



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1058

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

1. Name of Property

historic name Zephyrhills Downtown Historic District

other names/site number /PA1357

2. Location

street & number Roughly bounded by South Ave, 9th Ave, 7th St and 11th St N/A  not for publication

city or town Zephyrhills N/A  vicinity

state FLORIDA code FL county Pasco code 101 zip code 33540

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Janet Snyder Matthews 7/31/2001  
Signature of certifying official/Title Date

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

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

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

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  See continuation sheet
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register  See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

Signature of the Keeper  
Entered in the  
National Register

Date of Action  
9/27/01

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property

(Check only one box)

- buildings, district, site, structure, object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, total.

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/single dwelling, COMMERCE/business, COMMERCE/specialty store, SOCIAL/clubhouse, RELIGION/church, DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

- DOMESTIC/single dwelling, COMMERCE/business, COMMERCE/specialty store, SOCIAL/clubhouse, RELIGION/church, DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

- NO STYLE: Frame Vernacular/Masonry Vernacular, LATE 19TH & 20TH CENTURY AMERICAN: Craftsman, MODERN: Art Deco

Materials

(Enter categories from instructions)

- foundation Concrete, walls Weatherboard, Concrete, roof Asphalt; tin, other Wood

Narrative Description

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture \_\_\_\_\_  
 Community Planning and Development \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

c1910-1950 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

c1910 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

N/A \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Unknown \_\_\_\_\_  
 \_\_\_\_\_

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Primary location of additional data:**

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

Name of Repository

Zephyrhills Historical Association \_\_\_\_\_

# \_\_\_\_\_

10. Geographical Data

Acreege of Property Approximately 84 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	8	3	9	4	0	3	1	2	3	8	6	0
	Zone		Easting						Northing						
2	1	7	3	8	4	3	3	0	3	1	2	4	0	4	0

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

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sherry Anderson, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date July, 2001

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
Pasco County, Florida**

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**SUMMARY**

The Zephyrhills Downtown Historic District is a residential and commercial area located in the central core of downtown Zephyrhills. The area is dominated by a commercial main street, which is bordered to the north and south by single- and multiple-family dwellings dating from the 1910s through the 1940s. A variety of residential and commercial architectural styles, typical of those popular in the United States during the first half of the 20th century, are represented in the district. The residential styles include Frame Vernacular and Craftsman. The commercial styles include Masonry Vernacular and Art Deco. The district centers around the main commercial street, 5th Avenue, which runs on a northeast-southwest axis. The district is roughly bounded by 7th Street on the west, 9th Avenue on the north, 11th Street on the east and South Avenue on the south. The district contains 209 buildings, 126 of which contribute to the historic character of the district and 83 of which are noncontributing. Of the contributing buildings, 108 are residences and 14 are commercial buildings. Additionally, there is one church in the district and three social halls.

**SETTING**

The city of Zephyrhills is located in southeastern Pasco County and has a population of about 10,000 residents. The winter population swells to more than 90,000 which is due in large part to the mild climate and the tradition of retirement that defines Zephyrhills. The economy depends largely on the seasonal visitation to the area. Focal points of downtown tourist activity are the Zephyrhills Tourist Club, Shuffleboard Courts and Zephyr Lake, which offer a variety of recreational activities. The Zephyrhills Historical Association is housed in the Atlantic Coastline Railroad Depot, which has been restored and is situated near the railroad tracks but located outside of the historic district.

**PHYSICAL DESCRIPTION**

Zephyrhills Downtown Historic District is a collection of historic buildings including a commercial Main Street, 5th Avenue, and the bordering historic neighborhood developed primarily in the 1910s and 1920s. 5th Avenue also contains a number of historic residences, some of which have been converted to commercial use but maintain their historic appearance. This, along with the pedestrian friendly commercial area, small-scale buildings, and existence of recreational space creates continuity throughout the district. The downtown area incorporates a much larger area than the core proposed as a district but was bisected by the construction of U.S. 301 (Gall Boulevard) adjacent to the railroad tracks. The removal of the railroad tracks and the subsequent intensive development along the U.S. 301 corridor has impacted the historic character of the downtown. The area being proposed as a historic district includes most of the downtown core. Another concentration of historic buildings located to the west of U.S. 301 may also be potentially eligible as a historic district.

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Streetscape and landscape features of the district include mature oak trees and a variety of tropical and semi-tropical trees and plants. The main commercial corridor, 5th Avenue, has recently undergone street improvements including the planting of mature palm trees in the median replacing historic trees that were removed in the 1950s. Other streetscape improvements incorporate the entire portion of the street included in the historic district. Included in the work are drainage improvements, placement of historical streetlighting, landscaping, brick sidewalks and crosswalks, and the closing of one alley to pedestrian traffic only. Care has been taken to match the streetlighting with those depicted in historic photographs. The addition of brick sidewalks and crosswalks is in the spirit of the original brick street pavers.

The majority of the commercial buildings are found along 5th Avenue with some existing along side streets. Public buildings, social organizations, and churches are located within the residential areas to the north and south of 5th Avenue. The majority of the historic commercial buildings mainly consist of Masonry Vernacular with minimal detailing. The majority of houses in the historic district are mainly wood frame vernacular residences and bungalows. The single-family dwellings that comprise most of the buildings in the district range from small one-story cottages to large two-story houses. Most of are wood frame construction with either weatherboard or drop siding, but some have masonry walls constructed of concrete block or brick. A large number of buildings are representative of the early settlement period of Zephyrhills dating from the 1910s. These so-called "Colony Buildings" dot the historic district and are reflective of the modest circumstances of Civil War pensioners. These buildings constitute a unique building group and are generally very small one-story cottages. All of these are of wood frame construction with either weatherboard or drop siding. The setback of the houses, with a few exceptions, is fairly regular. The lots are generally 30-foot lots with depths of 140 feet to the alleys. The commercial lots are 25-foot lots.

Noncontributing residential buildings are found scattered throughout the district. Most of these are single-family or multiple-family dwellings that have been constructed within the last fifty years; however, some are buildings constructed during the period of significance that have been severely altered. A large number of formerly single-family residences have been divided into apartments; however, many families took in boarders and roomers during the period of significance so this use is compatible with the original character of the neighborhood. Insensitive alterations include the covering or replacement of the original exterior siding with inappropriate materials, the enclosure of the porches, the replacement of windows with non-historical types, the removal of original architectural details, and the construction of additions that alter a building's historic appearance.

Commercial, institutional, and public buildings considered to be noncontributing have been constructed predominantly along 5th Avenue but also along side streets well within the residential core. Most of these are not out of scale with the historic district and are constructed either of concrete block or brick. Those fringe areas where public and institutional buildings have eroded the historic residential fabric of the district have been excluded from the boundaries.

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**ARCHITECTURAL STYLES**

The historic district displays a variety of building types and styles dating from the 1910s through the 1940s. The major styles represented in the historic district include Frame Vernacular, Craftsman, and Masonry Vernacular. Several good examples of Neoclassical Revival, Colonial Revival, Mission, and Art Deco are also extant in the historic district.

**Frame Vernacular**

The majority of buildings exhibit the Frame Vernacular style and generally feature a balloon wood frame structural system sheathed in weatherboard or drop siding. Other elements and materials of construction include gabled or hipped roofs, front porches, wood detailing, and rectangular shape. The earliest surviving buildings in Zephyrhills date from the original Civil War veterans' colony. Classified as "Colony Buildings," these buildings are frame, weatherboard clad forms consisting of gable ell cottage, gable ell house, hall-parlor, central hallway, and I-House building types. The majority of these are small 1 or 1-½-story frame residential buildings built between 1910 and 1925. Common characteristics include single or paired double-hung sash windows in the façade gable, gable and shed roof dormers, and in particular, gable and shed wall dormers. The sizes of the buildings are sometimes very small and generally reflect the limited means of the pensioners. An interesting local variation found in some of these buildings is the presence of a distinct ½ story rather than the standard finished attic or loft found in other Frame Vernacular buildings. A good example of this type of colony building is the house located at 5517 8th Street (Photograph 15). This house features a wood frame structural system, side-gabled roof, asbestos shingle cladding, one-over-one wood windows, and shed-screened porches on the rear and front.

Although the majority of these buildings are small, several of the "Colony Buildings" have a distinct early military housing flavor reminiscent of officer's quarters. These buildings are characterized as plain, front-gable dwellings having 1 or 1 ½ stories and featuring a one-story wrap-around porch along three sides. Although many of these buildings have massed plans, some of the buildings, particularly the early examples, are two bays wide and two rooms deep. The house at 5446 11th Street is a good example of this type (Photograph 2). It features a wood frame structural system, front-gabled roof, drop siding, one-over-one original wood windows (some have been replaced), a wrap-around porch with an enclosed shed extension off one side, and an historic outbuilding.

**Craftsman**

The Craftsman style is a ubiquitous feature of Florida neighborhoods developed during the first decades of the 20th century. In the historic district, this house style constitutes one of the most numerous. They are generally characterized by wood frame structures with a low-pitched roof, generous front porch, unenclosed

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eaves overhang, exposed rafter tails, and knee braces. The house at 38632 5th Avenue, commonly known as the Mayor's House, is a highly detailed example of a Craftsman (Photograph 23). It is a 1 ½ story frame house featuring a low-pitched front gabled roof with widely overhanging, flared eaves. Other elements include exposed rafter ends, knee braces, casement windows, long shed roof dormer, and Oriental-inspired vertical wood columns resting on brick porch piers.

**Masonry Vernacular**

The majority of buildings that exhibit the Masonry Vernacular style feature brick or concrete block structural systems. The typical historic commercial building in the area is a one-to-two part block building with a flat roof and limited detailing on the front façade. Two-part commercial buildings feature a horizontal division with retail shops usually reserved for the lower floors and office or apartments in the upper stories. Storefronts are either flush with the façade or feature recessed entries. Some of the buildings in the area feature the distinctive rough-faced concrete block popular during the early 1920s similar to the one located at 38443 5th Avenue (Photograph 17).

**Neoclassical Revival**

Neoclassical Revival buildings, which are primarily based on an eclectic mixture of Early Classical Revival and Greek Revival styles, are typically characterized by symmetrical facades, classical detailing, and a full-height façade portico supported by classical columns. Examples of this style in the historic district are one-story residential buildings belonging to the Neoclassical cottage subtype. Neoclassical cottages are generally one-story, hipped roof houses featuring a prominent central dormer and a full-width front porch with classical columns, either recessed under a main roof or with a separate flat, hipped, or shed roof. A good example of a Neoclassical cottage can be found at 5420 9th Street. It is a frame, one-story, Georgian cottage type house featuring a hipped roof with pattern metal shingles, shed dormers, and a recessed front porch. The original classical columns have been replaced with a wood half-railing and the porch has been screened.

**Colonial Revival**

Colonial Revival was the dominant style for domestic building throughout the nation during the first half of the 20th century. This style exhibits elements of several colonial traditions including English and Dutch sources. The example at 5435 10th Street exemplifies the Dutch-inspired Colonial Revival style (Photograph 7). It is a 1-½-story frame house featuring a gambrel roof exhibiting boxed eaves with distinct cornice and gable end returns. Other features include shed roof dormers on side elevations and paired double-hung sash windows. Classical columns on the enclosed one-story full-width front porch have been replaced with brick columns and piers.

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**Mission**

The Mission style became popular in Florida during the 1920s and is characterized by shaped parapets with coping, barrel tile roofs, corner battlements, scuppers, and arched openings. Only one building in the historic district exhibits the Mission style. The house at 5049 9th Street exhibits features of the style including stuccoed surfaces, center parapet and corner battlements, arched openings to the recessed porch, and arched lintels above the windows. (Photograph 28).

**Art Deco**

Details of the Art Deco style include a stepped façade, a strong vertical emphasis, and low-relief ornamentation with stylized motifs. The only example of Art Deco styling in the historic district is the former City Hall building located at 38416 5th Avenue. (Photograph 19). It utilizes classical detailing but in a stylized design. This one-story building features a center stepped parapet with corner battlements, molded lozenge panel, staggered and recessed panels at cornice with a geometrical emphasis, and quoins around the arched doorway with a prominent keystone.

**Noncontributing Buildings**

Noncontributing buildings compose 33 percent of the buildings in the historic district. The majority of these are generally in character with the surrounding historic buildings in regard to uniform setbacks, relative height and width, and building materials. These buildings are less than fifty years of age or have been severely altered.

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**LISTING OF CONTRIBUTING BUILDINGS**

<u>Address</u>	<u>Function</u>	<u>Style</u>	<u>Date</u>
<u>2nd Avenue</u>			
38605	Residential	Frame Vernacular	c1915
38614	Residential	Frame Vernacular	c1945
38638	Residential	Frame Vernacular	c1945
<u>3rd Avenue</u>			
38544	Residential	Colonial Revival	c1910
<u>4th Avenue</u>			
38540	Residential	Frame Vernacular	c1920
38529	Residential	Frame Vernacular	c1940
<u>5th Avenue</u>			
38416	Commercial	Art Deco	c1940
38418-38420	Commercial	Masonry Vernacular	c1940
38424-38430	Commercial	Masonry Vernacular	c1930
38434-38440	Commercial	Masonry Vernacular	c1925
38435	Commercial	Masonry Vernacular	c1920
38439	Commercial	Masonry Vernacular	c1920
38443	Commercial	Masonry Vernacular	c1920
38521	Commercial	Masonry Vernacular	c1949
38529	Commercial	Masonry Vernacular	c1949
38537	Commercial	Frame Vernacular	c1910
38545	Social Club	Masonry Vernacular	c1935
38600	Residential	Masonry Vernacular	c1949
38632	Residential	Craftsman	c1925

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Address	Function	Style	Date
<u>6th Avenue</u>			
38443	Residential	Frame Vernacular	c1940
38548	Residential	Craftsman	c1920
38617	Residential	Colonial Revival	c1910
<u>7th Avenue</u>			
38409	Residential	Frame Vernacular	c1925
<u>7th Street</u>			
5212	Commercial	Masonry Vernacular	1946
5216	Social Club	Masonry Vernacular	1946
<u>8th Avenue</u>			
38533	Residential	Frame Vernacular	c1940
38620	Residential	Frame Vernacular	c1935
<u>8th Street</u>			
5047	Residential	Frame Vernacular	c1915
5113	Residential	Craftsman	c1925
5121	Residential	Prairie	c1925
5129	Residential	Frame Vernacular	c1925
5150	Residential	Queen Anne	c1920
5200	Residential	Craftsman	c1930
5204	Residential	Craftsman	c1925
5208	Church	Craftsman	c1920
5222	Residential	Craftsman	c1925
5225	Residential	Craftsman	c1925
5230	Residential	Frame Vernacular	c1945
5232	Residential/Commercial	Frame Vernacular	c1920

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<u>Address</u>	<u>Function</u>	<u>Style</u>	<u>Date</u>
<u>8th Street continued</u>			
5304-5310	Commercial	Masonry Vernacular	c1915
5313	Commercial	Masonry Vernacular	c1925
5316	Commercial	Frame Vernacular	c1910
5320	Commercial	Frame Vernacular	c1915
5340	Social	Frame Vernacular	1912
5416	Residential	Frame Vernacular	c1915
5422	Residential	Frame Vernacular	c1945
5423	Residential	Frame Vernacular	c1922
5426	Residential	Frame Vernacular	c1940
5429	Residential	Craftsman	c1935
5430	Residential	Frame Vernacular	c1940
5502	Residential	Frame Vernacular	c1939
5505	Residential	Frame Vernacular	c1920
5517	Residential	Frame Vernacular	c1915
5529	Commercial	Frame Vernacular	c1915
<u>9th Street</u>			
5010	Residential	Ranch	c1947
5011	Residential	Craftsman	c1930
5023	Residential	Frame Vernacular	c1948
5024	Residential	Craftsman	c1940
5029	Residential	Craftsman	c1925
5030	Residential	Frame Vernacular	c1945
5033	Residential	Craftsman	c1920
5049	Residential	Mission	c1925
5050	Residential	Frame Vernacular	c1930
5133	Residential	Ranch	c1949
5134	Residential	Frame Vernacular	c1930
5141	Residential	Craftsman	c1920
5201	Residential	Frame Vernacular	c1930
5204	Residential	Frame Vernacular	c1940
5213	Residential	Frame Vernacular	c1940
5213A	Outbuilding	Frame Vernacular	c1940

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<u>Address</u>	<u>Function</u>	<u>Style</u>	<u>Date</u>
<u>9th Street continued</u>			
5216	Residential	Craftsman	c1935
5226	Residential	Craftsman	c1935
5239	Residential	Frame Vernacular	c1940
5244	Residential	Frame Vernacular	c1910
5243	Residential	Frame Vernacular	c1935
5246	Residential	Frame Vernacular	c1915
5325	Residential	Frame Vernacular	c1940
5331	Residential	Frame Vernacular	c1920
5346-5352	Residential	Craftsman	c1920
5401	Residential	Frame Vernacular	c1940
5406	Residential	Craftsman	c1935
5411	Residential	Frame Vernacular	c1915
5412	Residential	Frame Vernacular	c1935
5419	Residential	Frame Vernacular	c1920
5420	Residential	Neoclassical Cottage	c1920
5431	Residential	Frame Vernacular	c1925
5437	Residential	Craftsman	c1930
5443	Residential	Neoclassical Cottage	c1925
5451	Residential	Minimal Traditional	c1949
5452	Residential	Frame Vernacular	c1940
5455	Residential	Frame Vernacular	c1925
5509	Residential	Frame Vernacular	c1930
5527	Residential	Frame Vernacular	c1925
5528	Residential	Frame Vernacular	c1925
5533	Residential	Frame Vernacular	c1935

10th Street

5225	Residential	Masonry Vernacular	c1945
5228	Residential	Minimal Traditional	c1940
5239	Residential	Craftsman	c1925
5303	Residential	Frame Vernacular	c1925
5304	Residential	Frame Vernacular	c1925
5339-5347	Residential	Frame Vernacular	c1940

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5353 Address	Residential Function	Frame Vernacular Style	c1935 Date
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10th Street continued

5411	Residential	Frame Vernacular	c1935
5424	Residential	Frame Vernacular	c1925
5429	Residential	Frame Vernacular	c1922
5430	Residential	Frame Vernacular	c1945
5435	Residential	Dutch Colonial Revival	c1920
5436	Residential	Frame Vernacular	c1912
5450	Residential	Frame Vernacular	c1935
5525	Residential	Frame Vernacular	c1939
5530	Residential	Frame Vernacular	c1920
5536	Residential	Frame Vernacular	c1920
5541	Residential	Frame Vernacular	c1935
5546	Residential	Craftsman	c1925

11th Street

5446	Residential	Frame Vernacular	c1918
5446A	Outbuilding	Frame Vernacular	c1918
5511	Residential	Frame Vernacular	c1920
5518	Residential	Frame Vernacular	c1925
5519	Residential	Frame Vernacular	1926
5524	Residential	Frame Vernacular	c1940
5526	Residential	Craftsman	c1925
5527	Residential	Frame Vernacular	1928
5543	Residential	Dutch Colonial Revival	c1925
5548	Residential	Frame Vernacular	c1930
5553	Residential	Frame Vernacular	c1930
5603	Residential	Craftsman	c1925

**LISTING OF NONCONTRIBUTING BUILDINGS**

2nd Avenue

38633

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3rd Avenue

38606

4th Avenue

38543

38546

38607

38623

5th Avenue

38444

38445

38453

38507

38511

38530

38544

38544A

38550

38604

38620

38624

38632A

6th Avenue

38451

38452

38505

38511

38601

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7th Avenue

38434  
38511

8th Avenue

38506  
38603

8th Street

5047A  
5117  
5142  
5227  
5326  
5413  
5508  
5513  
5518

9th Street

5018  
5034  
5043  
5044  
5055  
5104  
5103  
5109  
5123  
5124  
5127  
5137  
5204A  
5207-5209

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9th Street continued

5236  
5337  
5337A  
5344  
5402  
5436  
5442  
5446  
5451A  
5455A  
5509A  
5515  
5519  
5527A

10th Street

5311  
5312  
5449  
5449A  
5453  
5353A  
5500  
5503  
5503A  
5504  
5511  
5511A  
5511B  
5512  
5525A  
5531

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11th Street

5512-5514  
5529

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**SUMMARY**

The Zephyrhills Downtown Historic District is locally significant under Criteria A, and C in the areas of Community Planning and Development and Architecture. The district comprises the main historic commercial core and the bordering residential area. The district contains a variety of residential and commercial architectural styles and types including Frame Vernacular, Craftsman, Masonry Vernacular, and several revival styles. The district also contains a unique building type associated with the early veterans' housing called the "Colony Buildings."

**HISTORICAL CONTEXT**

The southern portion of Florida remained largely unsettled in the early 19th century when Florida was first established as a U.S. Territory. Conflicts between the Native Americans and white settlers erupted throughout the 1820s and 1830s stunting any growth in the area. The Second Seminole War officially began in 1835, which resulted in the division of northern and central Florida into military blocks, each with its own fort. Several forts were located in Pasco County, including Camp Wright, which would later be called Fort Dade. The construction of Fort King Road, between Fort Brooke in Tampa and Fort King in Ocala provided transportation for the troops during the conflict. A few years after Florida was officially admitted into the Union, the Seminole wars officially ended; however, white settlement continued to remain slow until more than two decades after the Civil War.

Two visitors to the area in the 1880s that would have an impact on development were Andrew Jackson Green and Dr. J. M. Abbott who had been a physician in the Confederacy. The two gentlemen set up a sawmill near the present-day U.S. 301 overpass. Promotion and progress continued to attract settlers to Pasco County due in part to the popular belief that the warm weather and fresh water possessed curative powers. Dr. Abbot had originally moved to the area to improve his health but stayed and later built a general store in addition to the sawmill. The area became known as Abbott.

The Disston Purchase, a controversial state lands sale undertaken in the 1880s, caused an increase in development and spurred the railroads into building tracks in the central part of the state. Included in this purchase was 40 acres in the general vicinity of what would later be known as Zephyrhills. The Central Peninsula and West India Railroad followed the Wire Road, which had been built to cut the International Telegraph Line in the 1870s. A depot was built at Abbott and the first train arrived in 1885.

During this period, Abbott and the surrounding area were located in Hernando County, but the Florida Legislature created Pasco County in 1887. Simon J. Temple purchased most of the area within the present-day limits of Zephyrhills from the Florida Railway and Navigation Company (FR&N). The plat for the Town of

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Abbot was recorded in 1888 and station and section houses for the railroad were built and a post office opened. The entire area, including the Abbott Station, changed hands again and other settlers began to come to the area.

The Tampa Bay area was further opened up when the Orange Belt Railroad from Sanford to St. Petersburg was built. The completion of the FR&N also provided the necessary means for a boom to occur and sawmills and turpentine stills were opened, prompting the opening of flagstops along the railroad. By the 1890s the Consolidated Naval Stores Company of Jacksonville came into town providing another boost for employment. The mill was established at present-day 7<sup>th</sup> Avenue and Gall Boulevard. In 1900 the Greer Brothers from Georgia began buying land in Pasco County to expand their timber business. The Greers worked out an agreement with the Consolidated Naval Stores whereby the brothers would receive the lands once the resin was harvested. The Greers moved near Abbott and built a town and railroad line that crossed the FR&N on the Fort King Road. The flagstop became known as Greer Crossing. Greer's Road would later be the route followed by U.S. 301. In 1905, the Greers sold thousands of "cut-over" timberlands for grove and home sites.

**HISTORIC CONTEXT**

The exhausted timberlands forced Consolidated Naval Stores Company to move. The Greers advertised their lands in the *National Tribune*, a Washington, D.C. newspaper devoted to the interests of approximately 25,000 veterans of the Grand Army of the Republic (GAR) that were still living.

**Captain H.B. Jeffries**

Captain Harold B. Jeffries, a journalist for the *National Tribune*, had been promoting the idea of establishing a town in Florida where Civil War veterans might live on their small pensions and enjoy Florida's warm winter. The newspaper printed articles about the idea and donations of \$200,000 were received from Union veterans who supported the project. Jeffries accompanied by his son-in-law visited several sites in Florida, including lands in Alachua, Lee, De Soto, and Sumter Counties. They chose the site at Abbott by February of 1909. At this time there were 21 registered voters in Abbott. Jeffries organized the Zephyrhills Colony Company, which was established "to buy, advertise, and sell Zephyrhills land to all veterans of GAR throughout the north."

The plat of Zephyrhills followed that of the Abbott plat of 1888. The town encompassed one square mile of Colony land, which included the small town of Abbott. Lots along 5th Avenue and several streets to the east and west were 25-foot lots. All others were 30-foot lots. All lots were 140 feet in depth to the alleys. The colony land extended far beyond the immediate town core. The initial offer included five-acre tracts outside of town for \$50, with an additional Colony Town site lot given to the buyer without cost along with \$50 of the Capital Stock of the Zephyrhills Colony Company. The second offer involved the sale of a five-acre tract for

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\$55 to be paid in 11 installments with the same bonus of a town lot and stock. Other plats were filed shortly after the original.

An advertising sheet called the *Zephyrhills Colonist* was devoted to promoting the colony. This eventually grew into a newspaper of the same name started by George Gibson, a native Nebraskan, who came to the area in 1911. The newspaper reported on news in the small colony and promoted the community through photographs, maps, and first-hand accounts. Tents were erected throughout the city during this period and photographs from the time are reminiscent of a military encampment. This type of temporary housing provided shelter for the occupants while the permanent home was being built. Old settlers began welcoming the newcomers and promoting the city with slogans such as "The Friendly City" and the "Pure Water City." The development provided jobs and markets for the first time since the lumber and turpentine industries had vanished. Due to the overwhelming number of veterans settling in the community, patriotic occasions were held at Zephyr Lake. Known as "the picnic grounds," Zephyr Lake was used in the advertising sheets and was a big draw for prospective residents. St. Cloud, the first veterans' colony, supplied many residents to Zephyrhills who had disliked the sulfur water and were attracted to Zephyrhills, due in part to the advertisement of the pure water.

In 1911, the *Zephyrhills Colonist* reported that "70 houses have been built in 70 days." A school building was opened in 1910 at the corner of 7<sup>th</sup> Avenue and 6<sup>th</sup> Street. Businesses opened, beautification efforts were underway, and recreation thrived in the new colony. Buildings were erected on 5th Avenue, including the first drug store. The buildings were all wood frame and were characterized by false front parapets, two-stories, clapboard siding, and second story porches extending out over the sidewalks. The local women's civic organization, which would later become the Woman's Club, planted shade trees along the middle of 5<sup>th</sup> Avenue.

The GAR Hall, built in 1910, housed the Garfield Post, the social organization for the veterans of the Union army. This hall continued to serve the veterans, their families, and the community at large, throughout the entire period of significance (and continues today). Dances, city commission meetings, silent movies, voting, and other events took place inside the building throughout the twentieth century. Military activity continued to dominate the social life of the community. Many of the leaders of the Grand Army Department of Florida, including Captain Jeffries, lived in Zephyrhills. As a result, state encampments were held in Zephyrhills yearly, providing a boost for businesses in the area and serving as an advertisement for settlement to other veterans across the state.

Soon after the GAR Hall was built, the Zephyrhills Library Association was formed. Recreation thrived in the new colony with the organization of a baseball team and the erection of a bandstand at 5<sup>th</sup> Avenue and 7<sup>th</sup> Street (Gall Boulevard). A basketball clay court and a park called Depot Park were constructed adjacent to the

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railroad station at the intersection of 5th Avenue and 7th Street. Shuffleboard courts later replaced this park in 1932.

The name Zephyrhills had been used since 1910 and the depot's name was changed the same year the city incorporated in 1911. The success of the new colony was not lost on other northern developers. Co-operative Homestead Company in Toledo, Ohio, bought 10,000 acres of Zephyrhills Colony Land and added it to other land that later became Crystal Springs Colony. By 1913, the original offer of sale was withdrawn and the tracts went for \$165-275 dependent upon the payment schedule and down payment.

By 1918, the town had two hotels, a school, four churches, and an electric light and power plant. Partially due to the automobile and the increased independent mobility of people, the influx of visitors and seasonal residents began to increase in Florida as the new decade approached. Due to the high number of visitors and prospective settlers, many homes had roomers and boarders. Secondary dwellings were constructed on the alleys and additions were built on many buildings.

By 1921, Zephyrhills was no longer referred to as a colony. The Florida boom was underway and by 1925, 1,500 people resided in Zephyrhills. During the early 1920s, campers at Zephyr Lake and the "tin can tourists" began to arrive and the Atlantic Coast Line Railroad came to town in the mid-1920s. This increased train traffic and Zephyrhills was now connected to Tampa and Jacksonville. A brick paved road extended from the Pasco County line to Tampa and a paved road existed from Dade City to Zephyrhills. The first building ordinances in town were passed in 1922 and stated that "no wooden buildings shall be permitted in the business blocks." In 1923 an extensive paving program was undertaken in the City that lasted throughout the mid-1920s. The paving was in brick and all people owning property adjacent to the new roads were required to lay concrete curbing. In 1925, bond issues were passed for the improvement of streets, water system, and lighting along 5th Avenue. Zephyrhills was included in the Automobile Blue Book under "tourable roads" in an itinerary from Brooksville to Lake Wales.

The 1910s and 1920s agriculture crops consisted largely of watermelons, strawberries, and citrus. Colonists tried their hand at many different types of crops including cotton and sugar cane. In the 1910s, J.F. Stebbins Manufacturing Company, which ginned cotton and processed sugar cane into syrup opened in Zephyrhills. In 1922, the Zephyrhills Vegetable Growers' Association experimented in cooperative farming.

The "City of Pure Water," as it was dubbed during the early settlement phase, Zephyrhills continued to use the phrase throughout the historic period. In the 1930s, the water was tested as 99.98% pure, the highest ranking of any in the state and Zephyrhills used this to attract manufacturing that needed pure water in their processes. A small latticed building housing a free drinking fountain located at Depot Park gave visitors a taste of the pure water.

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By the Depression period of the 1930s, Lake Zephyr was well established as a tourist park for automobile tourists. Works Progress Administration (WPA) projects undertaken during the Depression years provided employment and civic improvements to the City of Zephyrhills. In 1933, a new diving tower and springboard were added to the lake and a canal dug to help alleviate flooding problems. Other WPA projects included a skating rink at Zephyr Park next to a municipal pool, both of which were constructed between 1938-1939. The City Hall building and the Woman's Club were also constructed as WPA projects.

On May 3, 1940, the last Civil War veteran in Zephyrhills, George Dunbar Cox, died. He settled in Zephyrhills in 1912 and was the last survivor of the original Garfield Post of the G.A.R., whose members had once numbered in the hundreds. The 1940s and the onslaught of World War II again changed the face of Zephyrhills. The Zephyrhills Army Airfield was established at the site of the old airport. Constructed as part of a group of state WPA projects in 1939, the airfield became home to the United States Army Air Corps training facilities in 1943. It was an auxiliary base of MacDill Air Field and the 10<sup>th</sup> Air Squadron was located there in 1942-1943. Fully operational by 1943, the airfield provided advanced fighter pilot training to aircrews. Barracks were erected at nearby Krusen Field. The City received full occupation and use of the Air Base in 1946 and initially converted the buildings into veterans' housing facilities and leased offices.

The 1940s, particularly after the War, brought in a new era for Zephyrhills. The influx of soldiers into the small community had resulted in a business boom. Many soldiers and their families remained in Florida after the war, which was part of a larger migration boom in the state. In Zephyrhills, visitors and potential residents created the necessity for social and recreational buildings to be erected. The Tourist Club of Zephyrhills, Inc. was established and a building erected in 1946-1947 and a movie theatre opened in 1948. New phone service was also added in 1947-48 that provided a reliable and uniform system.

Walter R. Gall, who was the principal owner of the local newspaper *Zephyrhills News* during the 1940s, spearheaded the building of Highway 301. To carry on the tradition of the colony, Gall wanted to promote Zephyrhills as a place for Spanish-American war veterans to settle. A number of veterans from various armed conflicts continued to settle in Zephyrhills and plots were carefully laid out in the Oakside Cemetery for veterans of the major wars between the War Between the States and World War II.

In 1954, Zephyrhills passed its first comprehensive zoning map, separating several residential, commercial, and industrial areas with language that required structures (except in industrial zoned areas) to "at least conform to other structures in the area, in which they are to be constructed and shall be of a nature that in no way could be considered detrimental to that area or detrimental to the city in whole or part." This law also prohibited secondary dwellings in certain zones. Other changes came to 5<sup>th</sup> Avenue when the shade trees were removed in 1958 when the street was widened and new lighting installed.

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**ARCHITECTURE**

Zephyrhills offers an important collection of building styles that give insight into the movements that characterized Florida's built environment of the 1910s through the 1940s. The resources date from this period and are associated with the overall development of Zephyrhills. The design of the buildings and the materials used in their construction are consistent with contemporary national and statewide architectural trends. Most buildings show the influence of national styles, but due to time and money constraints, are the product of the local craftsman that migrated to the area to retire.

The pattern of architectural development in Zephyrhills followed the general trends of construction that occurred throughout the east coast of Florida. The earliest buildings represent the beginning of development of the city as veterans' colony. With the advent of the Florida land boom of the 1920s, Zephyrhills prospered due in part to Florida's popularity as a vacation destination and retirement locale. With the end of the Florida land boom, development and construction tapered off during the 1930s. The 1940s witnessed a rebirth of development and investment in Florida with new residences and new businesses constructed in the project area catering to the new World War II-era military population. After 1950, the widespread use of the automobile was reflected in Zephyrhills' architecture with the establishment of shopping centers and the erosion of the centralized business district.

**ARCHITECTURAL STYLES**

The Frame Vernacular style is somewhat a misnomer as "vernacular" implies a lack of style. Vernacular (or Folk) houses are designed without imitating a specific style. Most often the occupants build them by nonprofessionals and, in many cases, themselves. These structures tend to be simple, largely unornamented, and constructed out of readily available materials. In the project area, many of these houses incorporate Craftsman-influenced detailing and bungalow massing but generally are devoid of the more elaborate ornamentation and overall sense of design associated with this style. The majority of buildings in the historic district employ Frame Vernacular techniques and building materials. Of special noted, are the "Colony Buildings" which were also built in the Frame Vernacular style but are distinguished by a form associated with the Civil War veterans that settled the area in the 1910s. These buildings are usually constructed in typical folk forms but are sometimes very small to reflect the limited means of the pensioners. These buildings are clearly identifiable by their use of roof and wall dormers, a distinct ½ story, and use of porches along three sides of the building.

The Masonry Vernacular style is also represented in the historic district and distinguishes most of the remaining commercial buildings left along the main commercial corridor, 5th Avenue. This style features brick or concrete block structural systems with limited façade detailing. A few of the buildings in the historic district feature the distinct rough-faced concrete block popular during the 1920s.

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The Craftsman style is an early twentieth century American architectural styles that was philosophically related to the European Arts and Crafts movements. Gustave Stickley, a self-taught designer and writer who was heavily influenced by the theories of William Morris, published the *Craftsman Magazine* between 1901 and 1916. This magazine became the vehicle for popularizing the new architectural style. Stickley believed that an honest home made honest people, an honest home let its materials and structure be frankly and freely expressed, and the most honest home of all was one built by its occupant. He therefore provided plans and specifications not only for houses, but also for furniture and applied arts. Since the aim of the *Craftsman* was to influence the home environment of "the masses," the houses published in the magazine were of a scale, type, and materials that were affordable to the majority of people capable of financing the cost of a single family home. The technical simplicity of the construction and its cost effectiveness were the major reasons for the rapid spread of houses of this style in the early 20th century.

A large number of buildings in the historic district exemplify the Craftsman style. Many of the Frame Vernacular buildings utilized the bungalow form without the decorative detailing associated with the Craftsman style.

The Art Deco style had its beginning at the Exposition Internationale des Arts Decoratifs et Industriels Modernes of 1925 and reflected such avant-garde art movements as Cubism, Fauvism, Expressionism, and Futurism. Art Deco is characterized by a linear, hard edge or angular composition often with a vertical emphasis and highlighted with stylized decoration. The style reflected the hope of the machine age, after a devastating World War and the Depression. There is only one example of the Art Deco style in the historic district.

The Neoclassical style is an eclectic renewal of Colonial Revival and Classical Revival architecture. In most cases, it is based the Greek instead of the Roman architectural orders. Windows and doorways are commonly spanned by lintels rather than by arches. Interest in classical models was inspired by the World's Colombian Exposition, which was held in Chicago in 1893. Nearly all the buildings in the Chicago exhibition were designed based on classical precedents and were widely copied in the United States. The Neoclassical Revival style is found in public buildings and monuments as well as in residential construction. Its occurrence in residential construction dates from about 1895 to 1950.

One of the hallmarks of the Neoclassical Revival style in residential use is a full-height entry porch on the principal facade. This porch roof can be gabled, hipped, or flat and is supported by classical columns. Some examples have slender square columns with simple moldings for capitals or no capitals at all. Windows are usually double-hung sashes. The arrangement of windows is commonly symmetrical about a central door. This doorway is usually elaborated with Greek Revival, Adam, or Georgian-inspired surrounds.

Examples of this style in the historic district are one-story residential buildings belonging to the Neoclassical cottage subtype. Neoclassical cottages are generally one-story, hipped roof houses featuring a

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prominent central dormer and a full-width front porch with classical columns, either recessed under a main roof or with a separate flat, hipped, or shed roof. There are two examples of this style in the district.

The Colonial Revival style had its origin in the renewed interest in American Colonial history, stemming from the Philadelphia Centennial celebration of 1876. The style made references to Georgian, Adam, and Dutch Colonial architecture and was popular from about 1880 to 1955. Academically trained architects such as McKim, Mead, White and Bigelow designed early examples of this style. Their designs tended to exaggerate colonial detailing rather than attempting to be historically correct. Colonial Revival houses from about 1915 to 1935 strove to be more true to colonial prototypes, while later examples were simpler in design.

Some of the identifying features of the style are symmetrical (or balanced asymmetrical) massing and facades, and the use of traditional building materials such as brick and weatherboard. Although the buildings are often rectangular in form, the central portion of a facade may project slightly and may be marked by a pediment. Roofs are commonly hipped, double-pitched, or gambrel and have classical cornice detailing at the eaves. Front doors are usually accented, sometimes with pedimented entry porches supported by columns and/or by door surrounds containing fanlights and sidelights. Windows are commonly double-hung sashes of multi-paned glass and are found singly and in pairs. A few buildings in the historic district exhibit the Colonial Revival style and are usually characterized by symmetrical massing, weatherboard siding, side-gabled roofs, and decorative shutters.

The Mission style originated in California and is based on the designs of their early Spanish missions. Popular during the 1890-1920 period, the most distinctive features of the style are tiled roofs, shaped parapets, and arches. Other Mission traits include simple forms, tiled copings, roof towers, and balconies. Many of these characteristics became a part of the Mediterranean Revival style. The line between the two styles is somewhat blurred; the main distinctions are the absence of ornament in Mission and its predating Mediterranean Revival.

**NOTABLE PROPERTIES**

Zephyrhills has several buildings of particular historical and architectural significance. One such building is the National Register-listed Captain H.B. Jeffries House (NR 1995) located at 38537 5th Avenue. This building was constructed in 1910 along one of the main streets in town. Jeffries and his wife, Helen, lived there until their deaths in the 1930s. Jeffries, the founder and promoter of Zephyrhills, continued to play a vital role in the development of the city. In 1910, Jeffries was pivotal in the building of the GAR Post and served as Judge Advocate General of the Post. He was deputy commander of the GAR encampment and a member of the Board of Administration of the Grand Army Department of Florida. Jeffries was also a member and chaplain of Zephyr Lodge #198, a member of the Oddfellows, and an active member of the county and state Republican Committee. In 1920, he made an unsuccessful bid for Congress. Mrs. Jeffries hosted many local organizations in the house on 5th Avenue such as meetings of the Women's Club and the Library Association. The house remains today as a symbol of the development of the community and has been restored to reflect its Frame

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Vernacular style with some Queen Anne detailing. The two-story house features a wraparound porch supported by plain columns, decorative vergeboard in the gable ends, and shingled areas that adds variety to the exterior wall treatment.

Zephyrhills features several Masonry Vernacular buildings with rough-faced concrete block facing. This decorative type of concrete block was popular during the 1920s. The Berean Bible Church (Photograph 20) is the only historic church remaining in the historic district. It features a front-gabled roof, rectangular shape, and one-over-one wood windows. The building has the decorative rough-faced wall treatment and shingle siding in the gable ends. A tripartite vented window is located in the front gable end. A small entry porch feature battered wood columns set on masonry piers. The building originally had an outbuilding of similar design that is now located on the adjacent parcel.

The GAR Hall, built in 1910, housed the Garfield Post, the social organization for the veterans of the Union army. This hall served the veterans, their families, and the community at large, throughout the entire period of significance, and continues today. The building remains one of the most important in the Zephyrhills and exemplifies the connection that the community continues to have to veterans of all backgrounds. The building features a hipped roof, wood frame structural system, and asbestos shingle siding. The original windows have been replaced with metal awning ones. A full-width front porch with gabled roof features wood chamfered posts and a plain wood railing.

The Stebbins-Miller House (Photograph 21) which is currently listed on the Pasco County Register of Historic Resources, is also considered potentially individually eligible for listing on the National Register. It is one of the finest residences in Zephyrhills and is representative of the Colonial Revival style. Jesse Stebbins, who at one time was minister of what is now known as the Berean Bible Church, built it about 1910. In 1910 Stebbins also began the J.F. Stebbins Manufacturing Company ginning cotton and processing sugar cane into syrup. The house later became the Miller Tourist Home and in 1936 the Trautwien Home. The building is a large two-story house with a wraparound porch with plain wood columns, symmetrical façade, and hipped dormers on all slopes of the roof. The house sits on a large lot and is one of the most prominent buildings still extant in the historic district.

The Mayor's House (Photograph 23) is a highly detailed example of a Craftsman style bungalow. This house is known as the Mayor's House because four former mayors lived in the house, including W.C. Boggs, J.C. Whitehall, Frank Tomlinson, and Mrs. Willa Rice. The latter was the City's only female mayor who presided in the office from 1957-1960. The house is a 1 ½ story frame house featuring a low pitched front gable roof with widely overhanging, flared eaves, exposed rafter ends, knee braces, casement windows, long shed roof dormer, and Oriental vertical wood columns resting on brick porch piers.

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The Zephyrhills Woman's Club (Photograph 12) houses the local women's civic organization, which was founded in the early colony days. The building was constructed as part of several WPA projects in the 1930s and exhibits the Masonry Vernacular style utilizing indigenous building materials. The building features a rectangle shape, front-gabled roof, and limestone rock rubble-laid exterior facing and exposed rafter tails. An entry porch also features a front-gabled roof, which is supported by wood columns set on masonry piers. A chimney is featured on one side of the building.

The City Hall (Photograph 19) was also built as a WPA project in 1940 and exhibits the Art Deco style. It is the only extant building exhibiting this style in Zephyrhills and is important due to its affiliation with local government and as an example of the WPA program. The building features classical detailing such as quoining around the arched doorway. These features, however, are stylized in elongated geometric form that is associated with the Art Deco style. A Mission-inspired parapet and corner battlements further decorate the façade of this building.

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United States Department of the Interior  
National Park Service

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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
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**VERBAL BOUNDARY DESCRIPTION**

The boundaries of the Zephyrhills Downtown Historic District are those shown on the accompanying historic district map.

**BOUNDARY JUSTIFICATION**

The boundaries shown on the historic district map encompass nearly all of the major surviving historic resources associated with the downtown commercial and residential core of the City of Zephyrhills.

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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
Pasco County, Florida**

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**PHOTOGRAPHS**

1. Streetscape of east side of 11<sup>th</sup> Street, between 7<sup>th</sup> and 8<sup>th</sup> Avenues
2. Zephyrhills, Pasco County
3. Gary V. Goodwin
4. January, 2001
5. Bureau of Historic Preservation
6. Camera facing southeast
7. Photo #1 of 30

Items 2-5 are the same for the remaining photographs:

1. 5446 11<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #2 of 30

1. 5603 11<sup>th</sup> Street (Contributing)
6. Camera facing west
7. Photo #3 of 30

1. Streetscape of east side of 10<sup>th</sup> Street, between 8<sup>th</sup> and 9<sup>th</sup> Avenues
6. Camera facing southeast
7. Photo #4 of 30

1. 5541 10<sup>th</sup> Street (Contributing)
6. Camera facing west
7. Photo #5 of 30

1. 5512 10<sup>th</sup> Street (Noncontributing)
6. Camera facing southeast
7. Photo #6 of 30

1. 5435 10<sup>th</sup> Street (Contributing)
6. Camera facing west
7. Photo #7 of 30

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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
Pasco County, Florida**

- 
1. 38548 6<sup>th</sup> Avenue (Contributing)
  6. Camera facing south
  7. Photo #8 of 30

1. 38617 6<sup>th</sup> Avenue (Contributing)
6. Camera facing north
7. Photo #9 of 30

1. Streetscape of east side of 9<sup>th</sup> Street, between 6<sup>th</sup> and 7<sup>th</sup> Avenues
6. Camera facing southeast
7. Photo #10 of 30

1. 5346-5352 9<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #11 of 30

1. Zephyrhills Woman's Club (Contributing)
6. Camera facing north
7. Photo #12 of 30

1. 5509 9<sup>th</sup> Street (Contributing)
6. Camera facing west
7. Photo #13 of 30

1. Streetscape of west side of 9<sup>th</sup> Street, between 7<sup>th</sup> and 8<sup>th</sup> Avenues
6. Camera facing southwest
7. Photo #14 of 30

1. Streetscape of west side of 8<sup>th</sup> Street, between 8<sup>th</sup> and 9<sup>th</sup> Avenues
6. Camera facing southwest
7. Photo #15 of 30

1. 5304-5310 8<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #16 of 30

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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
Pasco County, Florida**

- 
1. Streetscape of north side of 5<sup>th</sup> Avenue, between 7<sup>th</sup> and 8<sup>th</sup> Streets
  6. Camera facing northwest
  7. Photo #17 of 30

1. 38430 5<sup>th</sup> Avenue (Contributing)
6. Camera facing southeast
7. Photo #18 of 30

1. Streetscape of south side of 5<sup>th</sup> Avenue, between 7<sup>th</sup> and 8<sup>th</sup> Streets
6. Camera facing southeast
7. Photo #19 of 30

1. Berean Bible Church, 5208 8<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #20 of 30

1. Stebbins-Miller House, 38544 3<sup>rd</sup> Avenue, (Contributing)
6. Camera facing southeast
7. Photo #21 of 30

1. 5407 8<sup>th</sup> Street (Contributing)
6. Camera facing northwest
7. Photo #22 of 30

1. Mayor's House, 38632 5<sup>th</sup> Avenue (Contributing)
6. Camera facing southwest
7. Photo #23 of 30

1. 5239 10<sup>th</sup> Street (Contributing)
6. Camera facing southwest
7. Photo #24 of 30

1. 5228 10<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #25 of 30

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**ZEPHYRHILLS DOWNTOWN HISTORIC DISTRICT  
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1. 5204 9<sup>th</sup> Street (Contributing)
6. Camera facing east
7. Photo #26 of 30
  
1. 5127 9<sup>th</sup> Street (Noncontributing)
6. Camera facing west
7. Photo #27 of 30
  
1. 5049 9<sup>th</sup> Street (Contributing)
6. Camera facing west
7. Photo #28 of 30
  
1. 5034 9<sup>th</sup> Street (Noncontributing)
6. Camera facing southwest
7. Photo #29 of 30
  
1. Streetscape of east side of 9<sup>th</sup> Street, between 1<sup>st</sup> and South Avenues
6. Camera facing northeast
7. Photo # 30 of 30