the most common types of roof surfacing materials, but many of the roofs have been replaced utilizing composition shingle. Porches are often wide and run the length of the main facade or wrap around the house to form a veranda. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing, and doors often contain recessed wood panels.

Masonry Vernacular Residential Buildings

Like Frame Vernacular houses, Masonry Vernacular residences were usually products of a local builder's experience, rather than a conscious attempt to emulate a definitive architectural styles. Masonry Vernacular residences are relatively rare in Florida, where there was an abundance of wood products and almost no native stone. Most of the state's early masonry residences were built of manufactured masonry products, such as brick and cast crete blocks. The Masonry Vernacular designs of the 1920s and 1930s were often influenced by popular Spanish designs of the period. The main masonry building materials during that period were hollow tile and concrete block. Standardized concrete block construction did not become widespread in Florida until after World War II, when it dominated residential building in suburbs throughout the state.

Lake City's Masonry Vernacular houses are, with few exceptions, one-story, rectangular buildings constructed of locally-produced, rough-faced, cast crete blocks. Most have shallow-pitched, hipped roofs, and shed or hip roofed end porches. Some of the houses feature decorative fluted columns made of poured concrete. Fenestration consists of double-hung sash windows placed symmetrically on the facade. End, exterior

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chimneys often rise from one of the sides. Decoration is generally sparse on Masonry Vernacular buildings in Lake City, although some of the more elaborate examples feature a decorative swag motif along their cornices.

Two-Part Masonry Commercial Buildings

The two-part masonry block was the most common commercial design used in small cities and towns in the United States between 1850 and 1950. Generally limited to between two and four story buildings, it is characterized by a horizontal division into two distinct zones. The two zones are separated by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments. The exterior design of the building is usually homogeneous, but in some cases different building materials and exterior fabrics are used to visually divide the two zones.

Lake City's two-part commercial blocks share several characteristics common to the type. All have flat, built-up roofs with parapets and some sort of decorative cornice or applied ornamentation. They are either two or three stories in height. The most common structural material is brick, although several examples have hollow tile or steel frame structural systems. Storefronts originally consisted of large plate glass windows with wood surrounds. Many of the buildings had awning or flat roof overhangs. Following a pattern common throughout Florida, most of the storefronts have been altered in some way. The most common alterations are the replacement of the original plate glass windows and wood surrounds with modern glass and metal materials. The second story facades have fared better; many contain their original double-hung sash windows and exterior wall fabric, which consists of either brick or stucco.

One-Part Masonry Commercial Buildings

The one-part block is a one-story, free-standing building that was a popular commercial design in small cities and towns during the late nineteenth and twentieth centuries. It was adapted from the lower part of the more numerous two-part commercial block during the Victorian period. The one-part block is a simple rectangular building, often with an ornate facade. It was most often utilized for retail or office space.

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As is the case with the two-part blocks, most of Lake City's one-part commercial buildings have suffered some alteration to their storefronts. The one-part blocks are either one or two stories in height and have flat, built-up roofs with parapets. The exterior wall fabric is either brick or stucco.

Bungalow Style

The Bungalow Style was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese bangla, a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of bungalows have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like Bungalow Magazine and The Craftsman flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

Bungalow is the most common definitive style in evidence in Lake City's residential areas. Typically, it is a one or one and one-half story building with a low-pitched gabled roof with wide unenclosed eave overhangs. The roof rafters are usually exposed, and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers. The slope of the porch roof matches that of the main unit. Lake City's Bungalows are clad with a variety of materials, including wood drop siding, stucco, weatherboard, and clapboard. The most common window types are vertical 3/1 or 4/1 double-hung sash. A

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few of the more elaborate examples have multi-pane Queen Anne style double-hung sash. The buildings sit on brick or concrete block foundations and usually feature a massive end, exterior brick chimney.

Colonial Revival Style

Colonial Revival was the dominant style for American residential architecture during the first half of the twentieth century. In Florida, however, the popularity of the style during the era was eclipsed by the Bungalow and Spanish Revival styles. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references.

The Colonial Revival style was introduced at the Philadelphia Exposition of 1876. The centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by several national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles focusing on eighteenth century American architecture appeared in the American Architect and Harpers. The publicity helped to make the Colonial Revival style popular throughout the country.

The typical Colonial Revival house in Lake City is an eclectic mixture of colonial precedents rather than a direct copy of a single prototype. Variants, which utilized elements of other styles, such Queen Anne and Craftsman, are common. The style began to appear in the city in the 1890s and continued to be built in various forms throughout the historic period. Most of Lake City's Colonial Revival buildings are either one or two stories in height and have hipped roofs with enclosed eaves. There are also a few examples of the Dutch Colonial variety that feature gambrel roofs. The facades are generally symmetrical, radiating axially around a central doorway. Most of the main doors are accentuated with classical wood surrounds. Porch types vary from simple one-bay pedimented gable porticos to large sweeping verandas. The most common window types are double-hung sash with 1/1, 6/1, or 6/6 lights.

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Classical Revival Style

The Classical Revival style evolved from a renewed interest in the architectural forms of the ancient Greeks and Romans. The revival of interest in classical models in the United States dates from the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings based on classical precedents for the Exposition. Examples varied, ranging from monumental copies of Greek temples to smaller models, which drew heavily from designs of Adam, Georgian, and early Classical Revival residences built in the eighteenth and early nineteenth centuries. The well attended Exposition and the publicity it received in the nation's periodicals helped to rekindle interest in classical forms throughout the United States.

Lake City has several fine examples of the Classical Revival style. Typically they have a symmetrical facade dominated by a full height classical portico or porch supported by Ionic, Tuscan, or Corinthian colonnades. In two story examples, balconies are sometimes located over the center entrance or run the full length of the facade. The gabled or hipped roofs are finished with boxed eaves, which are frequently accented with dentils or modillions and a wide frieze. Facade doorways usually feature decorative pediments, sidelights or transoms. Fenestration consists of double-hung sash windows, usually with six or nine panes per window frame. One-story examples conventionally have hipped roofs with prominent central dormers and an end porch with classical columns, either integrated under the main roof or with a separate flat or shed roof.

Queen Anne Style

The Queen Anne was a popular residential building style in the United States between 1880 and 1900 and remained popular through the first decade of the 20th century. The name of the style is misleading, for it actually draws most heavily upon earlier Jacobean and Elizabethan precedents rather than the more restrained Renaissance architecture of the reign of Queen Anne (1702-1714). English architect Richard Norman Shaw is most often credited for developing the style in his designs for grand manor houses during the mid-nineteenth century. The first American example is generally considered to be the Watts-Sherman House in Newport, Rhode Island.

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The Queen Anne style was very popular in northern Florida between 1880 and 1910, as it was in most states in the South. Unfortunately, the buildings were often built close to commercial districts or along major transportation arteries. As towns grew into cities many of the Queen Annes were razed to create space for modern buildings. Examples of the style are now relatively scarce.

Lake City has several restrained examples of the Queen Anne style. They have wood balloon frame structural systems and feature steeply pitched roofs with intersecting extensions, irregularly shaped floor plans, and decorative truss work and patterned shingles in the roof gables. The porch is usually a veranda with spindle work or decorative brackets between turned porch roof supports. Several have canted bay extensions and polygonal or conical towers. Wood drop siding and shingles are the predominant exterior wall fabrics. Fenestration usually consists of multi-paned double-hung sash windows with decorative glazing patterns. Massive corbelled chimneys with decorative brick work are common.

Tudor Revival Style

The Tudor Revival style became popular in America during the first three decades of the twentieth century. It was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes, ranging from thatched roof folk cottages to grand manor houses. The first American examples of the style were built in the late nineteenth century and tended to be large landmark buildings rather closely related to the English precedents. When the style was adapted to smaller residential designs, however, it lost much of its resemblance to English antecedents.

Most Tudor residences in Florida date from the 1920s when the style reached its peak in popularity throughout the country. Some of the typical features of the Tudor style include steeply pitched roofs (usually side-gabled), often with intersecting extensions; decorative half-timbering and stucco siding; tall, narrow casement windows with multi-paned glazing; and massive end, exterior chimneys, many times located on the main facade of the building.

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Beaux Arts

The Beaux Arts (fine art) style was a popular choice for grandiose residences between 1885 and 1920. The high cost of executing the highly decorative Beaux Arts style made it almost exclusively a style of the wealthy until scaled down versions with less ornament were introduced around turn of the century. The style was based upon classical precedents and drew from all of the classical revivals. It was brought to the U.S. by architects who studied at the Ecole de Beaux Arts in Paris during the latter half of the nineteenth century. Among them were some of the greatest names in American architecture, such as Richard Morris Hunt, Louis Sullivan, H. H. Richardson, John Mervin Carrere, Thomas Hastings, and Addison Mizener. The occurrence of the style was at first restricted to major urban centers where it became popular as a commercial design. Among the earliest domestic examples was The Breakers, designed by Richard Morris Hunt in 1892 for Cornelius Vanderbilt in Newport, Rhode Island.

Florida has relatively few domestic examples of the Beaux Arts style. However, less exuberant Beaux Arts forms were popular in commercial building (especially banks) during the decade before the collapse of the Florida land boom. Identifying features of the style include flat or mansard roofs; elaborate cornices; symmetrical facade with bays divided by pilasters with classical capitals; masonry walls adorned with decorative garlands, floral patterns, or shields; rusticated stonework; and quoins.

Italian Renaissance

Italian Renaissance buildings are based on earlier Italian architectural revivals, most recently the Italianate, which was popular in the U.S. before the Civil War. The Italian Renaissance style got its start in the Villard Houses designed by McKim, Mead, and White in New York in 1883. With the improvement of simulated masonry exterior fabrics after the turn of the century, Italian Renaissance motifs were adapted to simpler domestic designs. The style remained popular until the Great Depression.

Although Florida has a number of fine examples of the style, it was not as popular as the contemporary eclectic Spanish styles. Most of the state's Italian Renaissance style buildings were built in the decade preceding the collapse of the Florida

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land boom. Identifying features of the style include low-pitched hipped roofs, usually covered with ceramic tiles; wide overhanging, boxed eaves commonly containing decorative brackets underneath; symmetrical facade; second story windows that are generally smaller and less elaborate than the ones in the first story; and a recessed central entrance, usually with an arched opening sometimes accentuated by small classical columns or pilasters.

Art Deco

Art Deco was the first of the modernistic styles to become popular in America. It represented a complete break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style got its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925 as a showcase for new artistic designs. Like the European Art Nouveau movement of the 1890s and early twentieth century, Art Deco was an artistic movement that transcended all areas of the art world from painting to architecture. Its decorative geometric patterns were mimicked in a wide variety of products, including household appliances, clothing, furniture, and jewelry. Art Deco was most popular as a commercial building style during the 1920s and early 1930s because its decorative designs were especially suited to tall buildings. Few private residences can be considered true examples of high style Art Deco.

Characteristics of the Art Deco style include a flat roof; irregular plan; stucco siding; and low relief, polychromatic ornamentation in straight line, zig-zag, geometric floral, and chevron designs. In Europe the ornamentation was influenced by cubism, while in the United States the designs were based on North and South American Indian art.

Art Moderne

The Art Moderne style, like the Art Deco, was a break from traditional architectural forms. It began to appear in the United States after 1930 and reflected contemporary industrial notions of speed and efficiency through aerodynamic design. While Art Deco emphasized verticality, Art Moderne buildings were oriented to the horizontal. They have flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners that underscore the streamline effect. In Florida, Art Moderne buildings are most often found

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in communities where tourism sustained the local economy during
the Great Depression.

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I. Name of Property Type: Historic Residential Buildings of
Lake City, 1861-1941

II. Description:

The historic residential buildings of Lake City are an eclectic collection of forms and styles that reflect national trends in architecture during the periods in which they were constructed. They range in scale from modest four room Bungalows to rambling two and one-half story Queen Anne designs. Residential buildings make up the bulk of historic properties in Lake City. The most cohesive collection of historic residential properties in the city is located south and east of East Duval and South Monroe streets, respectively. That area also contains many of the oldest homes in the city.

According to data compiled during the comprehensive survey of Lake City's Redevelopment Area in 1990, most residences in Lake City are wood Frame Vernacular designs. The most prevalent style in evidence is the Bungalow. Other styles that are present include Tudor Revival, Colonial Revival, Neoclassical, and Queen Anne.

Residential Buildings in Lake City are generally one or two stories in height, with wood balloon frame structural systems. They have varying degrees of setback from the roads upon which they front. Many of the larger buildings constructed during the nineteenth century are situated relatively far from the roads, while buildings constructed in the 1910s and 1920s tend to conform to standard setbacks. The buildings usually have an irregular plan caused by the extensive use of polygonal and rectangular extensions from the primary units. With few exceptions, roofs are gabled or hipped and have open eaves. Roof surfacing consists, for the most part, of composition shingles, although a number of buildings still exhibit their original sheet metal sheathing. Horizontal drop (or novelty) siding, clapboard, weatherboard, and stucco are the most common exterior fabrics. Since the historic period, however, asbestos shingles or aluminum siding has been applied to many of the houses. Windows are generally rectangular and set singly or in pairs. Double-hung sash is the dominant window type in evidence.

Porches are often a dominant feature of the residential buildings in Lake City. Entrance, portico, end, tiered, and veranda porches are the most common forms. Porch roofs are most

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often gable, shed, or hipped. They are supported by square or round columns that sometimes feature classical motifs. Many porches have turned spindle balustrades that run between the porch columns. Decorative elements in the form of ornamental scroll- or spindle-work are common on the porches of homes built between the 1880s and 1910s.

The gable ends of many of the early homes were also adorned with jigsaw-cut barge board or decorative truss-work. With the exception of some elaborate Mediterranean Revival style examples with extensive ceramic tile and terra-cotta appliques, there is little decoration on buildings constructed during the 1920s and 1930s.

III. Significance:

The historic residential buildings of Lake City are representative of stylistic trends consistent with those of small communities throughout Florida during the late nineteenth and early twentieth centuries. There are a number of homes that are excellent examples of high-style architecture. Some represent the work of locally prominent architects and builders. Also, many served as the homes of prominent people important to Lake City's past.

IV. Registration Requirements:

For buildings to be eligible for listing under this cover they must be located within the city limits of Lake City, have been constructed between 1861 and 1941, and meet at least one of the following criteria:

1) Individual buildings that are exceptional examples of a style or type of architecture and/or represent the work of prominent local or regional architects or builders. Buildings proposed under this criterion must retain their original architectural integrity to a high degree. A building that has been substantially altered by intrusive additions, the application of materials inconsistent with the historic period in which they achieved significance, the removal of significant architectural details, or that have been moved from their original location after 1941 are excluded from nomination under this criterion.

2) Individual buildings with historic associations to persons or events significant on the local, state, or national level.

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Integrity requirements for buildings with important historical associations should be somewhat less stringent than those nominated for their architectural significance alone. However, buildings that have been radically altered to the point where they have little resemblance to their appearance during the period in which they achieved significance are not eligible for listing under this criterion.

3) Groups of buildings of a similar design or that together embody the eclectic nature of residential architecture in Lake City during the historic period. Districts proposed under this criterion should possess a high concentration of well preserved resources. Contributing buildings must meet the basic criteria for integrity outlined in the National Register guidelines.

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I. Name of Property Type: Historic Commercial Buildings of
Lake City, c1884-1941

II. Description:

Lake City's historic commercial buildings are examples of architectural designs utilized in the downtown areas of small cities throughout the United States during the late nineteenth and early twentieth centuries. They are located in a two block wide strip along the length of North Marion Street. They conform to a standard set-back from the street and generally fill the lot upon which they are situated. The buildings are either one-or two-part blocks with masonry structural systems. Most are rectangular in plan. All have flat, built-up roofs with some sort of parapet. Unless they are detached or located on a corner, the buildings exhibit a single, primary elevation, where all public entrances, windows, and decorative elements are placed. The first story of the buildings is devoted to store fronts consisting of one or more bays of plate glass display windows and an entrance. Upper stories are usually pierced by rectangular or arched openings, containing double-hung sash windows. Buildings constructed during one of the first two periods of Lake City's historic development originally had red brick exterior wall fabric. During the 1920s smooth stucco was the most popular exterior surfacing. Decorative elements include ornamental, corbelled brick cornices and lintels, terra-cotta appliques, and concrete coping.

III. Significance:

The historic commercial buildings of Lake City are significant for their association with the development of the downtown commercial area of the city during its historic period. They have further significance as examples of nationwide trends in small town vernacular commercial architecture.

The blending of a variety of commercial designs and styles gives the downtown area of Lake City a distinctive character. As brick structures began to replace the original wood frame buildings in the area during the 1890s and early 1900s, the city began to take on a new and more modern look. A conscious effort was made by the local merchants to create functional and pleasing architectural designs. The pioneering businessmen of Lake City contracted with builders who were familiar with the latest trends in small town commercial architecture. Though relatively small

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in scale, the buildings reflect the confidence of their owners in the future success of Lake City, and are tangible historical artifacts reflecting the pattern of development in the downtown area.

IV. Registration Requirements:

To be eligible for listing under this property type a building must be located in Lake City and meet the following criteria:

Individual buildings must

- 1) have been constructed to serve a specific commercial function.
- 2) have been built during one of the periods of historic development detailed in Section E of this cover.
- 3) have significant historical associations to the overall development of commerce in Lake City.
- 4) retain a high degree of architectural integrity.

Groups of buildings must

- 1) be present in concentrations significant enough to warrant the establishment of, or their inclusion in a historic district.
- 2) collectively contribute to the understanding of the broad patterns of development of Lake City's commercial sector.
- 3) convey through their location, design, function, and architectural integrity a sense of time and place that harkens back to the historic period.

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I. Name of Property Type: Historic Public, Social, and
Religious Buildings of Lake City,
c1884-1941

II. Description:

This property type encompasses buildings that were constructed to serve specific community functions. They include government, education, social, and religious buildings constructed during Lake City's last two periods of historic development. They are primarily located adjacent to the commercial area and along Duval Street, the city's primary east/west running thoroughfare. Buildings that fall under this property type were constructed with a variety of materials. The larger examples have masonry or steel frame structural systems and flat or low-pitched hip roofs. The exterior fabric is brick or stucco and fenestration consists of double-hung sash windows set in rectangular or arched openings. The buildings generally exhibit an extensive amount of applied ornamentation.

III. Significance:

Although they account for only a small percentage of the total historic building stock of the city, the historic public, social, and religious buildings of Lake City are among the city's most significant architectural resources. They exhibit a high degree of craftsmanship and examples of architectural styles that were popular during the period in which they were constructed. All were the work of accomplished architects. Their elaborate architectural detailing marks them as distinctive local landmarks that continue to serve their original function.

IV. Registration Requirements:

To be eligible for listing under this property type, buildings must have been constructed between 1886 and 1941 to perform a specific public or religious function. Additionally, they must meet at least one of the following criteria:

1) Buildings proposed for listing primarily on the basis of their architectural significance must retain their original appearance to a high degree and continue to perform the function for which they were constructed or one which is compatible with the original function. A building that has been substantially altered by significant additions, the extensive application of

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materials inconsistent with the period in which they achieved their significance, the removal of significant architectural details, or has been moved from its original site after the historic period is excluded from consideration under this criterion.

- 2) Individual buildings with significant historic associations to events that were important to the development of the city.
- 3) Buildings that may be included with other types of resources in a historic district should be evaluated to determine if they meet the criteria for contributing elements of the district.

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GEOGRAPHICAL DATA

This cover encompasses historic resources within the corporate limits of the city of Lake City, Florida.

SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The *Historic Resources of Lake City, Florida* multiple property cover is based on the findings of a comprehensive survey of Lake City's downtown development area performed by Historic Property Associates, Inc. of St. Augustine, Florida in 1990. The survey area, which is bounded by Railroad Street on the north, Calhoun and East streets on the east, Baya Avenue on the south, and First and Fourth streets on the west, encompasses the commercial core of the city and several bordering residential neighborhoods. The primary goals of the study were to record, document, and evaluate historic structures in that area of the city and determine the potential for National Register listings.

The methodology employed during the survey consisted of a series of progressive steps. The initial level involved preliminary research in existing historical literature to determine the periods, activities, and personalities significant to the development of the area and to identify previously recorded historic buildings and other standing structures. The next step was the field survey, during which all buildings within the designated area were examined. The criteria established for the survey called for the inclusion of all buildings constructed before 1940 that retained at least some of their architectural integrity. A total of 232 buildings and structures were recorded during the course of the project. A Florida Site File form, which includes a wide range of site specific locational, architectural and historical information, was completed for each surveyed property.

The development of a historical context for evaluating properties in Lake City constituted the third step in the survey process. Research focusing on the chronological development of the city, and emphasizing important events, individuals, and significant themes associated with its growth, was conducted at the Lake City City Hall, Lake City Public Library, Columbia County Historical Museum, Columbia County Courthouse, the St. Augustine Historical Society Library, the State Library of Florida and the Library of the Bureau of Historic Preservation,

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both in Tallahassee, and the Library of Florida History, University of Florida, Gainesville. The information compiled formed the basis for the survey report and the statement of historic contexts in Section E of this cover.

All of the properties identified in the survey were constructed between 1860 and 1940, a period that witnessed three distinct eras of development in Lake City: Civil War and Reconstruction, 1861-1877; Post-Reconstruction Through World War I, 1878-1919; and Boom, Bust, the Great Depression, and World War II, 1920-1945. Each period is defined by specific events that influenced the city's development. In addition to the historical contexts, a context that encompasses the wide variety of styles and building types constructed during historic period was included in Section E to aid in determining the significance of Lake City's historic architectural resources. The property types are organized by building function and have range dates that denote their occurrence within the framework of the historic contexts.

Integrity requirements were derived from knowledge of the state of existing properties within the city and their condition relative to buildings of similar types in communities throughout Florida. Few commercial districts have survived intact the heavy pressure for development that the state has experienced since World War II. The replacement of historic buildings with modern ones and the alterations of storefronts are common to nearly all Florida communities. It is therefore necessary to have less stringent integrity criteria in commercial sectors, which generally served as the historic economic, social, and governmental locus of small town communities. Collectively, Lake City's historic commercial district exhibits a significant amount of its original appearance. The design, scale, function, and location of its buildings produces an obvious feeling of historic time and place.

Buildings in residential areas were subject to more scrutiny in terms of their integrity. Those that were radically altered by the use of non-historic materials and additions to the point where they exhibit little of their original fabric were excluded from consideration for listing as contributing resources in districts or individual proposals.

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