

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sectionsSEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

1. Name

historic SOUTH LAKE MORTON HISTORIC DISTRICT

NR listed 11-20-85

and/or common N/A

2. Location

Bounded by Lake Morton Drive and Palmetto Street, Ingraham Avenue, McDonald Street,
street & number Johnson Avenue, Lake Hollingsworth Drive and the rear property line of
line of Balmar Street and Tennessee Avenue
city, town Lakeland _____ vicinity of _____

state Florida _____ code _____ county Polk _____ code _____

3. Classification

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

4. Owner of Property

name Multiple ownership

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Polk County Courthouse

street & number Main and Broadway

city, town Bartow _____ state Florida 33830

6. Representation in Existing Surveys

title Historic Lakeland _____ has this property been determined eligible? _____ yes ☒ _____ nodate 1981 - 83 _____ federal _____ state _____ county _____ local ☒

depository for survey records Bureau of Historic Preservation, Florida Department of State

city, town Tallahassee _____ state Florida

7. Description

Condition

____ excellent
____ good
____ fair

____ deteriorated
____ ruins
____ unexposed

Check one

____ unaltered
____ altered

Check one

____ original site
____ moved date _____

Describe the present and original (if known) physical appearance

In early 1984, the South Lake Morton District was found to contain 760 buildings, including residential (96 percent), commercial, institutional and religious. Of this total, 565 or 75 percent were found to be significant and to contribute to the character of this historic neighborhood. There are also 40 extant buildings constructed prior to World War II that, due to severe alterations, are no longer contributing. The remaining 155 buildings do not contribute to the character of the neighborhood because they were constructed after World War II and are contemporary in design. Of the 565 historic buildings considered to be contributing, almost 90 percent fall into the 1918 to 1927 development period. When this is considered in light of the fact that at least 98 percent of the contributing buildings are residential, it is not surprising that their stylistic characteristics are very consistent. 62 percent of the contributing buildings were of the Bungalow Style, 25 percent of the Frame Vernacular (many tending toward Bungalow) and 6 percent of the Mediterranean Revival Style. Other styles of buildings totaled only 7 percent and were built almost exclusively in the 1904-1912 or 1934-1942 periods.

A contributing building within the South Lake Morton Historic District is defined as one which has not lost its architectural integrity through excessive alteration, was built between 1904 and 1935, and was constructed in Queen Anne, Frame Vernacular, Colonial Revival, Bungalow and Mediterranean Revival styles.

Present Physical Appearance

The South Lake Morton Historic District, like the remainder of in-town Lakeland, is dominated by lakes. Lake Morton is a small lake which was developed into a park-like setting for passive recreation. On its north border is Downtown Lakeland, with high quality commercial and public buildings facing southward over the lake. Development along the south shore is exclusively residential, with a mixture of uses occurring on the east and west shores. Adjacent to Lake Morton are located the Lakeland Public Library, Chamber of Commerce, Women's Club, churches and some multifamily buildings. The lake is continually used by the public for passive recreation, and is distinguished by a population of swans, ducks and geese. An annual arts and craft show is held on the shores of Lake Morton.

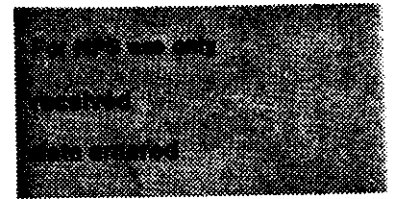
Lake Hollingsworth is a relatively large lake used for boating, skiing and active recreation along its shores. It is surrounded primarily by large single-family residences, but also is the site of Florida Southern College, a church and synagogue, a multi-family complex and a private club.

The western boundary of the District is defined by commercial development along Florida Avenue. This heavily traveled arterial supports "strip" commercial land uses typical of growing cities. Such development is limited to the half blocks facing S. Florida Avenue, after which residential uses predominate.

Bisecting the District at its approximate center are McDonald Street and Success Avenue. These collector streets carry east-west and north-south traffic through the area, and create the only signaled intersection within the survey boundaries. Like all of the streets, McDonald and Success are two lanes in width.

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Ingraham Avenue forms a portion of the eastern District boundary. This collector road primarily serves through traffic, separating somewhat dissimilar neighborhoods. The campus of Florida Southern College defines the remainder of the eastern boundary.

The South Lake Morton District is in many ways a typical grid subdivision. Most streets meet at perpendicular intersections, forming blocks typically 250 to 300 feet in the east-west direction, and from 300 to as much as 1,200 feet in the north-south direction. Blocks usually contain alleys running in the direction of the longest block dimension, which are used as utility right-of-ways and for solid waste collection. Garage apartments are common along the alleys, creating a "second" neighborhood not readily visible from the street.

In spite of these more typical features, the South Lake Morton area maintains a character unique within Lakeland, and one that is rare for Florida cities in general. This character is a result of a rolling topography and an occasional angular or curvilinear street -- both features derived from the presence of lake basins on the north and the south. The juxtaposition of the grided streets over a rolling surface, particularly where they meet the curving streets of the lake shores, creates interesting vistas. This is particularly evident as one approaches Lake Morton from the south, eventually opening up a panoramic view of Downtown Lakeland across the lake. This neighborhood-to-downtown transition creates an especially attractive urban setting, and is characteristic of the neighborhood.

Most streets within the District are lined with a mature canopy of oaks planted early in the development of the subdivision. One and two-story homes, with their front porches, are oriented toward the street and set on relatively narrow (50'-60') lots. This pattern of a traditional single-family pedestrian scale neighborhood is seldom broken by commercial or multi-family development. In fact, the original pre-1930 character of frame homes, along quiet brick streets is evident throughout the District and gives the neighborhood its character.

Original Physical Appearance

1904 - 1912

In 1904, little urban development existed south of Lake Morton. But, in that year, Norman A. Riggins built a large Queen Anne Style residence overlooking Lake Morton from the site now occupied by the Evangelical Free Church (between Tennessee and Pennsylvania Avenues.) His estate encompassed a good deal of the northwest portion of the South Lake Morton area, and included a tennis court (Lakeland's first) and a boat house on Lake Morton (the existing city-owned structure was built on the original boat house foundation).

By 1906, development interests were at work south of Lake Morton. In March of that year, Scott's Lakeland Heights Subdivision was recorded and located just south of Mosswood Road. Haines & Owens Subdivision and Patterson, Finney & Cox's Dixieland (soon becoming

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Carter-Dean Realty Co's Revised Dixieland) followed closely in early 1907. By early 1908, streets were paved with clay in the Dixieland Subdivision, and lots were being auctioned.

The new subdivisions were at or near Lake Morton, with the Dixieland Subdivision stretching south along South Boulevard and Success Avenue.¹ Lots close to Lake Morton were the first to find favor with the new residents. Thus, after only 4 years, N. A. Riggins' home was no longer isolated on the south side of Lake Morton.

The 1904-1912 period saw the establishment of the South Lake Morton neighborhood as a viable residential area. Development was relatively limited in scope, concentrating near Lake Morton along Success Avenue and South Boulevard. The early builders tended to be higher-income business leaders and the area's developers themselves. Homes of the period were therefore large and somewhat ornate when compared with what was to follow.

Architecturally, the Victorian period still dominated local residential design. But, with the exception of Riggins' Queen Anne home (1904), homes were less picturesque tending toward vernacular interpretations of Victorian styles. This "Victorian Vernacular" all but disappeared by 1912, giving way to a transitional frame Vernacular prior to full acceptance of the Bungalow Style.

1913 - 1917.

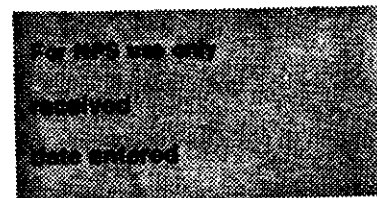
The area continued to grow at a moderate pace, slowing somewhat during the war years. In all, approximately 49 homes were added to the neighborhood between 1910 and 1917.² This growth continued along Success Avenue and South Boulevard, but also spread to less expensive lots on Tennessee Avenue and Riggins Street, with isolated sites on Finney Street, Orange Park Avenue, Mississippi Avenue, Johnson Avenue, College Avenue (then Phillips) and Palmetto Street.

Unlike earlier residences, homes built between 1913 and 1917 are less grand in scale and ornament. The Victorian influence is completely gone, in its place were vernacular wood-frame structures and the first buildings in the Bungalow style. The typical home of the period can best be described as a transition from the Victorian to the Bungalow styles.

The transitional home of the 1913 to 1917 period is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gables decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.

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The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a one-story broad porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rest upon brick piers, one to three feet in height. Infill is most often simple wood lattice.

The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

Homes of the transitional period did not totally abandon earlier techniques. The gable roof, a little shallower in slope, still supported gable wall dormers, and was often finished on the end with wood shingles. Irregular appendages were still constructed, and offset entrances remained popular.

One notable exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was an important residential type of this period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The bold massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavillion roof (a pyramid), and often, a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single-story hip porch or veranda. It too is supported by tapered and squared columns, much like its period counterpart.

The Colonial Revival home used little ornament. Straight-headed, single-light sash windows are most common, and rafters are often hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in 3 to 6 inch weather-board siding.

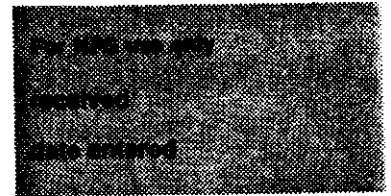
By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammar School (1st-8th Grade) was built along Lake Morton Drive at Palmetto Street.² Sidewalks leading to the school along Lake Morton were also built in 1913.³ Lake Morton Drive itself was asphalt paved in 1918.⁴

1918 - 1935

The decade prior to the Depression contributed 66 percent of the district's total buildings, 75 percent of all pre-1930 buildings, and almost 90 percent of the 565 buildings considered contributing. These statistics demonstrate the impact of the 1920's Boom Period on Lakeland. But the numbers also clearly establish that the South Lake Morton neighborhood is basically a product of the 1920's, as were its construction methods and styles.

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Three residential styles were utilized during the 1920's. However, the transitional Frame Vernacular declined in popularity throughout the 'teens' and the Mediterranean Revival Style had only limited use between 1924 and 1926. It was the third style, the widely popular Bungalow, that left its mark throughout the neighborhood as rapid growth spread to all parts of the survey area.

Between 1913 and 1935, the Bungalow Style dominated residential design in Lakeland. This may be due, in part, to the need for more moderately priced housing for the vast in-migration of the now mobile middle-class. Thus, the Bungalow home is ubiquitous throughout the city's pre-World War II neighborhoods.

As the area's first distinctive twentieth century style, the Bungalow makes a clear break with the past. Unlike its predecessors, the transitional, frame vernacular, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

The Bungalow, a style popular across America during the first quarter of the 20th Century, had its roots in the last half of the 19th Century. The Industrial Revolution had exposed generations of Americans to an urban life vastly different from their rural agrarian past. Many felt that a return to a simpler life was the answer to urban-industrial problems. These beliefs led to popular movements intended to simplify life, including the Suburban Movement, Back to Nature Movement, and the Arts and Crafts Movement.

A more tangible reaction to the urban environment prevalent during the early industrial period appeared in 1893. The World Columbian Exposition created a vision of a clean and spacious city containing large classical buildings and formal spaces. Less noted, however, was The Phoenix Villa, Japan's entry to the fair. Young architects, including Charles S. and Henry M. Greene, were impressed with this honest architectural approach and its treatment of wood and other natural materials.⁶

The Greenes, in addition to formal architectural training at M.I.T., had learned carpentry and other skills at the Manual Training High School at Washington University. After working with various firms in Boston, including the successor to H. M. Richardson's practice, the brothers moved to Southern California. It was there during the mid-1890's when their classical training began to give way to a new, less formal design.⁷ By 1903, the Greenes were building a new residential form, one which would become known as the California Bungalow.⁸ But, because of their concern for craftsmanship, Greene and Greene Bungalows were quite expensive.

During this period, a furniture maker named Gustav Stickley was publishing a monthly magazine called "The Craftsman". This publication, as well as two design books, Craftsman Homes (1909) and More Craftsman Homes (1912), was intended to provide middle-class Americans with simpler, more affordable, more "democratic" homes -- an alternative to

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the inner-city environment.⁹ The Bungalow Style of Greene and Greene, on a lesser scale, was seen as the design type best able to meet the needs of the growing middle-class and was strongly advocated in Stickley's publications.

The popularity of "Craftsman Bungalows" grew rapidly, owing to national publications such as "The Ladies Home Journal", and "House Beautiful". These magazines advocated the Bungalow as the most desirable of residential styles and published plans of various affordable models. Soon, architects and builders published books of plans available for sale. Sears-Roebuck even sold Bungalows via mail order.

Even when mass marketed, the Bungalow managed to maintain the quality and character of the original style. Years later, Green and Greene were recognized by their peers:

"You are formulators of a new and native architecture....
your gifts have now multiplied and spread to all parts of
the nation and are recognized throughout the world....
You have helped shape our distinctly national archi-
tecture...."¹⁰

Bungalows are typically one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.

The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered, and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

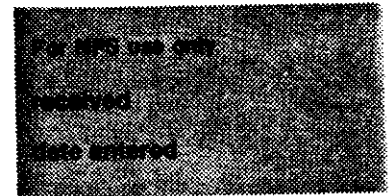
The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members, or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Usually, chimneys are exterior and become a part of the overall composition.

Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below, and three or more lights above, separated by vertical muntins. In the South Lake Morton area, a nine light over one light window type is commonly found. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

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Finally, the Bungalow is finished with a variety of materials, sometimes mixed in one building. Wood weatherboard is most common in Lakeland, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors were usually finished in earth-tone stains.

The distinctive style of the 1920's is rarely better represented than in the South Lake Morton area. Because the area received such concentrated growth in such a short time, it supports the most consistent pattern of pre-1930 residential development in Lakeland. And this pattern is dominated by the Bungalow Style.

Between 1918 and 1929, 480 buildings had been added to the South Lake Morton survey area, bringing the total to 548. With this substantial growth came a cross-section of Lakeland's upwardly mobile business, professional and governmental leaders.

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

1936 - 1942.

The District changed little during the Depression and early war years. A number of residential vacancies occurred during the late 1920's and early 1930's. Many of those individuals supported by the formerly booming real estate and construction industries had to leave their homes. With the local economy at a standstill, the development that did take place was limited to individual homes built on some of the remaining vacant lots.

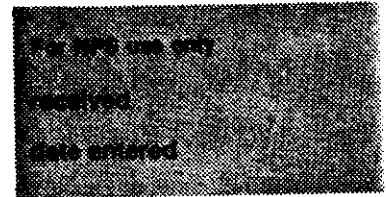
The new construction that did occur during the period most often followed the formerly established pattern. Bungalows - indistinguishable from those of the 1920's - continued to be built until the early 1940's. One change was noted however. The period house - homes whose design followed closely a former period - were becoming popular in the early 1940's. Styles noted within the District include the Tudor Revival, English Cottage, Federal and Georgian. These styles had little impact in the District however, due to their limited number.

By the mid-1940's, neighborhoods further south became the fashionable locations to build. The South Lake Morton area saw little post-war activity, as new residences were being built elsewhere. It was not until the 1960's and '70's that development again took place. But, this time, changing tastes and area rezonings created an interest in multi-family development.

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During the past 30 years, most area development has been that of duplexes, apartments and recently a few condominiums. These forms of residential development are not consistent with the established pattern, either in use, scale or design character. Because of the limited amount of land remaining vacant after 1942, however, this new pattern of development has only a limited impact upon the historic character of the neighborhood. Further, the field survey found that single-family residential reinvestment is taking place in portions of the neighborhood, much like that experienced by historic neighborhoods in other cities.

FOOTNOTES

1. "Dixie, The Fashionable Suburb of Lakeland". The Lakeland News-Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
2. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1917.
3. Interview: Leonard C. Carter, Jr. Esq. by J. H. Edwards. Lakeland, Florida, 30 March 1984.
4. M. F. Hetherington, History of Polk County, Florida, 1928. (Lakeland Excerpt p.28).
5. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay". Historic Tampa/Hillsborough County Preservation Board, 1979 p.2.
6. Ricci, p.3.
7. McCoy, Esther. Five California Architects, 1975. p.104.
8. Ricci, p.4.
9. Ricci, p.4.
10. McCoy, p.146.

8. Significance

PD/D11

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

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The South Lake Morton Historic District is significant architecturally because of its large concentration of Bungalow Style structures built between 1918 and 1935 as well as its scattering of early homes dating from the 1904-1917 periods. The Bungalows are largely unaltered and represent the full spectrum of variations within the style. Historically, the District is significant on the local level because of its association with early Lakeland and the Boom Period developers and because most of the local economic and political leaders during these periods resided there.

In 1881, Kentucky businessman Abraham Munn purchased eighty acres of northwest Polk County land without having seen the property. Whether Munn knew of Henry Plant's plans to build a railroad in this area is unknown, but the railroad eventually passed through the approximate center of Munn's property. Sending his son, Samuel, to lay out a commercial subdivision just prior to the railroad's arrival, Munn assured himself of an ideal location to develop a town.

From its establishment, Lakeland was a transportation center, growing and prospering from its location on Henry Plant's South Florida Railroad. The railroad passed through Polk County in 1884, with the Kissimmee to Tampa line of the railroad completed and linked just east of Lakeland on January 23, 1884. The addition of this rapid means of transportation suddenly made an isolated portion of inland Florida attractive to settlers.

During the next two years, this newly-established community became the most important railroad center in South Florida. Additional railroad lines were built through Lakeland from Tampa to Bartow, and from Bartow to Pemberton Ferry. And, because the railroad provided access to outside markets, including the Port of Tampa, a local agricultural export industry was created. By the turn-of-the-century, a growing phosphate mining industry joined citrus and strawberry production as a local generator of rail traffic and business activity.

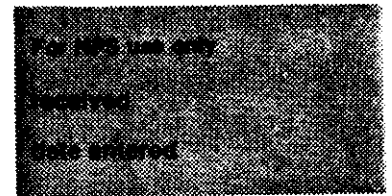
As new residents came to Lakeland and the local economy grew, commercial establishments developed. Because Munn had provided appropriately-sized lots and blocks adjoining the railroad line, Lakeland's first commercial buildings were located within his subdivision. A forward-thinking developer, Munn provided additional improvements, including a railroad passenger station and adjoining public square. To complete his marketing strategy, Munn built Lakeland's first important hotel, the Tremont, to accommodate visiting prospects and newly-arrived residents.

By 1889, only five years after Munn's subdivision was platted, the public square was surrounded by frame commercial and public buildings, and a passenger station and freight depot. In this short time, Munn's strategy had been a success. His "Lakeland Improvement Company" had accomplished its goal of "the laying out of a townside with streets, avenues and lots...." The first commercial district--the center of a growing Lakeland--had been established.

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Also in 1889, Munn's brother-in-law, John P. Morton, purchased land just south and east of Munn's eighty acres. The land contained timber and a lake, and some of the land was soon put to use producing citrus. Over the years, residents began to occupy parcels surrounding the lake which became known as Lake Morton.

The first twenty years of Lakeland history saw a rapid transition from early settlement to its role as a regional center of commerce. This sudden evolution from isolated scrubland to a town of 1,200 residents was a direct result of the development of Central Florida's rail transportation network.

The construction of Henry Plant's railroad brought a number of other developers to the area. One of these, William James Carter (1858-1930), came to Polk County from Jesup, Georgia in 1881. As a woods rider (timber estimator), W. J. Carter was assisting local sawmill owner, Mr. Barhite, in supplying crossties to the railroad then under construction. Back in Jesup, William Carter's brothers, Leonard (1856-1923) and Henry Bascom Carter (1872-1924), were involved in banking, manufacturing and timber-related businesses. They supported William Carter in his 1891 purchase of thousands of acres, just east of Lakeland, purchased primarily for turpentine and timber production.

William, who maintained his residence in Tampa, immediately established a turpentine still near the rail line. Some of the lands were planted in citrus.

With backing from Leonard Carter and successful Jesup banker, Columbus William Deen (1861-1927), lumber mills were built at Carter's and at Loughman. With this major expansion taking place, H. B. Carter moved from Jesup to the Lakeland area in 1893 to build and manage the mills.

By 1902, the Carter businesses were thriving in Polk County, employing approximately 1,500 people. C. W. Deen, seeing the potential in the Lakeland area, joined H. B. and Leonard Carter in purchasing William Carter's local interests and, in 1905, created the Carter Manufacturing Company. The company produced finished wood products such as sash, shingles, doors and lumber of pine and cypress. They also continued to produce turpentine and pitch, selling those products principally to Consolidated Naval Stores in Jacksonville.

In approximately 1908, C. W. Deen moved his family to Lakeland. Relying upon his business experience, he joined the Citizens Bank (becoming the First National Bank in c.1911), and soon became its president. Bank Directors included Deen, a Lakeland pioneer J. Wesley Bryant and Morris G. Munn, son of Abraham G. Munn, Lakeland's founder. Thus the Carter brothers and Deen were, with their substantial manufacturing and banking operations, well positioned to influence the growth then beginning to take place in Lakeland.

By 1905, area growth began to accelerate. Between 1903 and 1908, Lakeland grew from 1,200 to 4,500 persons, an increase of 275 percent, or 55 percent per year. That growth continued until around 1913, when the population reached 8,000 persons. This rapid influx of population required the construction of additional housing in Lakeland.

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Lakeland has, from its inception, been a divided city, with the railroad separating differing land uses. Land to the south was considered more "desirable" for residential development. So it was that in 1906, Lakeland's first important residential subdivision was platted just south of Lake Morton. John Patterson, owner of much of the land, Edward Finney a builder, and John F. Cox, a realtor and Mayor of Lakeland, subdivided a substantial tract between Lakes Morton and Hollingsworth with a portion extending westward to what is now Florida Avenue. They named the subdivision "Dixieland". John Cox was considered the "active spirit" in the Dixieland venture.

By February 1907, three subdivisions existed in the South Lake Morton Area: Scott's Lakeland Heights (March 1906), Haines & Owens subdivision (February 1907), and Patterson, Finney & Cox's Dixieland (filed February 12, 1907). Local development activity such as this apparently attracted the attention of C. W. Deen, for he and the Carters had formed the Carter-Deen Realty Co. and through it, purchased Patterson, Finney & Cox's Dixieland subdivision. By June 1907, the subdivision was replatted as Carter-Deen Realty Co.'s Revised Map of Dixieland.

C. W. Deen interested other investors from Georgia to join him and H. B. Carter in their new enterprises in Florida. These include John E. Melton, H. H. McRorie and C. M. Clayton. These individuals, through the Florida-Georgia Land Co., also invested in agricultural and commercial real estate elsewhere in Florida and South Georgia.

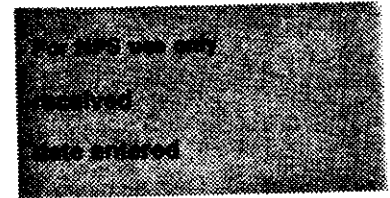
In their home base of Lakeland, Carter-Deen Realty and the Florida-Georgia Land Co. were aggressive. In January 1908, lots in their Dixieland subdivision were put up for sale, with clay streets already in place. Individual lots were auctioned that month and brought from \$130 to \$150. But, this was just the beginning. Carter-Deen Realty purchased, again from Dr. John Patterson, a large tract west from Florida Avenue to Lincoln Avenue (then Fifth Avenue). This subdivision was made a part of "Dixieland", expanding the entire holding by a factor of three.

As area growth continued, several more subdivisions were platted during the period 1908 to 1913. One of these, the Orange Park Subdivision, was platted by the Florida-Georgia Land Co. in September 1912. Until that time, it had been known as the "Skipper Grove", a thirteen acre citrus grove overlooking Lake Morton. Other subdivisions of the period included Cox & Johnson's Subdivision. Dan Johnson's Addition, Futch & Rogers Subdivision, Parkhill Addition, South Lakeland Addition and Cleveland Park. These and the remaining subdivisions make up the area incorporated in the South Lake Morton Historic District.

Clearly, by 1910, the Dixieland subdivision and the remainder of the South Lake Morton area was the new fashionable neighborhood in which to build. Prominent Lakelanders had already built substantial homes along Success Avenue and South Boulevard. Included were homes of three of the area's developers, John F. Cox, T. H. McRorie, and John E. Melton.

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John F. Cox, elected to two terms as City Clerk, seven terms as Mayor, a real estate broker, insurance agent and developer, was a visible proponent of the new neighborhood. His close and active association with the project is described in the 1910 promotional issue of the Lakeland News, in which he was described at length as "One of the Livest Real Estate Men in Florida."

Cox is recognized as the individual who named Success Avenue, believing so strongly in the "success" of the venture. In 1908 or 1909, he and his family built a home facing Lake Morton, between Success Avenue and South Boulevard. Unfortunately, this building has not survived.

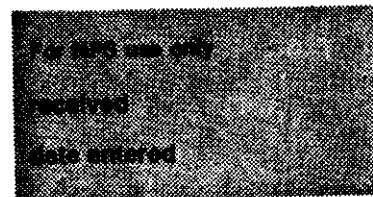
At about the same time, T. H. McRorie built a residence at 902 Success Avenue. McRorie was Secretary-Treasurer of Carter-Deen Realty Co., and would later become President of Deen's First National Bank. Like many others involved with the subdivision, a street was named in McRorie's honor.

In 1910, John E. Melton occupied the residence at 822 South Boulevard. Just after following Deen to Lakeland (c. 1909), Melton became Vice President of Carter-Deen Realty, and an officer in the Florida-Georgia Land Co. In later years, he and John Cox would be the principals of Carter-Deen Realty. Through the 1920's, Melton remained influential, playing a part in bringing the Stahl Co. to Lakeland to develop the massive Cleveland Heights project, just south of Lake Hollingsworth. He also owned the property on which the Polk Theatre (Munn Park Historic District) was built.

C. W. Deen built his home at 417 East McDonald Street in 1912. An expansive **Prairie** Style residence, Deen's home is the most architecturally significant building in the area. (Photo #18). Deen continued to occupy the home until his death in late 1927. In the interim he created the Florida Favorite Fertilizer Co., The Sand Gully Phosphate Co., and the Lake Stearns Grove Co. These businesses were in addition to his involvement in the Carter Manufacturing Co., The First National Bank of Lakeland, The Polk County Land Mortgage Co. and his ownership of some 800 acres of citrus near Lakeland.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. With this growth came the need for services. In 1913, Lake Morton Grammar School (1st-8th Grades) was built along Lake Morton Drive at Palmetto Street. Sidewalks leading to the school along Lake Morton were also built in 1913. Lake Morton Drive itself was asphalt paved in 1918.

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the great 1920's Boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

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In 1920, the City of Lakeland had approximately 7,000 residents, down somewhat from previous years. But, the Florida economy soon entered its greatest period of expansion. By 1924, the City's population had swelled to 16,500 residents, plus another 20,000 tourists that year.

"With the influx of great numbers of people, mostly intent upon speculative operations, a hectic condition resulted, which affected old residents as well as newcomers.

Property was bought and sold without consideration of actual values, but with the sole idea of speedy resales at a profit. The sudden increase of population strained the capacity of public utilities, housing facilities, etc., and heavy bond issues were floated to make provision for the abnormal demands. Public improvements on a large scale were launched, and the building program, already active, was speeded up until an average of three buildings, or even more, were completed every 24 hours."

It is evident that, during the 1920's, particularly 1924, 1925 and early 1926, construction activity was in a frenzy. The following statistics document the incredible growth occurring in Lakeland and within the South Lake Morton neighborhood.

REAL ESTATE TRANSFERS

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>	<u>1925</u>	<u>1926*</u>
1,095	1,308	1,326	1,741	4,250	17,413	8,924

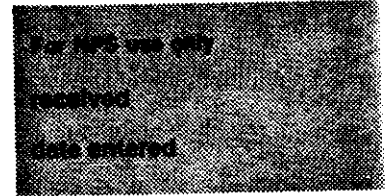
BUILDING PERMIT VALUE

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1924</u>	<u>1924</u>
200,000	1,174,000	1,243,000	1,153,715	3,843,241
	<u>1925</u>	<u>1926 *</u>		
	8,506,685	3,299,740		

During the mid-1920's, every street in the District had construction underway, creating a neighborhood virtually overnight. Carter and Deen's subdivision was growing beyond any expectation held back in 1908 when lots were first sold. The growth of Dixieland served to firmly establish south Lakeland as the location for future residential development, a trend that remains true today.

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Further influencing this growth was the successful establishment of Southern College (now Florida Southern College) on the shores of Lake Hollingsworth in 1922. Forced by fire from their campus at Southerland in northern Pinellas County, Southern College was sought by many Florida cities. Lakeland's offer was 80 acres of orange groves overlooking Lake Hollingsworth, \$90,000 in cash and the donation of light and water services in the amount of \$50,000.

In May 1921, Lakeland's offer was accepted by the trustees. In May of 1922, construction began on the first two buildings on campus. As the college grew, it encouraged additional development in the South Lake Morton neighborhood which immediately surrounds it. Today, Florida Southern's complex of Frank Lloyd Wright buildings forms a National Register Architectural District (1975).

Before the great boom ended in 1926, Lakeland had over 25,000 residents and an unknown number of tourists. The effect of this growth on the South Lake Morton District was substantial. By 1922, an additional 190 homes had been built in the area. By 1929, 290 more homes and other buildings had been added, bringing the total to 548. Relatively few lots remained vacant. Thus, the boom period contributed by far the greatest number of buildings to the area, greatly influencing the architectural character exhibited today.

The South Lake Morton Historic District exhibits a surprisingly high degree of architectural integrity. This internal consistency extends both to the physical character and the historical period evident in the neighborhood today. Physical character includes location, design, setting, materials, workmanship, and feeling while historical period is evident through style and association.

1. Location - The area is geographically concentrated between two lakes, and bounded by major roads and dissimilar development. Physically, the area is high, well-drained land, sloping toward the lakes.
2. Design - Almost without exception, the buildings are residential, and of frame construction with wood siding or stucco. They are all 1 or 2 stories in height, and are oriented toward the street with front porches.
3. Setting - All streets are two-lane, treelined and laid in traditional grid fashion. Many streets are brick, with the busier routes asphalt paved. Lots are 50 and 60 feet in width with alleys to the rear.
4. Materials - Throughout the area, buildings are of frame construction, sided with wood weatherboard or wood shingles. Stucco is used occasionally. Piers and chimneys are always of brick.

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5. Workmanship - The "hand built" quality of the homes evident through the wood ornament - its variety and consistent use, particularly in the many craftsman Bungalows.
6. Feeling - The original quiet, early 20th century suburban character is maintained throughout most of the area.
7. Style - The Bungalow Style, locally popular from 1915 to 1940. It is evident throughout the survey area, and comprises 62 percent of the significant buildings and 46 percent of all buildings within the survey area.
8. Association - The neighborhood as a whole is associated with the city's early investors and developers, and served as homes to many of Lakeland's 20th Century business, professional and governmental leaders.

Architecturally, the most important field survey finds involved the period and style of construction. For example, 66 percent of all 760 area buildings - 90 percent of significant buildings were built in the period 1918 to 1927; the period of the great Boom.

62 percent of all of the significant buildings are Bungalow Style. These two factors - period and design - indicate that the South Lake Morton District contains a distinctive and significant collection of Florida "Boom Period" buildings. Defined by the dominant 1920's Bungalow, this collection is readily identifiable, and an important example of the style of residence so closely associated with suburban growth between 1910 and 1940.

In these eight categories, the District remains internally consistent. It is this integrity that distinguishes the area, and makes it a valuable community asset.

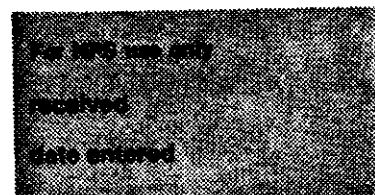
The historic significance of the South Lake Morton District is found in its association with important historical events, and its association with persons important to our past.

Until the turn-of-the-century, Lakeland grew primarily around its rail yards and commercial center. The development of the South Lake Morton area fundamentally altered that pattern as this neighborhood was the city's first significant residential concentration, complete with the first commercial district outside the downtown.

The opening of the South Lake Morton area firmly established south Lakeland as the most desirable location for new residential development. This trend is clearly seen today in the pattern of higher cost residential development extending further southward from Lake Hollingsworth through Cleveland Heights and now into the Lakeland Highlands and around Scott Lake. Only recently has this basic land use pattern been moderated by growth in north Lakeland.

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Perhaps most significant is the District's role in accommodating the growth of the community during the Florida Boom. While Lakeland's population increased over 350 percent from 1920 to 1926, the South Lake Morton area grew by over 840 percent, creating a neighborhood virtually overnight. Thus, this area is very much a product of the Boom, an event which has yet to be exceeded in its impact upon Lakeland and upon Florida as a whole.

Among the locally prominent citizens of Lakeland who built or occupied homes in the South Lake Morton District during its early development (in addition to the developers, Cox, McRorie, Melton, and Deen, as described above) were:

N. A. Riggins, a leading businessman and civic leader, whose 1904 Queen Anne residence at 121 Mosswood Road is the oldest extant building in the District (Photo #11).

R. L. Mayes, a prominent grocer and citrus packing house operator, whose Colonial Revival home at 158 Lake Morton Drive dates from 1910.

E. Z. Jones, real estate and timber broker with offices in Lakeland and Jacksonville, occupied the 1910 Victorian Vernacular residence at 1046 South Success Avenue.

Community leaders associated with the later development of the District included:

Eppes R. Tucker (1040 South Pennsylvania Avenue), one of Lakeland's earlier civic and political leaders, and influential attorney and judge.

Anton Schneider (4 Lake Hollingsworth Drive), Lakeland's city manager from 1922 to 1927, during the height of the development boom.

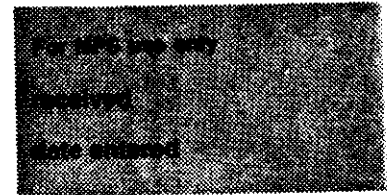
W. S. Rogers (915 South Boulevard) a leading insurance agent and City Commissioner in the 1920's Boom period, and

J. Hardin Peterson, Sr., (201 East Riggins Street), City Attorney during the 1920's Boom period, and later a U.S. Congressman from 1932 to 1954.

It is clear that a good portion of the community's leaders raised their families here, and presided over the expansion of the city during the Boom Period. Business, professional and government leaders - many who had their offices across Lake Morton in the Munn Park Historic District - chose to make a home in Lakeland's fashionable and fast growing neighborhood. It is safe to conclude that much of Lakeland's 20th Century leadership either made their home or were raised in the South Lake Morton area.

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The South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as a home to the city's upwardly mobile. Today, the neighborhood contains Lakeland's best preserved examples of the Boom period architecture, particularly the Bungalow Style which was so typical of the era.

FOOTNOTES

1. M. F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.19).
2. Hampton Dunn, Yesterday's Lakeland, 1974, p.18.
3. Dunn, p.19.
4. Hetherington, (Lakeland Excerpt p.6).
5. Hetherington, (Lakeland Excerpt p.5).
6. "Insurance Map of Lakeland," Sanborn-Perris Map Co., Limited, New York, April 1901.
7. Interview: Leonard C. Carter, Jr., Esq. by J. H. Edwards, Lakeland, Florida, 30 March 1984.
8. Carter Interview
9. Carter Interview.
10. Carter Interview.
11. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1903/1908/1913.
12. Ibid.
13. Hetherington, (Lakeland Excerpt p.19).
14. Carter Interview.
15. Hetherington (Lakeland Excerpt p.20).

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16. John Patterson was the grandfather of today's U.S. Senator Lawton Chiles of Lakeland. Patterson Street was named in his honor.
17. Hetherington (Lakeland Excerpt p.24).
18. "Dixieland, The Fashionable Suburb of Lakeland", The Lakeland News-Illustrated Souvenir Supplement, Lakeland, Florida, 1910. p.45.
19. "John Cox - One of the Livest Real Estate Men in Florida", The Lakeland News-Souvenir Supplement, p.42.
20. Carter Interview.
21. Hetherington (Lakeland Excerpt p.36).
22. Carter Interview.
23. "Insurance Map of Lakeland," 1917.
24. The school burned circa 1961. The site is now occupied by the Lakeland Public Library (c.1967).
25. Hetherington, (Lakeland Excerpt p.39).
26. "Economic Survey of Lakeland," Lakeland Chamber of Commerce, 1926, p.38.
27. Ibid. p.35.
28. Hetherington (Lakeland Excerpt p.35).
29. Ibid.

9. Major Bibliographical References

See attachment

10. Geographical Data

Acres of nominated property 250

Quadrangle name Lakeland

Quadrangle scale 1:24000

UTM References

A

17	406940	3101500
Zone	Easting	Northing

C

17	407120	3101020
----	--------	---------

E

17	405900	3100340
----	--------	---------

G

--	--	--

B

17	407120	3101240
Zone	Easting	Northing

D

17	406540	3100340
----	--------	---------

F

17	405900	3101500
----	--------	---------

H

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Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code

11. Form Prepared By

name/title	Jim Edwards Historic Lakeland	Diana Primelles Historic Sites Specialist
------------	----------------------------------	--

organization Bureau of Historic Preservation, Department date of State

street & number The Capital telephone

city or town Tallahassee state FL 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

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

State Historic Preservation Officer signature

date

title State Historic Preservation Officer

For NPS use only

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

date

Keeper of the National Register

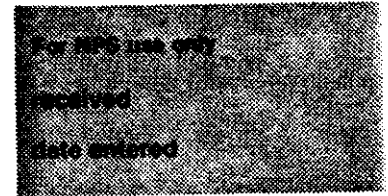
Attest:

Chief of Registration

date

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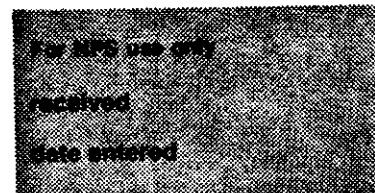
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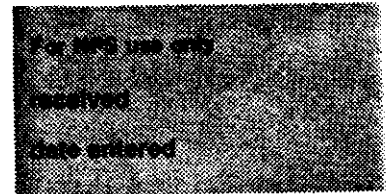
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Geographic Data/Verbal Boundary Description

The South Lake Morton Historic District Boundaries are as follows:

Beginning at the center of the intersection of Mosswood Road and South Florida Avenue, run easterly to South Tennessee Avenue, then northeasterly to Lake Morton Drive and on to the shoreline of Lake Morton. Follow the shoreline of Lake Morton in an easterly, then northeasterly direction to the extended centerline of E. Palmetto Street. Follow the centerline of Palmetto Street easterly, to a point approximately 75 feet east of Winfree Avenue. From that point, run south along the rear lot lines of Block A of the Winfree Subdivision to the centerline of Cumberland Street, then east along that centerline to the centerline of Ingraham Avenue. Follow the centerline of Ingraham Avenue south to its intersection with McDonald Street, then west along the centerline of McDonald Street to Johnson Avenue. From that point, run south along the extended centerline of Johnson Street to the shoreline of Lake Hollingsworth, then southwesterly along that shoreline to the extended centerline of the alley approximately 150 feet south of the centerline of Belmar Street to a point approximately 170 feet east of the centerline of South Florida Avenue. From that point, run north following the centerline of the north-south alley between South Florida Avenue and South Tennessee Street, to the centerline of the east-west alley between Mosswood Road and Riggins Road. From that point, run west along the centerline of the alley to the centerline of South Florida Avenue then north along that centerline to the point-of-beginning.

These boundaries are illustrated in the District Boundary map.

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Belmar Street

Address	Use	Date	Status	Style	Alterations
104	Residential	?	NC	-	
109	"	c.1922	NC	-	
111	"	c.1922	C	Frame Vernacular	
112	"	?	NC	-	
126	"	c.1926	CA	Bungalow	Porch Enclosed
132	"	c.1926	C	Bungalow	
135	"	c.1922	CA	Frame Vernacular	Porch
136	"	c.1922	CA	Bungalow	Porch Enclosed + Addition
200	"	c.1926	CA	Bungalow	Porch Enclosed
201	"	c.1922	CA	Frame Vernacular	Siding
204	"	?	NC	-	
211	"	c.1926	C	Mediterranean Revival	
217	"	c.1926	C	Frame Vernacular	
228	"	c.1926	NC	-	
301	"	?	NC	-	
304	"	c.1926	CA	Frame Vernacular Mediterranean Revival	Porch
305	"	c.1926	C		
310	"	c.1926	C	Bungalow	
311	"	c.1926	CA	Mediterranean Revival	Porch Enclosed + Windows
316	"	c.1926	CA	Bungalow	Porch Enclosed
318	"	c.1926	C	Frame Vernacular	

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STREET: E. Belmar Street (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Charles Street

Address	Use	Date	Status	Style	Alterations
113	Residential	c.1926	CA	Bungalow	Porch Enclosed
202-210	Institutional	?	NC	-	
216-218	Residential	c.1965	NC	-	
302	"		NC	-	
306	"	c.1946	C	Tudor Revival	
516	"	c.1926	CA	Bungalow	Porch Enclosed
518	"	c.1926	CA	Bungalow	Porch Enclosed
519	"	c.1926	CA	Bungalow	Porch Enclosed + Addition
523	"	c.1922	C	Bungalow	
524	"	c.1922	CA	Frame Vernacular	Siding
601	"	c.1922	CA	Bungalow	Siding
602	"	c.1922	C	Bungalow	
606	"	c.1922	CA	Bungalow	Porch + Carport Added
607	"	c.1922	CA	Bungalow	Porch Enclosed
610	"	c.1922	CA	Bungalow	Porch Enclosed
611	"	c.1922	C	Bungalow	
615	"	c.1922	C	Bungalow	
616	"	?	NC	-	
701	"	?	NC	-	
705	"	?	NC	-	
709	"	c.1922	C	Bungalow	
710	"	c.1922	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. College Avenue

Address	Use	Date	Status	Style	Alterations
708-710	Residential	c.1917	C	Frame Vernacular	
711	"	c.1917	C	Bungalow	
715	"	c.1917	C	Frame Vernacular	
716	"	c.1922	CA	Bungalow	Porch Enclosed + Addition + Siding
720-722	"	c.1922	CA	Frame Vernacular	Porch Enclosed + Siding
721	"	c.1917	C	Frame Vernacular	
727	"	c.1922	C	Bungalow	
730	"	c.1922	CA	Bungalow	Porch Enclosed
731	"	c.1929	C	Bungalow	
733	"	c.1922	CA	Bungalow	Porch Enclosed + Altered
734	"	c.1922	CA	Frame Vernacular	Porch + Siding + Windows
737	"	c.1922	CA	Bungalow	
738	"	c.1926	C	Bungalow	
739-741	"	c.1922	C	Bungalow	
744	"	c.1934	CA	Bungalow Mediterranean	Porch Enclosed
748	"	c.1922	C	Revival	
749	"	c.1922	CA	Bungalow Mediterranean	Windows + Siding Porch Partially
803	"	c.1926	CA	Revival	Enclosed
809	"	c.1922	C	Bungalow	
813	"	c.1922	C	Frame Vernacular	
817	"	c.1926	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. College Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: E. Finney Street

Address	Use	Date	Status	Style	Alterations
513	Residential	c.1917	C	Frame Vernacular	
514	"	c.1922	C	Bungalow	
516	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
601	"	c.1926	CA	Bungalow	Porch
602	"	c.1926	C	Bungalow	
603	"	c.1926	CA	Frame Vernacular	Porch Enclosed + Windows + Addition
607	"	c.1926	C	Bungalow	
608	"	c.1926	C	Bungalow	
609-609½	"	c.1922	CA	Bungalow	Porch + Siding + Windows
610	"	c.1922	CA	Frame Vernacular	Porch + Windows
701	"	c.1922	C	Bungalow	
709	"	c.1934	C	Frame Vernacular	
713	"	c.1922	CA	Frame Vernacular	Porch
714	"	c.1934	C	Bungalow	
717	"	c.1922	C	Frame Vernacular	
724	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Ingraham Avenue

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Johnson Avenue

Address	Use	Date	Status	Style	Alterations
713	Residential	?	NC	-	
714	"	c.1922	CA	Bungalow	Porch Enclosed + Siding
717	"	c.1922	C	Bungalow	
720	"	c.1917	C	Bungalow	
721	"	c.1944	C	Bungalow	
726	"	c.1926	C	Bungalow	
728-730	"	c.1926	C	Mediterranean Revival	
729	"	c.1922	CA	Bungalow	Porch Enclosed
732	"	c.1926	CA	Bungalow	Upper Porch Enclosed
733	"	c.1922	C	Bungalow	
734 $\frac{1}{2}$ -736	"	c.1934	NC	-	
737	"	c.1922	C	Bungalow	
745	"	c.1922	CA	Frame Vernacular	Porch Removed + Siding + Windows
746	"	c.1926	CA	Bungalow	Porch
750	"	c.1926	C	Bungalow	
753	"	c.1926	C	Frame Vernacular	
754	"	?	NC	-	
757	"	c.1922	CA	Frame Vernacular	Porch Enclosed + Siding
758	"	?	NC	-	
801	"	c.1934	CA	Frame Vernacular	Porch Enclosed + Addition
802	"	c.1926	CA	Bungalow	Porch Enclosed + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY

(Building List)

STREET: S. Johnson Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
805	Residential	c.1926	C	Bungalow	
806	"	c.1926	C	Bungalow	
809	"	c.1926	C	Bungalow	
810	"	c.1926	C	Bungalow	
813	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1922	CA	Frame Vernacular	Porch
818	"	c.1926	CA	Bungalow	Porte Cochere Added
821	"	c.1922	CA	Frame Vernacular	Porch Enclosed
822	"	c.1922	C	Bungalow	
825	"	c.1926	C	Bungalow	
826	"	c.1926	C	Bungalow	
829	"	?	NC	-	
830	"	c.1926	C	Bungalow	
833	"	c.1922	C	Bungalow	
834	"	c.1922	C	Bungalow	
837	"	c.1926	C	Mediterranean Revival	
838	"	c.1926	C	Bungalow	
841	"	c.1926	CA	Frame Vernacular	Porch Removed
842	"	c.1917	CA	Bungalow	Porch Enclosed + Siding + Chimney
845	"	?	NC	-	

**SOUTH LAKE MORTON NEIGHBORHOOD
SITE INVENTORY
(Building List)**

STREET: S. Johnson Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: Lake Hollingsworth Drive

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: Lake Morton Drive

Address	Use	Date	Status	Style	Alterations
109	Residential	c.1922	C	Bungalow	
111	"	c.1955	NC	-	
119	"	c.1935	CA	Frame Vernacular	Porch Enclosed
121	"	c.1935	C	Frame Vernacular	
122	"	c.1917	C	Bungalow	
126	"	c.1922	C	Frame Vernacular	
137	"	c.1922	C	Eclectic Revival	
140	"	c.1958	NC	-	
142	"	c.1922	CA	Frame Vernacular	Many Alterations
148	"	c.1938	C	Federal	
158	"	c.1910	C	Colonial Revival	
165	Religious	c.1965	NC	-	
169	Religious	c.1965	NC	-	
-	Civic/Recr.	c.1963	CA	Masonry Vernacular	New From Foundation Up

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY

(Building List)

STREET: E. McDonald Street

Address	Use	Date	Status	Style	Alterations
114	Commercial	c.1926	C	Masonry Vernacular	
120	"	c.1968	NC	-	
121	"	?	NC	-	
201-207	"	c.1926	CA	Masonry Vernacular	Storefront
209	"	?	NC	-	
210	Residential	c.1932	NC	-	
215	Commercial	c.1926	NC	-	
301	Residential	c.1922	C	Bungalow	
307	"	?	NC	-	
417	Institutional	c.1912	C	Prairie	
515	Residential	c.1922	C	Bungalow	
519	"	c.1922	CA	Bungalow	Porch Enclosed
523	"	c.1922	CA	Bungalow	Porch Enclosed
601	"	c.1922	C	Bungalow	
605	"	c.1922	C	Bungalow	
609	"	c.1922	C	Bungalow	
615	"	c.1926	C	Frame Vernacular	
703	"	c.1934	CA	Bungalow	Porch + Others
708	"	?	NC	-	
711	"	c.1917	C	Bungalow	
714	"	?	C	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McDonald Street (Continued)

Address	Use	Date	Status	Style	Alterations
717	Residential	c.1926	C	Bungalow	
718	"	?	NC	-	
721	"	c.1922	C	Bungalow	
914	"	c.1926	C	Mediterranean Revival	
920	"	c.1926	C	Bungalow	
924	"	c.1926	C	Bungalow	
926	"	c.1926	C	Mediterranean Revival	
930	"	c.1926	C	Bungalow	
934	"	c.1926	C	Bungalow	
938	"	c.1926	C	Bungalow	
942	"	c.1926	NC	-	
946	"	c.1926	C	Bungalow	
950	"	c.1934	C	Bungalow	
962	"	c.1934	NC	-	
964	"	c.1934	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McRorie Street

Address	Use	Date	Status	Style	Alterations
509	Residential	?	NC	-	
514	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
518	"	c.1926	C	Bungalow	
523	"	c.1922	CA	Bungalow	Porch Enclosed
524	"	?	NC	-	
601	"	c.1926	CA	Mediterranean Revival	Porch Enclosed + Addition
602	"	c.1926	CA	Frame Vernacular	Porch + Porte Cochere
605	"	c.1926	C	Bungalow	
609	"	c.1926	C	Bungalow	
611	"	c.1926	C	Mediterranean Revival	
614	"	c.1926	CA	Frame Vernacular	Porch Enclosed + Addition
615	"	c.1922	CA	Bungalow	Porch + Siding
618	"	?	NC	-	
706	"	?	NC	-	
711	"	c.1939	C	Bungalow	
712	"	c.1922	CA	Frame Vernacular	Porch
716	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Melton Avenue

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1926	C	Frame Vernacular	
718	"	c.1917	C	Bungalow	
719	"	c.1917	C	Colonial Revival	
725	"	?	NC	-	
726	"	c.1926	C	Bungalow	
730	"	c.1926	C	Tudor Revival	
733	"	c.1922	CA	Classical Revival	Upper Porch Enclosed
734	"	c.1926	C	Frame Vernacular	
738	"	c.1926	C	Bungalow	
739	"	?	NC	-	
742	"	c.1926	CA	Bungalow	Porch Enclosed
746	"	c.1922	C	Bungalow	
808	"	c.1934	C	Frame Vernacular	
809	"	c.1926	C	Mediterranean Revival	
810	"	c.1922	CA	Colonial Revival	Porch + Siding
811	"	?	NC	-	
813	"	c.1922	C	Bungalow	
814-816	"	?	NC	-	
817	"	c.1922	CA	Bungalow	Porch Enclosed
818	"	c.1922	CA	Bungalow	Porte Cochere
823	"	c.1926	C	Mediterranean Revival	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
824	Residential	c.1917	C	Colonial Revival	
827-831	"	?	NC	-	
832	"	C.1926	C	Bungalow	
835-837	"	c.1922	C	Bungalow	
838	"	c.1917	CA	Bungalow	Addition
839	"	c.1922	C	Bungalow	
845	"	c.1922	C	Bungalow	
906	"	?	NC	-	
910	"	?	NC	-	
916	"	c.1922	C	Bungalow	
917	"	?	NC	-	
926	"	c.1926	C	Masonry Vernacular	
927	"	?	NC	-	
931	"	c.1922	CA	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
952	"	c.1926	C	Frame Vernacular	
953	"	c.1926	C	Bungalow	
1001	"	c.1926	C	Bungalow	
1005	"	c.1926	CA	Bungalow	Porch Enclosed
1010	"	c.1922	CA	Frame Vernacular	Porch Enclosed
1015	"	c.1922	CA	Bungalow	Porch

PO 1064

STREET: S. Mississippi Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Orange Park Avenue

Address	Use	Date	Status	Style	Alterations
715	Residential	c.1926	CA	Mediterranean Revival	Porch
718	"	c.1934	C	Bungalow	
719	"	c.1922	CA	Frame Vernacular	Addition + Siding
720	"	?	NC	-	
723	"	c.1922	C	Frame Vernacular	
726	"	?	NC	-	
727	"	c.1934	C	Bungalow	
801	"	?	NC	-	
802	"	c.1922	C	Bungalow	
807	"	?	NC	-	
810	"	c.1934	NC	-	Greatly Altered
811	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1926	CA	Frame Vernacular	Additions
818	"	c.1926	CA	Bungalow	Porch Enclosed + Siding
823	"	c.1922	C	Bungalow	
824-828	"	c.1922	C	Bungalow	
827	"	c.1922	CA	Bungalow	Porch Enclosed
830	"	?	NC	-	
831	"	c.1922	C	Bungalow	
835	"	c.1922	CA	Bungalow	Porch Enclosed

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Orange Park Avenue (Continued)

[illegible]

PO 1011

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Park Street

Address	Use	Date	Status	Style	Alterations
118	Residential	c.1926	C	Colonial Revival	
119-121	"	c.1926	CA	Bungalow	Porch Enclosed
125	"	c.1926	CA	Bungalow	Porch Enclosed
126	"	c.1926	C	Bungalow	
127	"	c.1922	C	Bungalow	
130	"	c.1926	CA	Bungalow	Porte Cochere
133	"	c.1922	C	Frame Vernacular	
202-204	"	c.1926	C	Frame Vernacular	
208	"	c.1926	CA	Frame Vernacular	Addition
210	"	c.1926	C	Frame Vernacular	
211	"	c.1926	C	Frame Vernacular	
214	"	c.1926	CA	Bungalow	Porch Enclosed + Windows
301	"	c.1926	CA	Bungalow	Porch Enclosed
305	"	c.1922	CA	Bungalow	Porch Enclosed
308	"	c.1926	C	Bungalow	
309	"	c.1926	CA	Bungalow	Porch Enclosed
310	"	c.1934	C	Frame Vernacular	
317	"	c.1922	C	Frame Vernacular	
403	"	c.1979	NC	-	
410	"	c.1934	C	Bungalow	
411	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: E. Park Street (Continued)

Address	Use	Date	Status	Style	Alterations
520	Residential	?	NC	-	
522	"	c.1945	C	Bungalow	
524	"	c.1926	CA	Frame Vernacular	Porch Enclosed + Addition
602-604	"	c.1922	CA	Bungalow	Siding
606	"	c.1926	C	Bungalow	
614	"	?	NC	-	
615	"	c.1926	C	Bungalow	
619	"	c.1922	CA	Bungalow	Porch Enclosed + Entrance
701	"	c.1926	C	Mediterranean Revival	
704	"	?	NC	-	
705	"	c.1926	C	Bungalow	
711	"	c.1926	C	Bungalow	
712	"	c.1939	C	Bungalow	
719	"	c.1926	C	Bungalow	
720	"	?	NC	-	
727	"	c.1960	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Parkhill Avenue

Address	Use	Date	Status	Style	Alterations
701	Residential	c.1934	CA	Frame Vernacular	Siding + Porch + Blinds
708	"	c.1926	NC	-	
709	"	c.1926	C	Frame Vernacular	
714	"	c.1926	C	Frame Vernacular	
715	"	c.1926	C	Masonry Vernacular	
721	"	c.1922	CA	Bungalow	Porch Enclosed
724	"	c.1934	NC	-	
727	"	c.1922	C	Bungalow	
728	"	c.1934	C	Bungalow	
729-731	"	?	NC	-	
732	"	c.1934	CA	Bungalow	Porch Enclosed + Siding
733	"	c.1926	CA	Bungalow	Porch Enclosed
738-744	"	?	NC	-	
739	"	c.1926	C	Bungalow	
741	"	c.1926	C	Bungalow	
746	"	?	NC	-	
749	"	?	NC	-	
750	"	c.1934	CA	Bungalow	Porch Enclosed + Porte Cochere
754	"	c.1926	CA	Bungalow	Porte Cochere
758	"	c.1926	C	Bungalow	
762	"	?	NC	-	

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SITE INVENTORY (Building List)

STREET: S. Parkhill Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Patterson Street

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue

Address	Use	Date	Status	Style	Alterations
809	Residential	c.1922	C	Bungalow	
813	"	c.1926	C	Bungalow	
817	"	c.1926	C	Bungalow	
821	"	c.1926	CA	Bungalow	Porch Enclosed
829	"	c.1917	C	Frame Vernacular	
833	"	c.1934	C	Bungalow	
837	"	c.1922	CA	Bungalow	Porch
841	"	c.1922	C	Bungalow	
843	"	c.1922	C	Bungalow	
847	"	c.1922	CA	Bungalow	Porch + Duplex
901	"	c.1922	CA	Frame Vernacular	Second Story Porch Enclosed
905	"	c.1926	C	Bungalow	
911	"	c.1926	C	Bungalow	
912	"	?	NC	-	
914	"	c.1922	C	Bungalow	
915	"	c.1926	C	Bungalow	
918	"	c.1926	CA	Bungalow	Windows
921	"	c.1922	CA	Bungalow	Porch Enclosed
934	"	c.1922	CA	Frame Vernacular	Porch Enclosed
941	"	c.1922	C	Bungalow	
945	"	c.1926	C	Mediterranean Revival	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Pennsylvania Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
946	Residential	c.1922	C	Bungalow	
948	"	c.1926	CA	Bungalow	Porch Enclosed
949	"	c.1926	C	Bungalow	
950	"	c.1934	C	Frame Vernacular	
951	"	c.1926	CA	Bungalow	Porch Enclosed
955	"	c.1922	CA	Bungalow	Porch Enclosed
1000	"	c.1934	C	Georgian	
1006	"	c.1926	CA	Bungalow	Porch Enclosed
1009	"	?	NC	-	
1012	"	c.1944	C	Frame Vernacular	
1013	"	c.1922	C	Bungalow	
1015	"	c.1934	CA	Bungalow	Porch
1016	"	c.1922	C	Bungalow	
1017	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	CA	Bungalow	Chimney + Porch + Windows
1023	"	c.1934	CA	English Cottage	Porch Enclosed
1024	"	c.1926	C	Bungalow	
1028	"	c.1926	CA	Bungalow	Porch Enclosed + Addition
1029	"	c.1926	C	Bungalow	
1030	"	c.1926	C	Bungalow	
1031	"	c.1926	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: E. Riggins Street

Address	Use	Date	Status	Style	Alterations
114	Residential	?	NC	-	
115	"	c.1934	C	Bungalow	
116-118	"	?	NC	-	
120	"	c.1926	C	Colonial Revival	
124	"	?	NC	-	
201	"	c.1926	C	Bungalow	
209	"	c.1926	C	Frame Vernacular	
213	"	c.1926	C	Bungalow	
219	"	c.1926	CA	Bungalow	Porch Enclosed
304	"	c.1917	CA	Frame Vernacular	Porch
305	"	c.1922	C	Bungalow	
312	"	c.1917	C	Frame Vernacular	
314	"	c.1922	CA	Frame Vernacular	Enclosed (Garage Apt.)
509	"	c.1922	C	Bungalow	
604	"	c.1917	CA	Frame Vernacular	Porch
613	"	c.1926	NC	-	

PO 1611

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Rushing Avenue

Address	Use	Date	Status	Style	Alterations
711	Residential	c.1926	CA	Bungalow	Porch + Part Removed
715	"	c.1926	C	Bungalow	
716	"	c.1922	CA	Frame Vernacular	Porch Added
721	"	c.1926	CA	Frame Vernacular	Porch Enclosed
722	"	c.1922	C	Frame Vernacular	
725	"	c.1934	CA	Frame Vernacular	Addition
726-728	"	?	NC	-	
732	"	c.1926	C	Bungalow	
733	"	c.1926	CA	Bungalow	Porch Enclosed + Addition + Siding
735	"	c.1926	CA	Bungalow	Porch Enclosed
736	"	c.1922?	NC	-	
740	"	c.1922?	CA	Bungalow	Siding
741	"	c.1926	C	Bungalow	
744-746	"	?	NC	-	
745	"	c.1926	CA	Bungalow	Porch Enclosed
749	"	c.1922	C	Bungalow	
750	"	c.1922	CA	Frame Vernacular	Porch + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: South Boulevard

Address	Use	Date	Status	Style	Alterations
714	Residential	c.1922	CA	Frame Vernacular	Porch Enclosed
719	"	c.1917	C	Bungalow	
720	"	c.1922	CA	Frame Vernacular	Porch Enclosed
725	"	c.1917	C	Bungalow	
726	"	c.1926	C	Mediterranean Revival	
802	"	c.1922	C	Bungalow	
805	"	c.1922	NC	-	
806	"	c.1922	CA	Frame Vernacular	Siding
810	"	c.1922	C	Bungalow	
811	"	c.1926	C	Frame Vernacular	
814	"	c.1922	C	Bungalow	
817	"	c.1917	C	Colonial Revival	
821	"	c.1926	C	Frame Vernacular	
822	"	c.1917	C	Victorian Vernacular	
840	"	c.1922	C	Bungalow	
914	"	c.1917	CA	Frame Vernacular	Siding
915	"	c.1917	CA	Colonial Revival	Porch
918	"	c.1917	CA	Frame Vernacular	Siding + Addition
922-924	"	c.1926	C	Bungalow	
923	"	c.1917	C	Bungalow	
926	"	c.1917	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: South Boulevard (Continued)

Address	Use	Date	Status	Style	Alterations
934	Residential	c.1922	C	Frame Vernacular	
950	Religious	c.1926	C	Roman Classicism	
1001	Residential	c.1922	C	Bungalow	
1005	"	c.1922	CA	Bungalow	Porch Enclosed
1009	"	c.1926	C	Bungalow	
1010	"	c.1922	C	Bungalow	
1013	"	c.1922	CA	Bungalow	Porch Removed
1016	"	c.1926	CA	Bungalow	Porch Enclosed
1017	"	c.1922	C	Bungalow	
1018	"	c.1926	C	Bungalow	
1021	"	c.1917	CA	Colonial Revival	Porch
1022	"	c.1934	C	Frame Vernacular	
1025-1027	"	c.1917	C	Frame Vernacular	
1026	"	c.1934	CA	Frame Vernacular	Porch Enclosed
1029	"	c.1917	C	Frame Vernacular	
1030	"	c.1922	CA	Bungalow	Porch
1033	"	c.1926	C	Bungalow	
1034	"	c.1926	C	Bungalow	
1038	"	c.1926	C	Bungalow	
1042	"	c.1926	C	Frame Vernacular	
1051	"	c.1922	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD
SITE INVENTORY
(Building List)

STREET: South Boulevard (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Success Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1917	C	Bungalow	
723	"	c.1934	C	Bungalow	
724	"	c.1917	CA	Frame Vernacular	Porch Enclosed + Siding
801	"	c.1922	C	Bungalow	
805	"	c.1917	C	Frame Vernacular	
806	"	c.1922	CA	Frame Vernacular	Porch Enclosed + Siding
809	"	c.1922	CA	Bungalow	Porch Enclosed
810	"	c.1922	CA	Frame Vernacular	Porch + Siding
815	"	c.1926	CA	Bungalow	Siding
818	"	c.1922	CA	Frame Vernacular	Windows
829	"	c.1922	CA	Bungalow	Porch Enclosed
832	"	c.1922	C	Bungalow	
836	"	c.1922	C	Bungalow	
840	"	c.1926	CA	Bungalow	Porch Enclosed + Windows
846	"	c.1926	C	Bungalow	
849	"	?	NC	-	New Apartments
850	"	c.1926	CA	Bungalow	Windows
902	"	c.1910	CA	Frame Vernacular	Stuccoed
914	"	c.1910	CA	Colonial Revival	Additions
915	"	c.1926	C	Bungalow	
921	"	c.1917	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
922	Residential	c.1926	C	Bungalow	.
925	"	c.1922	C	Bungalow	
926	"	c.1926	C	Bungalow	
934	"	c.1926	C	Mediterranean Revival	
937	"	c.1926	C	Mediterranean Revival	
938	"	c.1910	CA	Frame Vernacular	Additions
941	"	c.1922	C	Frame Vernacular	
942	"	c.1926	CA	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
946	"	c.1926	C	Bungalow	
949	"	c.1926	C	Frame Vernacular	
953	"	c.1934	C	Bungalow	
954	"	?	NC	-	
1001	"	c.1917	CA	Bungalow	Porch Enclosed
1002	"	?	NC	-	
1010	"	c.1910	CA	Frame Vernacular	Porch
1013	"	c.1917	C	Bungalow	
1016	"	c.1926	C	Bungalow	
1021	"	c.1922	CA	Frame Vernacular	Porte Cochere Removed
1022	"	c.1917	C	Queen Anne	
1025	"	c.1922	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
1029	Residential	c.1922	C	Bungalow	
1033	"	c.1926	C	Mediterranean Revival	
1034	"	c.1922	C	Frame Vernacular	
1042	"	c.1934	CA	Frame Vernacular	Porch Enclosed
1043	"	c.1934	C	Frame Vernacular	
1046	"	c.1910	CA	Victorian Vernacular	Porch Enclosed
1051	"	c.1926	CA	Frame Vernacular	Addition to Front
1054	"	c.1940	NC	-	
1055	"	c.1926	C	Bungalow	
1059	"	?	NC	-	
1061	"	c.1926	C	Mediterranean Revival	
1062	"	?	NC	-	
1104	"	c.1934	CA	Bungalow	Porch
1111	"	c.1926	C	Bungalow	
1113	"	c.1926	CA	Bungalow	Siding
1117	"	c.1926	C	Bungalow	
1122	"	c.1934	CA	Colonial Revival	Addition
1126	"	c.1926	CA	Bungalow	Porch + Porte Cochere Added
1130	"	c.1926	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Tennessee Avenue

Address	Use	Date	Status	Style	Alterations
735-737	Residential	c.1922	CA	Frame Vernacular	Porch
739	"	?	NC	-	
810	"	c.1922	C	Bungalow	
814	"	c.1922	C	Bungalow	
815	"	c.1917	C	Frame Vernacular	
818	"	?	CA	Bungalow	Porch Enclosed + Addition
822	"	c.1922	C	Bungalow	
829	"	c.1917	C	Bungalow	
830	"	c.1922	C	Bungalow	
835	"	c.1917	C	Bungalow	
836	"	c.1926	CA	Bungalow	Porch Enclosed
838	"	c.1926	C	Bungalow	
839	"	c.1926	C	Mediterranean Revival	
842	"	c.1934	CA	Bungalow	Carport Added
906	Commercial	?	NC	-	
911	Residential	c.1917	CA	Bungalow	Porch Enclosed
918	"	c.1917	C	Colonial Revival	
919	"	c.1926	C	Bungalow .	
921	"	c.1926	C	Bungalow	
927	"	c.1926	C	Bungalow	
932	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Tennessee Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
933	Residential	c.1922	NC	-	
937	"	c.1934	NC	-	
943	"	c.1934	C	Bungalow	
945	"	c.1926	CA	Bungalow	Porch Enclosed
946	"	c.1926	NC	-	
951	"	c.1926	CA	Bungalow	Porch Columns
952	"	?	NC	-	
953	"	c.1926	CA	Bungalow	Porch + Windows + Siding
957	"	c.1926	C	Bungalow	
1000	"	?	NC	-	
1001	"	c.1926	NC	-	
1004	"	?	NC	-	
1007	"	c.1926	NC	-	
1009	"	c.1926	NC	-	
1010	"	c.1926	NC	-	
1012	"	c.1922	CA	Frame Vernacular	Porch
1016	"	c.1926	CA	Bungalow	Porch
1019	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	NC	-	
1024	"	c.1934	CA	Bungalow	Porch
1027	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD
SITE INVENTORY
(Building List)

STREET: S. Tennessee Avenue (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Winfree Avenue

Address	Use	Date	Status	Style	Alterations
702	Residential	c.1926	C	Masonry Vernacular	
710	"	c.1926	CA	Frame Vernacular	Porch Enclosed + Siding
714	"	c.1926	CA	Frame Vernacular	Siding + Addition
718	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	
721	"	c.1926	C	Bungalow	
732	"	c.1926	NC	-	
735	"	c.1926	C	Bungalow	
736	"	c.1926	C	Frame Vernacular	
740	"	c.1926	C	Mediterranean Revival	
742	"	c.1926	C	Bungalow	
743	"	c.1926	C	Bungalow	
747	"	c.1934	CA	Bungalow	Porch Enclosed + Siding
748	"	c.1926	CA	Mediterranean Revival	Porch Removed
752	"	c.1926	CA	Mediterranean Revival	Addition
805	"	c.1926	CA	Bungalow	Porch Enclosed
807	"	?	NC	-	

SOUTH LAKE MORTON HISTORIC DISTRICT

Inclusive street addresses:

104-426 E. Belmar Street
 702-807 S. Winfree Avenue
 735-1122 S. Tennessee Avenue
 716-1130 S. Success Avenue
 714-1123 S. Boulevard
 711-750 S. Rushing Avenue
 114-613 E. Riggins Street
 209-418 E. Ridgewood Street
 809-1041 S. Pennsylvania Avenue
 114-407 E. Patterson Street
 701-836 S. Parkhill Avenue
 118-727 E. Park Street
 715-848 S. Orange Park Avenue
 121 E. Mosswood Road
 716-1126 S. Mississippi Avenue
 1011-1126 S. Melton Avenue
 509-720 E. McRorie Street
 114-964 E. McDonald Street
 109-169 Lake Morton Drive
 1-1230 Lake Hollingsworth Drive
 713-1123 S. Johnson Avenue
 807-837 S. Ingraham Avenue
 730 S. Florida Avenue
 513-724 E. Finney Street
 708-835 S. College Avenue
 113-710 E. Charles Street



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

P.O. BOX 37127

WASHINGTON, D.C. 20013-7127

NOV 29 1985



The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning November 17, 1985 and ending November 23, 1985. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARKANSAS, Benton County, War Eagle, War Eagle Bridge, CR 98 (11/19/85)

ARKANSAS, Izard County, Calico Rock, Calico Rock Historic District, Roughly bounded by Main St., Rodman, Walnut, and Peppersauce Alley (11/19/85)

DELAWARE, New Castle County, Middletown vicinity, Choptank-Upon-The-Hill (Rebuilding St. Georges Hundred 1850--1880 TR), Rt. 435 (11/19/85)

DELAWARE, New Castle County, Middletown vicinity, Okolona (Rebuilding St. Georges Hundred 1850--1880 TR), Rt. 429 (11/19/85)

DELAWARE, New Castle County, Middletown vicinity, Weston (Rebuilding St. Georges Hundred 1850--1880 TR), Off DE 71 (11/19/85)

DELAWARE, New Castle County, Odessa vicinity, Fairview (Rebuilding St. Georges Hundred 1850--1880 TR), Rt. 412 (11/19/85)

DELAWARE, New Castle County, Odessa vicinity, Mondamon Farm (Rebuilding St. Georges Hundred 1850--1880 TR), Rt. 2 (11/19/85)

DELAWARE, New Castle County, Odessa vicinity, Riverdale (Rebuilding St. Georges Hundred 1850--1880 TR), Off Bay View & Silver Run Rds. (11/19/85)

FLORIDA, Polk County, Lakeland, South Lake Morton Historic District, Bounded by Lake Morton Dr. & Palmetto St., Ingraham Ave., McDonald St., Johnson Ave., Lake Hollingsworth Dr., Balmar St. and Tennessee Ave. (11/20/85)

ILLINOIS, Cook County, Chicago, Logan Square Boulevards Historic District, West Logan, North Kedzie, North Humboldt, Logan Square, and Palmer Square Blvds. (11/20/85)

MARYLAND, Frederick County, Frederick vicinity, Gambrill House, Monocacy National Battlefield--MD 355 (11/18/85)

NEW MEXICO, Taos County, Ojo Caliente, Ojo Caliente Mineral Springs, NM 414 (11/17/85)

NEW YORK, Westchester County, Armonk, Bedford Road Historic District, Bedford Rd. (11/21/85)

NORTH CAROLINA, Buncombe County, Asheville, Oteen Veterans Administration Hospital Historic District, N side US 70 (11/20/85)

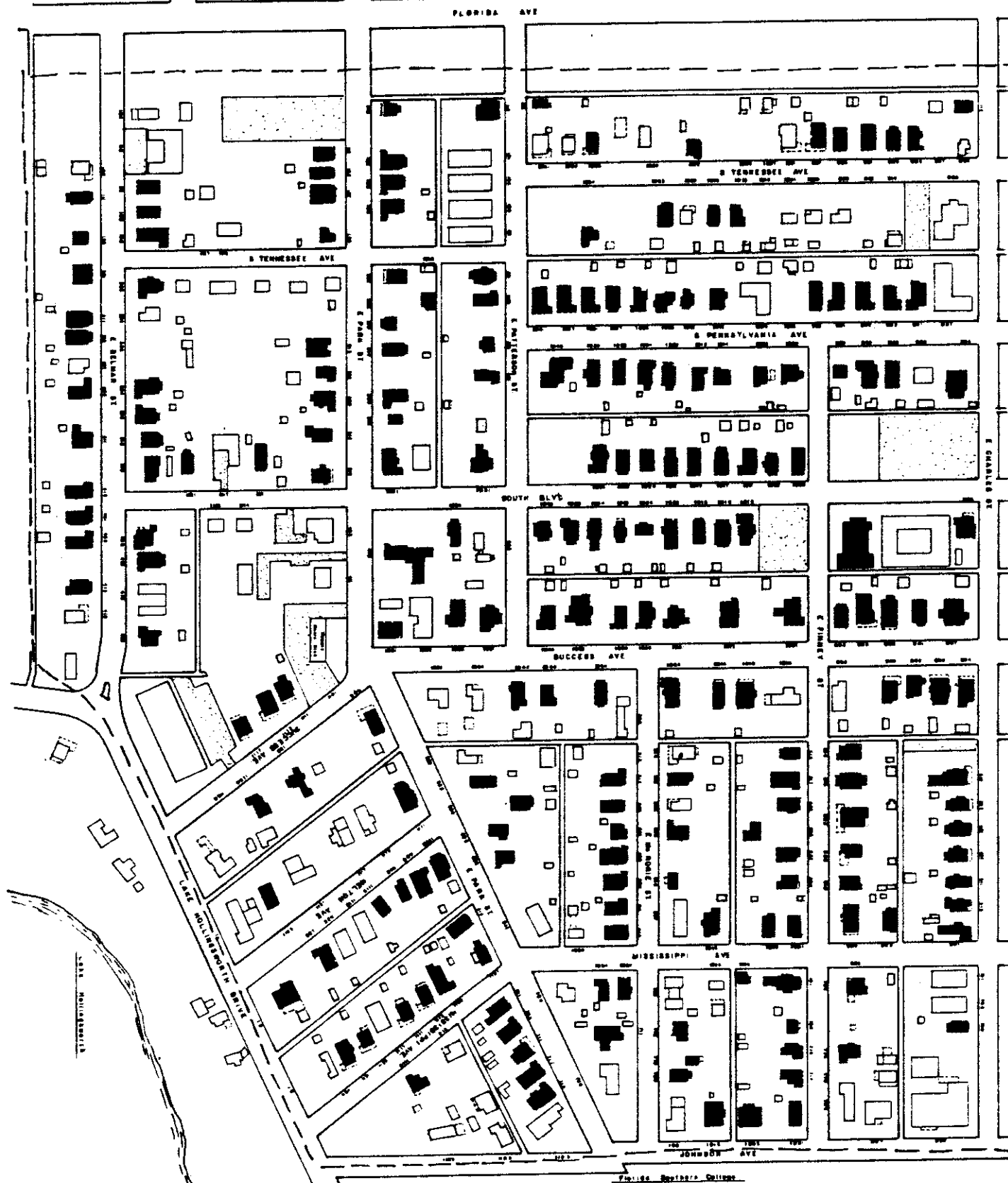
NORTH DAKOTA, Traill County, Mayville, First National Bank, 22 W. Main St. (11/20/85)

NORTH DAKOTA, Traill County, Mayville, Grandins' Mayville Farm District, 2 Brunsdale West (11/19/85)

NORTH DAKOTA, Traill County, Mayville, Mayville Historic District, Roughly bounded by 3rd St, 5th Ave., Main St., & 3rd Ave. (11/19/85)

SOUTH LAKE MORTON HISTORIC DISTRICT

MAP # 1

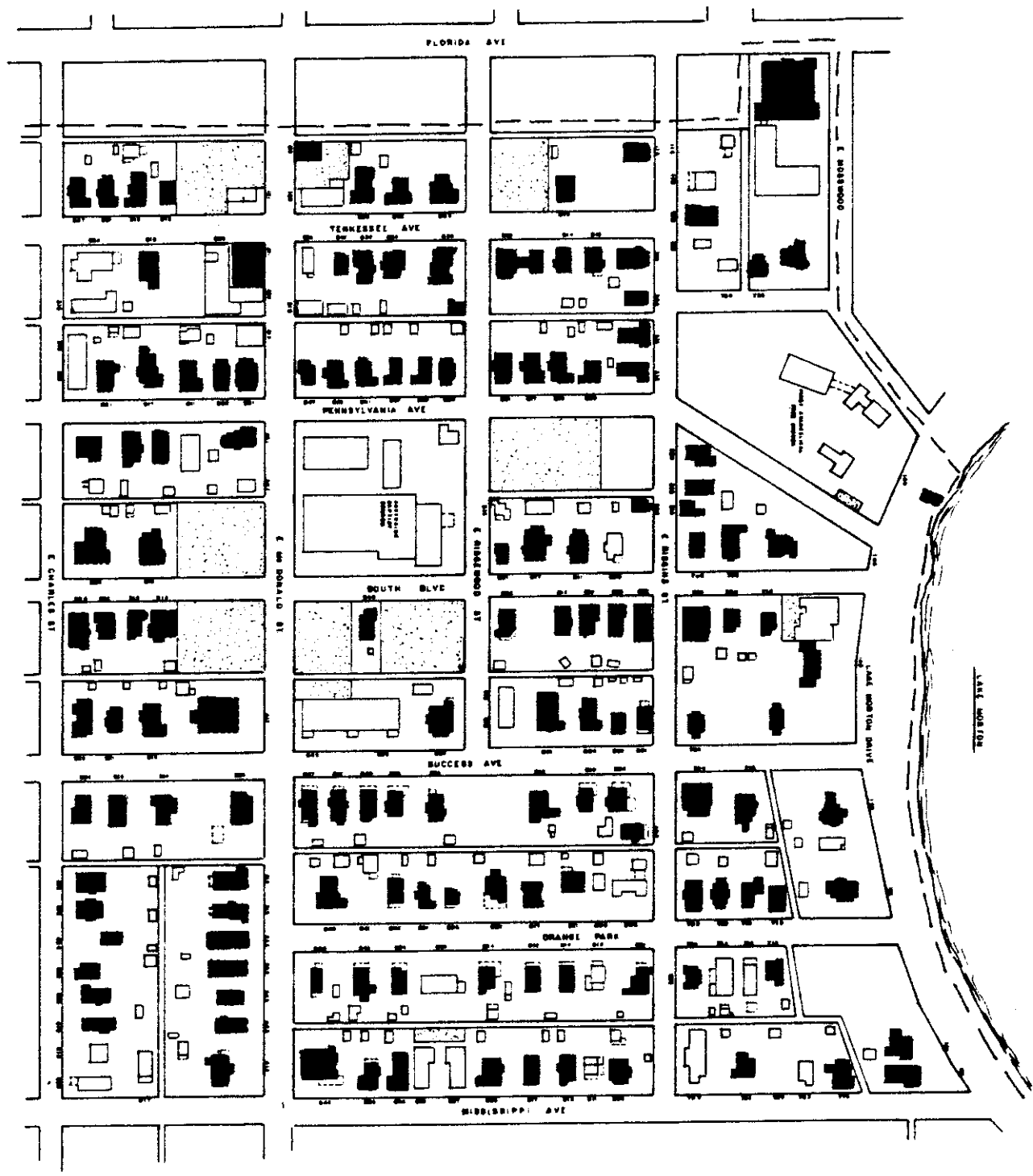


SOUTH LAKE MORTON NEIGHBORHOOD

Historic Lakeland, Inc.

EXISTING CONDITIONS
FEBRUARY 1984

City of Lakeland, Florida



SOUTH LAKE MORTON NEIGHBORHOOD

Historic Lakeland, Inc.

EXISTING CONDITIONS
FEBRUARY 1964

City of Lakeland, Florida



SOUTH LAKE MORTON HISTORIC DISTRICT MAP # 3



SOUTH LAKE MORTON NEIGHBORHOOD

Historic Lakeland, Inc.

EXISTING CONDITIONS
FEBRUARY 1984

City of Lakeland, Florida



SOUTH LAKE MORTON HISTORIC DISTRICT
Lakeland, Florida

UTM Reference:

- | | |
|----------------------|----------------------|
| a. 17/406940/3101500 | b. 17/407120/3101240 |
| c. 17/407120/3101020 | d. 17/406540/3100340 |
| e. 17/405900/3100340 | f. 17/405900/3101500 |

United States Department of the Interior
National Park Service

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National Register of Historic Places
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date entered

ORIGINAL - NOT TO BE REMOVED
FROM FILESSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SOUTH LAKE MORTON HISTORIC DISTRICTand or common N/A

2. Location

Bounded by Lake Morton Drive and Palmetto Street, Ingraham Avenue, McDonald Street,
street & number Johnson Avenue, Lake Hollingsworth Drive and the rear property line of
line of Balmar Street and Tennessee Avenue
city, town Lakeland vicinity of _____

state Florida code _____ county Polk code _____

3. Classification

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

4. Owner of Property

name Multiple ownership

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Polk County Courthousestreet & number Main and Broadwaycity, town Bartow state Florida 33830

6. Representation in Existing Surveys

title Historic Lakeland has this property been determined eligible? ☐ yes ☒ nodate 1981 - 83 ☐ federal ☐ state ☒ county ☐ localdepository for survey records Bureau of Historic Preservation, Florida Department of Statecity, town Tallahassee state Florida

7. Description

Condition

___ excellent
___ good
___ fair

___ deteriorated
___ ruins
___ unexposed

Check one

___ unaltered
___ altered

Check one

___ original site
___ moved date _____

Describe the present and original (if known) physical appearance

In early 1984, the South Lake Morton District was found to contain 760 buildings, including residential (96 percent), commercial, institutional and religious. Of this total, 565 or 75 percent were found to be significant and to contribute to the character of this historic neighborhood. There are also 40 extant buildings constructed prior to World War II that, due to severe alterations, are no longer contributing. The remaining 155 buildings do not contribute to the character of the neighborhood because they were constructed after World War II and are contemporary in design. Of the 565 historic buildings considered to be contributing, almost 90 percent fall into the 1918 to 1927 development period. When this is considered in light of the fact that at least 98 percent of the contributing buildings are residential, it is not surprising that their stylistic characteristics are very consistent. 62 percent of the contributing buildings were of the Bungalow Style, 25 percent of the Frame Vernacular (many tending toward Bungalow) and 6 percent of the Mediterranean Revival Style. Other styles of buildings totaled only 7 percent and were built almost exclusively in the 1904-1912 or 1934-1942 periods.

A contributing building within the South Lake Morton Historic District is defined as one which has not lost its architectural integrity through excessive alteration, was built between 1904 and 1935, and was constructed in Queen Anne, Frame Vernacular, Colonial Revival, Bungalow and Mediterranean Revival styles.

Present Physical Appearance

The South Lake Morton Historic District, like the remainder of in-town Lakeland, is dominated by lakes. Lake Morton is a small lake which was developed into a park-like setting for passive recreation. On its north border is Downtown Lakeland, with high quality commercial and public buildings facing southward over the lake. Development along the south shore is exclusively residential, with a mixture of uses occurring on the east and west shores. Adjacent to Lake Morton are located the Lakeland Public Library, Chamber of Commerce, Women's Club, churches and some multifamily buildings. The lake is continually used by the public for passive recreation, and is distinguished by a population of swans, ducks and geese. An annual arts and craft show is held on the shores of Lake Morton.

Lake Hollingsworth is a relatively large lake used for boating, skiing and active recreation along its shores. It is surrounded primarily by large single-family residences, but also is the site of Florida Southern College, a church and synagogue, a multi-family complex and a private club.

The western boundary of the District is defined by commercial development along Florida Avenue. This heavily traveled arterial supports "strip" commercial land uses typical of growing cities. Such development is limited to the half blocks facing S. Florida Avenue, after which residential uses predominate.

Bisecting the District at its approximate center are McDonald Street and Success Avenue. These collector streets carry east-west and north-south traffic through the area, and create the only signaled intersection within the survey boundaries. Like all of the streets, McDonald and Success are two lanes in width.

9. Major Bibliographical References

2 121

See attachment

10. Geographical Data

Acreeage of nominated property 250

Quadrangle name Lakeland

Quadrangle scale 1:24000

UTM References

A 17 406940 3101500
Zone Easting Northing

B 17 407120 3101240
Zone Easting Northing

C 17 407120 3101020

D 17 406540 3100340

E 17 405900 3100340

F 17 405900 3101500

G

H

Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title	Jim Edwards Historic Lakeland	Diana Primelles Historic Sites Specialist
------------	----------------------------------	--

organization Bureau of Historic Preservation, Department date of State

street & number The Capital telephone

city or town Tallahassee state FL 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state x local

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

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 4/26/85

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

8. Significance

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

Specific dates

Builder Architect

Statement of Significance (in one paragraph)

The South Lake Morton Historic District is significant architecturally because of its large concentration of Bungalow Style structures built between 1918 and 1935 as well as its scattering of early homes dating from the 1904-1917 periods. The Bungalows are largely unaltered and represent the full spectrum of variations within the style. Historically, the District is significant on the local level because of its association with early Lakeland and the Boom Period developers and because most of the local economic and political leaders during these periods resided there.

In 1881, Kentucky businessman Abraham Munn purchased eighty acres of northwest Polk County land without having seen the property. Whether Munn knew of Henry Plant's plans to build a railroad in this area is unknown, but the railroad eventually passed through the approximate center of Munn's property. Sending his son, Samuel, to lay out a commercial subdivision just prior to the railroad's arrival, Munn assured himself of an ideal location to develop a town.

From its establishment, Lakeland was a transportation center, growing and prospering from its location on Henry Plant's South Florida Railroad. The railroad passed through Polk County in 1884, with the Kissimmee to Tampa line of the railroad completed and linked just east of Lakeland on January 23, 1884. The addition of this rapid means of transportation suddenly made an isolated portion of inland Florida attractive to settlers.

During the next two years, this newly-established community became the most important railroad center in South Florida. Additional railroad lines were built through Lakeland from Tampa to Bartow, and from Bartow to Pemberton Ferry. And, because the railroad provided access to outside markets, including the Port of Tampa, a local agricultural export industry was created. By the turn-of-the-century, a growing phosphate mining industry joined citrus and strawberry production as a local generator of rail traffic and business activity.

As new residents came to Lakeland and the local economy grew, commercial establishments developed. Because Munn had provided appropriately-sized lots and blocks adjoining the railroad line, Lakeland's first commercial buildings were located within his subdivision. A forward-thinking developer, Munn provided additional improvements, including a railroad passenger station and adjoining public square. To complete his marketing strategy, Munn built Lakeland's first important hotel, the Tremont, to accommodate visiting prospects and newly-arrived residents.

By 1889, only five years after Munn's subdivision was platted, the public square was surrounded by frame commercial and public buildings, and a passenger station and freight depot. In this short time, Munn's strategy had been a success. His "Lakeland Improvement Company" had accomplished its goal of "the laying out of a townside with streets, avenues and lots...." The first commercial district--the center of a growing Lakeland--had been established.

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Ingraham Avenue forms a portion of the eastern District boundary. This collector road primarily serves through traffic, separating somewhat dissimilar neighborhoods. The campus of Florida Southern College defines the remainder of the eastern boundary.

The South Lake Morton District is in many ways a typical grid subdivision. Most streets meet at perpendicular intersections, forming blocks typically 250 to 300 feet in the east-west direction, and from 300 to as much as 1,200 feet in the north-south direction. Blocks usually contain alleys running in the direction of the longest block dimension, which are used as utility right-of-ways and for solid waste collection. Garage apartments are common along the alleys, creating a "second" neighborhood not readily visible from the street.

In spite of these more typical features, the South Lake Morton area maintains a character unique within Lakeland, and one that is rare for Florida cities in general. This character is a result of a rolling topography and an occasional angular or curvilinear street -- both features derived from the presence of lake basins on the north and the south. The juxtaposition of the grided streets over a rolling surface, particularly where they meet the curving streets of the lake shores, creates interesting vistas. This is particularly evident as one approaches Lake Morton from the south, eventually opening up a panoramic view of Downtown Lakeland across the lake. This neighborhood-to-downtown transition creates an especially attractive urban setting, and is characteristic of the neighborhood.

Most streets within the District are lined with a mature canopy of oaks planted early in the development of the subdivision. One and two-story homes, with their front porches, are oriented toward the street and set on relatively narrow (50'-60') lots. This pattern of a traditional single-family pedestrian scale neighborhood is seldom broken by commercial or multi-family development. In fact, the original pre-1930 character of frame homes, along quiet brick streets is evident throughout the District and gives the neighborhood its character.

Original Physical Appearance

1904 - 1912

In 1904, little urban development existed south of Lake Morton. But, in that year, Norman A. Riggins built a large Queen Anne Style residence overlooking Lake Morton from the site now occupied by the Evangelical Free Church (between Tennessee and Pennsylvania Avenues.) His estate encompassed a good deal of the northwest portion of the South Lake Morton area, and included a tennis court (Lakeland's first) and a boat house on Lake Morton (the existing city-owned structure was built on the original boat house foundation).

By 1906, development interests were at work south of Lake Morton. In March of that year, Scott's Lakeland Heights Subdivision was recorded and located just south of Mosswood Road. Haines & Owens Subdivision and Patterson, Finney & Cox's Dixieland (soon becoming

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Carter-Dean Realty Co's Revised Dixieland) followed closely in early 1907. By early 1908, streets were paved with clay in the Dixieland Subdivision, and lots were being auctioned.

The new subdivisions were at or near Lake Morton, with the Dixieland Subdivision stretching south along South Boulevard and Success Avenue.¹ Lots close to Lake Morton were the first to find favor with the new residents. Thus, after only 4 years, N. A. Riggins' home was no longer isolated on the south side of Lake Morton.

The 1904-1912 period saw the establishment of the South Lake Morton neighborhood as a viable residential area. Development was relatively limited in scope, concentrating near Lake Morton along Success Avenue and South Boulevard. The early builders tended to be higher-income business leaders and the area's developers themselves. Homes of the period were therefore large and somewhat ornate when compared with what was to follow.

Architecturally, the Victorian period still dominated local residential design. But, with the exception of Riggins' Queen Anne home (1904), homes were less picturesque tending toward vernacular interpretations of Victorian styles. This "Victorian Vernacular" all but disappeared by 1912, giving way to a transitional frame Vernacular prior to full acceptance of the Bungalow Style.

1913 - 1917.

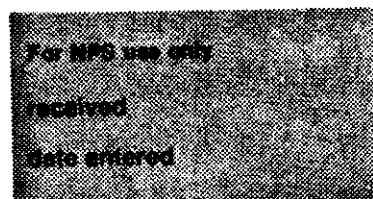
The area continued to grow at a moderate pace, slowing somewhat during the war years. In all, approximately 49 homes were added to the neighborhood between 1910 and 1917.² This growth continued along Success Avenue and South Boulevard, but also spread to less expensive lots on Tennessee Avenue and Riggins Street, with isolated sites on Finney Street, Orange Park Avenue, Mississippi Avenue, Johnson Avenue, College Avenue (then Phillips) and Palmetto Street.

Unlike earlier residences, homes built between 1913 and 1917 are less grand in scale and ornament. The Victorian influence is completely gone, in its place were vernacular wood-frame structures and the first buildings in the Bungalow style. The typical home of the period can best be described as a transition from the Victorian to the Bungalow styles.

The transitional home of the 1913 to 1917 period is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gables decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.

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The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a one-story broad porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rest upon brick piers, one to three feet in height. Infill is most often simple wood lattice.

The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

Homes of the transitional period did not totally abandon earlier techniques. The gable roof, a little shallower in slope, still supported gable wall dormers, and was often finished on the end with wood shingles. Irregular appendages were still constructed, and offset entrances remained popular.

One notable exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was an important residential type of this period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The bold massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavillion roof (a pyramid), and often, a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single-story hip porch or veranda. It too is supported by tapered and squared columns, much like its period counterpart.

The Colonial Revival home used little ornament. Straight-headed, single-light sash windows are most common, and rafters are often hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in 3 to 6 inch weather-board siding.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammar School (1st-8th Grade) was built along Lake Morton Drive at Palmetto Street.² Sidewalks leading to the school along Lake Morton were also built in 1913.³ Lake Morton Drive itself was asphalt paved in 1918.⁴

1918 - 1935

The decade prior to the Depression contributed 66 percent of the district's total buildings, 75 percent of all pre-1930 buildings, and almost 90 percent of the 565 buildings considered contributing. These statistics demonstrate the impact of the 1920's Boom Period on Lakeland. But the numbers also clearly establish that the South Lake Morton neighborhood is basically a product of the 1920's, as were its construction methods and styles.

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Three residential styles were utilized during the 1920's. However, the transitional Frame Vernacular declined in popularity throughout the 'teens' and the Mediterranean Revival Style had only limited use between 1924 and 1926. It was the third style, the widely popular Bungalow, that left its mark throughout the neighborhood as rapid growth spread to all parts of the survey area.

Between 1913 and 1935, the Bungalow Style dominated residential design in Lakeland. This may be due, in part, to the need for more moderately priced housing for the vast in-migration of the now mobile middle-class. Thus, the Bungalow home is ubiquitous throughout the city's pre-World War II neighborhoods.

As the area's first distinctive twentieth century style, the Bungalow makes a clear break with the past. Unlike its predecessors, the transitional, frame vernacular, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

The Bungalow, a style popular across America during the first quarter of the 20th Century, had its roots in the last half of the 19th Century. The Industrial Revolution had exposed generations of Americans to an urban life vastly different from their rural agrarian past. Many felt that a return to a simpler life was the answer to urban-industrial problems. These beliefs led to popular movements intended to simplify life, including the Suburban Movement, Back to Nature Movement, and the Arts and Crafts Movement.

A more tangible reaction to the urban environment prevalent during the early industrial period appeared in 1893. The World Columbian Exposition created a vision of a clean and spacious city containing large classical buildings and formal spaces. Less noted, however, was The Phoenix Villa, Japan's entry to the fair. Young architects, including Charles S. and Henry M. Greene, were impressed with this honest architectural approach and its treatment of wood and other natural materials.⁶

The Greenes, in addition to formal architectural training at M.I.T., had learned carpentry and other skills at the Manual Training High School at Washington University. After working with various firms in Boston, including the successor to H. M. Richardson's practice, the brothers moved to Southern California. It was there during the mid-1890's when their classical training began to give way to a new, less formal design.⁷ By 1903, the Greenes were building a new residential form, one which would become known as the California Bungalow.⁸ But, because of their concern for craftsmanship, Greene and Greene Bungalows were quite expensive.

During this period, a furniture maker named Gustav Stickley was publishing a monthly magazine called "The Craftsman". This publication, as well as two design books, Craftsman Homes (1909) and More Craftsman Homes (1912), was intended to provide middle-class Americans with simpler, more affordable, more "democratic" homes -- an alternative to

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the inner-city environment.⁹ The Bungalow Style of Greene and Greene, on a lesser scale, was seen as the design type best able to meet the needs of the growing middle-class and was strongly advocated in Stickley's publications.

The popularity of "Craftsman Bungalows" grew rapidly, owing to national publications such as "The Ladies Home Journal", and "House Beautiful". These magazines advocated the Bungalow as the most desirable of residential styles and published plans of various affordable models. Soon, architects and builders published books of plans available for sale. Sears-Roebuck even sold Bungalows via mail order.

Even when mass marketed, the Bungalow managed to maintain the quality and character of the original style. Years later, Green and Greene were recognized by their peers:

"You are formulators of a new and native architecture....
your gifts have now multiplied and spread to all parts of
the nation and are recognized throughout the world....
You have helped shape our distinctly national archi-
tecture...."

Bungalows are typically one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.

The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered, and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members, or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Usually, chimneys are exterior and become a part of the overall composition.

Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below, and three or more lights above, separated by vertical muntins. In the South Lake Morton area, a nine light over one light window type is commonly found. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

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Finally, the Bungalow is finished with a variety of materials, sometimes mixed in one building. Wood weatherboard is most common in Lakeland, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors were usually finished in earth-tone stains.

The distinctive style of the 1920's is rarely better represented than in the South Lake Morton area. Because the area received such concentrated growth in such a short time, it supports the most consistent pattern of pre-1930 residential development in Lakeland. And this pattern is dominated by the Bungalow Style.

Between 1918 and 1929, 480 buildings had been added to the South Lake Morton survey area, bringing the total to 548. With this substantial growth came a cross-section of Lakeland's upwardly mobile business, professional and governmental leaders.

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

1936 - 1942.

The District changed little during the Depression and early war years. A number of residential vacancies occurred during the late 1920's and early 1930's. Many of those individuals supported by the formerly booming real estate and construction industries had to leave their homes. With the local economy at a standstill, the development that did take place was limited to individual homes built on some of the remaining vacant lots.

The new construction that did occur during the period most often followed the formerly established pattern. Bungalows - indistinguishable from those of the 1920's - continued to be built until the early 1940's. One change was noted however. The period house - homes whose design followed closely a former period - were becoming popular in the early 1940's. Styles noted within the District include the Tudor Revival, English Cottage, Federal and Georgian. These styles had little impact in the District however, due to their limited number.

By the mid-1940's, neighborhoods further south became the fashionable locations to build. The South Lake Morton area saw little post-war activity, as new residences were being built elsewhere. It was not until the 1960's and '70's that development again took place. But, this time, changing tastes and area rezonings created an interest in multi-family development.

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During the past 30 years, most area development has been that of duplexes, apartments and recently a few condominiums. These forms of residential development are not consistent with the established pattern, either in use, scale or design character. Because of the limited amount of land remaining vacant after 1942, however, this new pattern of development has only a limited impact upon the historic character of the neighborhood. Further, the field survey found that single-family residential reinvestment is taking place in portions of the neighborhood, much like that experienced by historic neighborhoods in other cities.

FOOTNOTES

1. "Dixie, The Fashionable Suburb of Lakeland". The Lakeland News-Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
2. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1917.
3. Interview: Leonard C. Carter, Jr. Esq. by J. H. Edwards. Lakeland, Florida, 30 March 1984.
4. M. F. Hetherington, History of Polk County, Florida, 1928. (Lakeland Excerpt p.28).
5. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay". Historic Tampa/Hillsborough County Preservation Board, 1979 p.2.
6. Ricci, p.3.
7. McCoy, Esther. Five California Architects, 1975. p.104.
8. Ricci, p.4.
9. Ricci, p.4.
10. McCoy, p.146.

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Also in 1889, Munn's brother-in-law, John P. Morton, purchased land just south and east of Munn's eighty acres. The land contained timber and a lake, and some of the land was soon put to use producing citrus. Over the years, residents began to occupy parcels surrounding the lake which became known as Lake Morton.

The first twenty years of Lakeland history saw a rapid transition from early settlement to its role as a regional center of commerce. This sudden evolution from isolated scrubland to a town of 1,200 residents was a direct result of the development of Central Florida's rail transportation network.

The construction of Henry Plant's railroad brought a number of other developers to the area. One of these, William James Carter (1858-1930), came to Polk County from Jesup, Georgia in 1881. As a woods rider (timber estimator), W. J. Carter was assisting local sawmill owner, Mr. Barhite, in supplying crossties to the railroad then under construction. Back in Jesup, William Carter's brothers, Leonard (1856-1923) and Henry Bascom Carter (1872-1924), were involved in banking, manufacturing and timber-related businesses. They supported William Carter in his 1891 purchase of thousands of acres, just east of Lakeland, purchased primarily for turpentine and timber production.

William, who maintained his residence in Tampa, immediately established a turpentine still near the rail line. Some of the lands were planted in citrus.

With backing from Leonard Carter and successful Jesup banker, Columbus William Deen (1861-1927), lumber mills were built at Carter's and at Loughman. With this major expansion taking place, H. B. Carter moved from Jesup to the Lakeland area in 1893 to build and manage the mills.

By 1902, the Carter businesses were thriving in Polk County, employing approximately 1,500 people. C. W. Deen, seeing the potential in the Lakeland area, joined H. B. and Leonard Carter in purchasing William Carter's local interests and, in 1905, created the Carter Manufacturing Company. The company produced finished wood products such as sash, shingles, doors and lumber of pine and cypress. They also continued to produce turpentine and pitch, selling those products principally to Consolidated Naval Stores in Jacksonville.

In approximately 1908, C. W. Deen moved his family to Lakeland. Relying upon his business experience, he joined the Citizens Bank (becoming the First National Bank in c.1911), and soon became its president. Bank Directors included Deen, a Lakeland pioneer J. Wesley Bryant and Morris G. Munn, son of Abraham G. Munn, Lakeland's founder. Thus the Carter brothers and Deen were, with their substantial manufacturing and banking operations, well positioned to influence the growth then beginning to take place in Lakeland.

By 1905, area growth began to accelerate. Between 1903 and 1908, Lakeland grew from 1,200 to 4,500 persons, an increase of 275 percent, or 55 percent per year. That growth continued until around 1913, when the population reached 8,000 persons. This rapid influx of population required the construction of additional housing in Lakeland.

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Lakeland has, from its inception, been a divided city, with the railroad separating differing land uses. Land to the south was considered more "desirable" for residential development. So it was that in 1906, Lakeland's first important residential subdivision was platted just south of Lake Morton. John Patterson, owner of much of the land, Edward Finney a builder, and John F. Cox, a realtor and Mayor of Lakeland, subdivided a substantial tract between Lakes Morton and Hollingsworth with a portion extending westward to what is now Florida Avenue. They named the subdivision "Dixieland". John Cox was considered the "active spirit" in the Dixieland venture.

By February 1907, three subdivisions existed in the South Lake Morton Area: Scott's Lakeland Heights (March 1906), Haines & Owens subdivision (February 1907), and Patterson, Finney & Cox's Dixieland (filed February 12, 1907). Local development activity such as this apparently attracted the attention of C. W. Deen, for he and the Carters had formed the Carter-Deen Realty Co. and through it, purchased Patterson, Finney & Cox's Dixieland subdivision. By June 1907, the subdivision was replatted as Carter-Deen Realty Co.'s Revised Map of Dixieland.

C. W. Deen interested other investors from Georgia to join him and H. B. Carter in their new enterprises in Florida. These include John E. Melton, H. H. McRorie and C. M. Clayton. These individuals, through the Florida-Georgia Land Co., also invested in agricultural and commercial real estate elsewhere in Florida and South Georgia.

In their home base of Lakeland, Carter-Deen Realty and the Florida-Georgia Land Co. were aggressive. In January 1908, lots in their Dixieland subdivision were put up for sale, with clay streets already in place. Individual lots were auctioned that month and brought from \$130 to \$150. But, this was just the beginning. Carter-Deen Realty purchased, again from Dr. John Patterson, a large tract west from Florida Avenue to Lincoln Avenue (then Fifth Avenue). This subdivision was made a part of "Dixieland", expanding the entire holding by a factor of three.

As area growth continued, several more subdivisions were platted during the period 1908 to 1913. One of these, the Orange Park Subdivision, was platted by the Florida-Georgia Land Co. in September 1912. Until that time, it had been known as the "Skipper Grove", a thirteen acre citrus grove overlooking Lake Morton. Other subdivisions of the period included Cox & Johnson's Subdivision. Dan Johnson's Addition, Futch & Rogers Subdivision, Parkhill Addition, South Lakeland Addition and Cleveland Park. These and the remaining subdivisions make up the area incorporated in the South Lake Morton Historic District.

Clearly, by 1910, the Dixieland subdivision and the remainder of the South Lake Morton area was the new fashionable neighborhood in which to build. Prominent Lakelanders had already built substantial homes along Success Avenue and South Boulevard. Included were homes of three of the area's developers, John F. Cox, T. H. McRorie, and John E. Melton.

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John F. Cox, elected to two terms as City Clerk, seven terms as Mayor, a real estate broker, insurance agent and developer, was a visible proponent of the new neighborhood. His close and active association with the project is described in the 1910 promotional issue of the Lakeland News, in which he was described at length as "One of the Livest Real Estate Men in Florida."

Cox is recognized as the individual who named Success Avenue, believing so strongly in the "success" of the venture. In 1908 or 1909, he and his family built a home facing Lake Morton, between Success Avenue and South Boulevard. Unfortunately, this building has not survived.

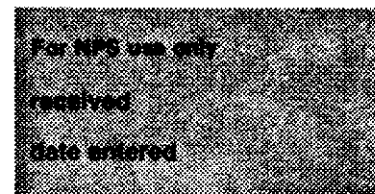
At about the same time, T. H. McRorie built a residence at 902 Success Avenue. McRorie was Secretary-Treasurer of Carter-Deen Realty Co., and would later become President of Deen's First National Bank. Like many others involved with the subdivision, a street was named in McRorie's honor.

In 1910, John E. Melton occupied the residence at 822 South Boulevard. Just after following Deen to Lakeland (c. 1909), Melton became Vice President of Carter-Deen Realty, and an officer in the Florida-Georgia Land Co. In later years, he and John Cox would be the principals of Carter-Deen Realty. Through the 1920's, Melton remained influential, playing a part in bringing the Stahl Co. to Lakeland to develop the massive Cleveland Heights project, just south of Lake Hollingsworth. He also owned the property on which the Polk Theatre (Munn Park Historic District) was built.

C. W. Deen built his home at 417 East McDonald Street in 1912. An expansive **Prairie** Style residence, Deen's home is the most architecturally significant building in the area. (Photo #18). Deen continued to occupy the home until his death in late 1927. In the interim he created the Florida Favorite Fertilizer Co., The Sand Gully Phosphate Co., and the Lake Stearns Grove Co. These businesses were in addition to his involvement in the Carter Manufacturing Co., The First National Bank of Lakeland, The Polk County Land Mortgage Co. and his ownership of some 800 acres of citrus near Lakeland.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. With this growth came the need for services. In 1913, Lake Morton Grammar School (1st-8th Grades) was built along Lake Morton Drive at Palmetto Street. Sidewalks leading to the school along Lake Morton were also built in 1913. Lake Morton Drive itself was asphalt paved in 1918.

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the great 1920's Boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

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In 1920, the City of Lakeland had approximately 7,000 residents, down somewhat from previous years. But, the Florida economy soon entered its greatest period of expansion. By 1924, the City's population had swelled to 16,500 residents, plus another 20,000 tourists that year.

"With the influx of great numbers of people, mostly intent upon speculative operations, a hectic condition resulted, which affected old residents as well as newcomers.

Property was bought and sold without consideration of actual values, but with the sole idea of speedy resales at a profit. The sudden increase of population strained the capacity of public utilities, housing facilities, etc., and heavy bond issues were floated to make provision for the abnormal demands. Public improvements on a large scale were launched, and the building program, already active, was speeded up until an average of three buildings, or even more, were completed every 24 hours."

It is evident that, during the 1920's, particularly 1924, 1925 and early 1926, construction activity was in a frenzy. The following statistics document the incredible growth occurring in Lakeland and within the South Lake Morton neighborhood.

REAL ESTATE TRANSFERS

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>	<u>1925</u>	<u>1926*</u>
1,095	1,308	1,326	1,741	4,250	17,413	8,924

BUILDING PERMIT VALUE

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1924</u>	<u>1924</u>
200,000	1,174,000	1,243,000	1,153,715	3,843,241
	<u>1925</u>		<u>1926 *</u>	
	8,506,685		3,299,740	

During the mid-1920's, every street in the District had construction underway, creating a neighborhood virtually overnight. Carter and Deen's subdivision was growing beyond any expectation held back in 1908 when lots were first sold. The growth of Dixieland served to firmly establish south Lakeland as the location for future residential development, a trend that remains true today.

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Further influencing this growth was the successful establishment of Southern College (now Florida Southern College) on the shores of Lake Hollingsworth in 1922. Forced by fire from their campus at Southerland in northern Pinellas County, Southern College was sought by many Florida cities. Lakeland's offer was 80 acres of orange groves overlooking Lake Hollingsworth, \$90,000 in cash and the donation of light and water services in the amount of \$50,000.

In May 1921, Lakeland's offer was accepted by the trustees. In May of 1922, construction began on the first two buildings on campus. As the college grew, it encouraged additional development in the South Lake Morton neighborhood which immediately surrounds it. Today, Florida Southern's complex of Frank Lloyd Wright buildings forms a National Register Architectural District (1975).

Before the great boom ended in 1926, Lakeland had over 25,000 residents and an unknown number of tourists. The effect of this growth on the South Lake Morton District was substantial. By 1922, an additional 190 homes had been built in the area. By 1929, 290 more homes and other buildings had been added, bringing the total to 548. Relatively few lots remained vacant. Thus, the boom period contributed by far the greatest number of buildings to the area, greatly influencing the architectural character exhibited today.

The South Lake Morton Historic District exhibits a surprisingly high degree of architectural integrity. This internal consistency extends both to the physical character and the historical period evident in the neighborhood today. Physical character includes location, design, setting, materials, workmanship, and feeling while historical period is evident through style and association.

1. Location - The area is geographically concentrated between two lakes, and bounded by major roads and dissimilar development. Physically, the area is high, well-drained land, sloping toward the lakes.
2. Design - Almost without exception, the buildings are residential, and of frame construction with wood siding or stucco. They are all 1 or 2 stories in height, and are oriented toward the street with front porches.
3. Setting - All streets are two-lane, treelined and laid in traditional grid fashion. Many streets are brick, with the busier routes asphalt paved. Lots are 50 and 60 feet in width with alleys to the rear.
4. Materials - Throughout the area, buildings are of frame construction, sided with wood weatherboard or wood shingles. Stucco is used occasionally. Piers and chimneys are always of brick.

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5. Workmanship - The "hand built" quality of the homes evident through the wood ornament - its variety and consistent use, particularly in the many craftsman Bungalows.
6. Feeling - The original quiet, early 20th century suburban character is maintained throughout most of the area.
7. Style - The Bungalow Style, locally popular from 1915 to 1940. It is evident throughout the survey area, and comprises 62 percent of the significant buildings and 46 percent of all buildings within the survey area.
8. Association - The neighborhood as a whole is associated with the city's early investors and developers, and served as homes to many of Lakeland's 20th Century business, professional and governmental leaders.

Architecturally, the most important field survey finds involved the period and style of construction. For example, 66 percent of all 760 area buildings - 90 percent of significant buildings were built in the period 1918 to 1927; the period of the great Boom.

62 percent of all of the significant buildings are Bungalow Style. These two factors - period and design - indicate that the South Lake Morton District contains a distinctive and significant collection of Florida "Boom Period" buildings. Defined by the dominant 1920's Bungalow, this collection is readily identifiable, and an important example of the style of residence so closely associated with suburban growth between 1910 and 1940.

In these eight categories, the District remains internally consistent. It is this integrity that distinguishes the area, and makes it a valuable community asset.

The historic significance of the South Lake Morton District is found in its association with important historical events, and its association with persons important to our past.

Until the turn-of-the-century, Lakeland grew primarily around its rail yards and commercial center. The development of the South Lake Morton area fundamentally altered that pattern as this neighborhood was the city's first significant residential concentration, complete with the first commercial district outside the downtown.

The opening of the South Lake Morton area firmly established south Lakeland as the most desirable location for new residential development. This trend is clearly seen today in the pattern of higher cost residential development extending further southward from Lake Hollingsworth through Cleveland Heights and now into the Lakeland Highlands and around Scott Lake. Only recently has this basic land use pattern been moderated by growth in north Lakeland.

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Perhaps most significant is the District's role in accommodating the growth of the community during the Florida Boom. While Lakeland's population increased over 350 percent from 1920 to 1926, the South Lake Morton area grew by over 840 percent, creating a neighborhood virtually overnight. Thus, this area is very much a product of the Boom, an event which has yet to be exceeded in its impact upon Lakeland and upon Florida as a whole.

Among the locally prominent citizens of Lakeland who built or occupied homes in the South Lake Morton District during its early development (in addition to the developers, Cox, McRorie, Melton, and Deen, as described above) were:

N. A. Riggins, a leading businessman and civic leader, whose 1904 Queen Anne residence at 121 Mosswood Road is the oldest extant building in the District (Photo #11).

R. L. Mayes, a prominent grocer and citrus packing house operator, whose Colonial Revival home at 158 Lake Morton Drive dates from 1910.

E. Z. Jones, real estate and timber broker with offices in Lakeland and Jacksonville, occupied the 1910 Victorian Vernacular residence at 1046 South Success Avenue.

Community leaders associated with the later development of the District included:

Eppes R. Tucker (1040 South Pennsylvania Avenue), one of Lakeland's earlier civic and political leaders, and influential attorney and judge.

Anton Schneider (4 Lake Hollingsworth Drive), Lakeland's city manager from 1922 to 1927, during the height of the development boom.

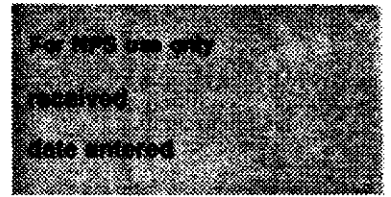
W. S. Rogers (915 South Boulevard) a leading insurance agent and City Commissioner in the 1920's Boom period, and

J. Hardin Peterson, Sr., (201 East Riggins Street), City Attorney during the 1920's Boom period, and later a U.S. Congressman from 1932 to 1954.

It is clear that a good portion of the community's leaders raised their families here, and presided over the expansion of the city during the Boom Period. Business, professional and government leaders - many who had their offices across Lake Morton in the Munn Park Historic District - chose to make a home in Lakeland's fashionable and fast growing neighborhood. It is safe to conclude that much of Lakeland's 20th Century leadership either made their home or were raised in the South Lake Morton area.

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The South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as a home to the city's upwardly mobile. Today, the neighborhood contains Lakeland's best preserved examples of the Boom period architecture, particularly the Bungalow Style which was so typical of the era.

FOOTNOTES

1. M. F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.19).
2. Hampton Dunn, Yesterday's Lakeland, 1974, p.18.
3. Dunn, p.19.
4. Hetherington, (Lakeland Excerpt p.6).
5. Hetherington, (Lakeland Excerpt p.5).
6. "Insurance Map of Lakeland," Sanborn-Perris Map Co., Limited, New York, April 1901.
7. Interview: Leonard C. Carter, Jr., Esq. by J. H. Edwards, Lakeland, Florida, 30 March 1984.
8. Carter Interview
9. Carter Interview.
10. Carter Interview.
11. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1903/1908/1913.
12. Ibid.
13. Hetherington, (Lakeland Excerpt p.19).
14. Carter Interview.
15. Hetherington (Lakeland Excerpt p.20).

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16. John Patterson was the grandfather of today's U.S. Senator Lawton Chiles of Lakeland. Patterson Street was named in his honor.
17. Hetherington (Lakeland Excerpt p.24).
18. "Dixieland, The Fashionable Suburb of Lakeland", The Lakeland News-Illustrated Souvenir Supplement, Lakeland, Florida, 1910. p.45.
19. "John Cox - One of the Livest Real Estate Men in Florida", The Lakeland News-Souvenir Supplement, p.42.
20. Carter Interview.
21. Hetherington (Lakeland Excerpt p.36).
22. Carter Interview.
23. "Insurance Map of Lakeland," 1917.
24. The school burned circa 1961. The site is now occupied by the Lakeland Public Library (c.1967).
25. Hetherington, (Lakeland Excerpt p.39).
26. "Economic Survey of Lakeland," Lakeland Chamber of Commerce, 1926, p.38.
27. Ibid. p.35.
28. Hetherington (Lakeland Excerpt p.35).
29. Ibid.

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2

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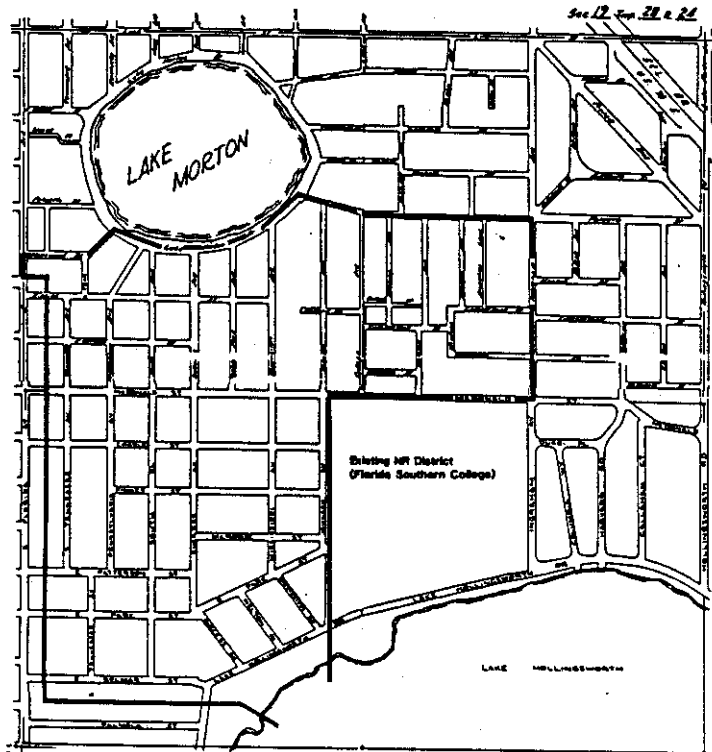
Geographic Data/Verbal Boundary Description

The South Lake Morton Historic District Boundaries are as follows:

Beginning at the center of the intersection of Mosswood Road and South Florida Avenue, run easterly to South Tennessee Avenue, then northeasterly to Lake Morton Drive and on to the shoreline of Lake Morton. Follow the shoreline of Lake Morton in an easterly, then northeasterly direction to the extended centerline of E. Palmetto Street. Follow the centerline of Palmetto Street easterly, to a point approximately 75 feet east of Winfree Avenue. From that point, run south along the rear lot lines of Block A of the Winfree Subdivision to the centerline of Cumberland Street, then east along that centerline to the centerline of Ingraham Avenue. Follow the centerline of Ingraham Avenue south to its intersection with McDonald Street, then west along the centerline of McDonald Street to Johnson Avenue. From that point, run south along the extended centerline of Johnson Street to the shoreline of Lake Hollingsworth, then southwesterly along that shoreline to the extended centerline of the alley approximately 150 feet south of the centerline of Belmar Street to a point approximately 170 feet east of the centerline of South Florida Avenue. From that point, run north following the centerline of the north-south alley between South Florida Avenue and South Tennessee Street, to the centerline of the east-west alley between Mosswood Road and Riggins Road. From that point, run west along the centerline of the alley to the centerline of South Florida Avenue, then north along that centerline to the point-of-beginning.

These boundaries are illustrated in the District Boundary map.

PROPOSED
South Lake Morton Historic District



NATIONAL REGISTER NOMINATION

Historic Preservation Fund

Florida State Historic Preservation Office

BY:

James H. Edwards, AICP
The Stewart Corporation, Architects

FOR:

Historic Lakeland, Inc.
August 1984

AMENDED: March 1985

P.101

NOMINATION PROPOSAL • FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC South Lake Morton Historic District

AND/OR COMMON
Dixieland (historic); College Area; Success Avenue

2 LOCATION

STREET & NUMBER
Between Lakes Morton and Hollingsworth

CITY, TOWN
Lakeland

STATE
Florida

VICINITY OF

COUNTY
Polk

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Varies: See Master Site File - Site Inventory Forms

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

ZIP CODE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Polk County Courthouse

STREET & NUMBER
Main and Broadway

CITY, TOWN

Bartow,

STATE

Florida

ZIP CODE

33830

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic Lakeland, Inc.; Survey Committee

DATE
1981, 1982 and 1983

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS Bureau of Historic Preservation, Florida Dept. of State

CITY, TOWN

Tallahassee,

STATE

Florida 32301

CONTINUATION SHEET

In early 1984, the South Lake Morton survey area was found to contain 760 buildings, including residential (96 percent), commercial, institutional and religious. Of this total, 565 or 75 percent were found to be significant and to contribute to the character of this historic neighborhood. There are also a number of extant buildings constructed prior to World War II that, due to severe alterations, no longer contribute to the area. These total approximately 40 buildings. The remainder, approximately 155 buildings, do not contribute to the character of the neighborhood, both because they were constructed after World War II and they are contemporary in design. Not included in the survey totals are those historic buildings which have been torn down or moved out of the area. These total approximately 71.

Survey area buildings were built during the period 1904 to present, with the majority (83 percent) built prior to 1942. Further, it was found that most survey area buildings were constructed in a relatively short span of time. While a full 75 percent were built prior to 1930, 88 percent of these were built between 1918 and 1927. Thus, 66 percent of the total 760 survey area buildings were constructed in the 10 year period of the late teens into the mid-1920's -- Florida's and Lakeland's great "Boom" period.

Of the 565 historic buildings considered to be contributing or contributing but altered, almost 90 percent fall into the 1918 to 1927 development period. When this is considered in light of the fact that at least 98 percent of the contributing or altered buildings are residential, it is not surprising that the stylistic characteristics of the buildings are very similar and consistent. The survey found that 62 percent of contributing/altered buildings were of the Bungalow Style, 25 percent of the Frame Vernacular (many tending toward Bungalow) and 6 percent of the Mediterranean Revival Style. Other styles of buildings totaled only 7 percent and were built almost exclusively in the 1904-1912 or 1934-1942 periods.

In summary, of the 760 survey area buildings, 342 are considered contributing and 223 are contributing-but-altered. Together, these categories comprise 565 buildings, or 75 percent of all buildings in the survey area.

CONTINUATION SHEET

Present Physical Appearance

Major Features.

The survey area, like the remainder of in-town Lakeland, is dominated by lakes. Lake Morton is a small lake developed into a park-like setting for passive recreation. On its north border is Downtown Lakeland, with high quality commercial and public buildings facing southward over the lake. Development along the south shore is exclusively residential, with a mixture of uses occurring on the east and west shores. Adjacent to Lake Morton are located the Lakeland Public Library, Chamber of Commerce, Women's Club, churches and some multifamily buildings. The lake is continually used by the public for passive recreation, and is distinguished by its support of the community's swans, ducks and geese. An annual arts and crafts show is held on the shores of Lake Morton.

Lake Hollingsworth is a relatively large lake used heavily for boating, skiing and active recreation along its shores. It is surrounded primarily by large single-family residences, but also is the site of Florida Southern College, a church and synagogue, a multi-family complex and a private club.

The western boundary of the survey area is dominated by S. Florida Avenue. This heavily traveled arterial supports "strip" commercial land uses typical of growing cities. Such development is limited to the half block facing S. Florida Avenue, transitioning quickly to residential uses.

Bisecting the survey area at its approximate center are McDonald Street and Success Avenue. These collector streets carry east-west and north-south traffic through the area, and create the only signaled intersection within the survey boundaries. Like all survey area streets, McDonald and Success are two lanes in width.

Ingraham Avenue forms a portion of the eastern survey boundary. This collector road primarily serves through traffic, separating somewhat dissimilar neighborhoods.

CONTINUATION SHEET

Character.

The South Lake Morton survey area is in many ways a typical grid subdivision. Most streets meet at perpendicular intersections, forming blocks typically 250 to 300 feet in the east-west direction, and from 300 to as much as 1,200 feet in the north-south direction. Blocks usually contain alleys running in the direction of the longest block dimension; alleys which are used as utility right-of-ways and for solid waste collection. Garage apartments are common along the alleys, creating a "second" neighborhood not readily visible from the street.

In spite of these more typical features, the South Lake Morton area maintains a character unique within Lakeland, and rare for Florida cities in general. This character is a result of a rolling topography and an occasional angular or curvilinear street -- both features due to the presence of lake basins on the north and the south. The juxtaposition of the grided streets over a rolling surface, particularly where they meet the curving streets of the lake shores, creates imagable spaces and vistas. This is particularly evident as one approaches Lake Morton from the south, eventually opening up a panoramic view of Downtown Lakeland across the lake. This neighborhood-to-downtown view and transition is an especially attractive urban setting, and is an important factor in the character of the neighborhood.

Most streets within the area are lined with a mature canopy of oaks planted early in the development of the subdivision. One and two-story homes, with their front porches, are oriented toward the street and set on relatively narrow (50'-60') lots. This pattern of a traditional single-family pedestrian scale neighborhood is seldom broken by commercial or multi-family development. In fact, the original pre-1930 character of frame homes along quiet brick streets is evident throughout the survey area, and gives the neighborhood a feeling uniquely its own.

CONTINUATION SHEET

Original Physical Appearance

1904-1912.

In 1904, little urban development existed south of Lake Morton. But, in that year, Norman A. Riggins built a large Queen Anne Style residence overlooking Lake Morton from the site now occupied by the Evangelical Free Church (between Tennessee and Pennsylvania Aves.). His estate encompassed a good deal of the northwest portion of the survey area, and included a tennis court (Lakeland's first) and a boat house on Lake Morton (the existing city owned structure is now built on the original boathouse foundation).

By 1906, development interests were at work south of Lake Morton. In March of that year, Scott's Lakeland Heights Subdivision was recorded and located just south of Mosswood. Haines & Owens Subdivision and Patterson, Finney & Cox's Dixieland (soon becoming Carter-Deen Realty Co.'s Revised Dixieland) follow closely behind in early 1907. By early 1908, streets were paved with clay in the Dixieland Subdivision, and lots were auctioned.

The new subdivisions were at or near Lake Morton, with the Dixieland Subdivision stretching south along South Boulevard and Success Avenue. Lots close to Lake Morton were the first to find favor with the new residents. Thus, after only 4 years, N.A. Riggins' home was no longer isolated on the south side of Lake Morton.

By 1912, several prominent families had built homes in the survey area. Due to the status accorded the Dixieland Subdivision, most of these homes were located along South Boulevard and Success Avenue, with the remainder overlooking Lake Morton. A number of significant sites of the period were found:

1. N.A. Riggins House "Mosswood" (1904); 121 Mosswood Rd. - Queen Anne. The oldest site. Riggins was a leading businessman and respected community leader.
2. R.L. Mayes/J.A. Wright House (c. 1910); 158 Lake Morton Drive - Colonial Revival. Mr. R.L. Mayes, first associated with the Lakeland Grocery Co., went on to establish a citrus packing house. He was a City Councilman in 1910. John Wright, occupant of the home from c.1940 to 1982, was a well-known Real Estate Broker who was associated with Munn's Lakeland Improvement Co. as early as the 1920's.

CONTINUATION SHEET

3. T.H. McRorie House (c. 1910); 902 S. Success Ave. - Frame Vernacular (Victorian). T.H. McRorie was an officer in the Carter-Deen Realty Co. and First National Bank. McRorie Street was named in his honor.
4. E.Z. Jones House (c. 1910); 1046 S. Success Ave. - Victorian Vernacular. E.Z. Jones was a major Florida Real Estate Broker, with offices in Jacksonville and Lakeland. He operated the Interstate Land and Timber Exchange.
5. C.W. Deen House (1912); 417 E. McDonald St. - Prairie. The most significant site in the district. This large Prairie Style residence was built by C.W. Deen, principal in Carter-Deen Realty, Carter Manufacturing Co., First National Bank and many other important local businesses.
6. J.E. Melton House (c. 1910); 822 So. Boulevard - Victorian Vernacular. John E. Melton was an officer in the Carter-Deen Realty Co. and the Florida-Georgia Land Co. He later became a well-known Realtor and leader in his own right. Melton Street is named in his honor.

Although John F. Cox built his home along Success Ave. facing Lake Morton in c. 1909, it was later razed or completely rebuilt on an adjacent site. He moved to that site during the 1920's but the home was moved elsewhere in c. 1981.

The 1904-1912 period saw the establishment of the South Lake Morton neighborhood as a viable residential area. Development was relatively limited in scope, concentrating near Lake Morton along Success Avenue and South Boulevard. The early builders tended to be higher-income business leaders and the area's developers themselves. Homes of the period were therefore large and somewhat ornate when compared with what was to follow.

CONTINUATION SHEET

Architecturally, the Victorian period still dominated local residential design. But, with the exception of Riggins' Queen Anne home (1904), homes were less picturesque, tending toward a vernacular interpretation of thie Victorian styles. This "Victorian Vernacular" all but disappeared by 1912, giving way to a transitional Frame Vernacular prior to full exceptance of the Bungalow Style.

1913-1917.

The survey area continued to grow at a moderate pace, slowing somewhat during the war years. In all, approximately 49 homes were added to the neighborhood between 1910 and 1917.² This growth continued along Success Avenue and South Boulevard, but also spread to less expensive lots on Tennessee Avenue and Riggins Street, with isolated sites on Finney Street, Orange Park Avenue, Mississippi Avenue, Johnson Avenue, College Avenue (then Phillips) and Palmetto Street.

Unlike earlier residences, homes built between 1913 and 1917 are less grand in scale and ornament. Gone completely is the Victorian influence, relying instead upon vernacular wood frame techniques and, to a limited extent the Bungalow Style. The typical home of the period can best be described stylistically as a transition from the Victorian to the Bungalow Styles.

The transitional home of the 1913 to 1917 period is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gable decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.

The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a one-story broad porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rest upon brick piers, one to three feet in height. Infill is most often simple wood lattice.

The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

CONTINUATION SHEET

Homes of the transitional period did not totally abandon earlier techniques however. The gable roof, a little shallower in slope, still supported gable wall dormers, and was often finished on the end with wood shingles. Irregular appendages were still constructed, and offset entrances remained.

One notable variation or exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was an important residential type of this period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The bold massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavillion roof (a pyramid), and often, a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single-story hip porch or verandah. It too is supported by tapered and squared columns, much like its period counterpart.

The Colonial Revival home used little ornament. Straight-headed, single light sash windows are most common, and rafters are often hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in 3 to 6 inch weatherboard siding.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammer School (1st - 8th Grade) was built along Lake Morton Drive at Palmetto St. Sidewalks leading to the school along Lake Morton were also built in 1913.³ Lake Morton Drive itself was asphalt paved in 1918.⁴

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the great 1920's boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

CONTINUATION SHEET

1918-1929.

The decade prior to the Depression contributed 66 percent of the district's total 760 buildings, 75 percent of all pre-1930 buildings, and almost 90 percent of the 565 buildings considered contributing or contributing but altered. These statistics demonstrate the impact of the 1920's Boom Period on Lakeland. But the numbers also clearly establish that the South Lake Morton neighborhood is a product of the 1920's, and therefore its construction methods and styles.

Three residential styles were seen locally during the 1920's. However, the transitional Frame Vernacular declined in popularity throughout the 'teens and the Mediterranean Revival Style had only limited use between 1924 and 1926. It was the third style, the widely popular Bungalow, that left its mark throughout the neighborhood as rapid growth spread to all parts of the survey area.

Between 1915 and 1935, the Bungalow Style dominated residential design in Lakeland. This may be due, in part, to the need for more moderately priced housing for the vast in-migration of the now mobile middle-class. Regardless, the Bungalow home is ubiquitous throughout the city's pre-World War II neighborhoods.

As the area's first distinctive twentieth century style, the Bungalow makes a clear break with the past. Unlike its predecessor, the Transitional Style, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

The Bungalow, a style popular across America during the first quarter of the 20th Century, had its roots in the last half of the 19th Century. The Industrial Revolution had exposed generations of Americans to an urban life vastly different from their rural agrarian past. Many felt that a return to a simpler life was the answer to urban-industrial problems. These beliefs led to popular movements intended to simplify life, including the Suburban Movement, Back to Nature Movement and the Arts and Crafts Movement.⁵

CONTINUATION SHEET

A more tangible reaction to the urban environment prevalent during the early industrial period appeared in 1893. The World Columbian Exposition created a vision of a clean a spacious city with large classical buildings and formal spaces. Less noted, however, was The Phoenix Villa, Japan's entry to the fair. Young architects, including Charles S. and Henry M. Greene, were impressed with this honest architectural approach and its treatment of wood and other natural materials.⁶

The Greenes, in addition to formal architectural training at M.I.T., had learned carpentry and other skills at the Manual Training High School at Washington University. After working with various firms in Boston, including the successor to H.H. Richardson's practice, the brothers moved to Southern California. It was there during the mid-1890's when their classical training began to give way to a new, less formal design.⁷ By 1903, the Greenes were building a new residential form, one which would become known as the California Bungalow.⁸ But, because of their concern for craftsmanship, Greene and Greene Bungalows were quite expensive.

During this period, a furniture maker named Gustav Stickley was publishing a monthly magazine called "The Craftsman". This publication, as well as two design books, Craftsman Homes (1909) and More Craftsman Homes (1912), was intended to provide middle-class Americans with simpler, more affordable, more "democratic" homes⁹-- an alternative to the inner-city environment. The Bungalow Style of Greene and Greene, on a lesser scale, was seen as the design type best able to meet the needs of the growing middle-class and was strongly advocated in Stickley's publications.

The popularity of "Craftsman Bungalows" grew rapidly, owing to national publications such as "The Ladies Home Journal" and "House Beautiful". These magazines advocated the Bungalow as the most desirable of residential styles and published plans of various affordable models. Soon, architects and builders published books of plans available for sale. Sears-Roebuck even sold Bungalows via mail order.

Even when mass marketed, the Bungalow managed to maintain the quality and character of the original style. Years later, Greene and Greene were recognized by their peers:

"You are formulators of a new and native architecture....your gifts have now multiplied and spread to all parts of the nation and are recognized throughout the world.... You have helped shape our distinctly national architecture..."¹⁰

CONTINUATION SHEET

Bungalows are typically one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.

The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members, or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Usually, chimneys are exterior, and become a part of the overall composition.

Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below, and three or more lights above, separated by vertical muntins. In the South Lake Morton area, a unique nine light over one light window type is commonly found. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

Finally, the Bungalow is finished with a variety of materials, sometimes mixed in one building. Wood weatherboard is most common in Lakeland, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors were usually finished in earth-tone stains.

CONTINUATION SHEET

Nowhere locally is the distinctive style of the 1920's better represented than in the South Lake Morton area. Because the area received such concentrated growth in such a short time, it supports the most consistent pattern of pre-1930 residential development in Lakeland. And this pattern is dominated by the Bungalow Style.

Between 1918 and 1929, an additional 480 buildings had been added to the South Lake Morton survey area, bringing the total to 548. With this substantial growth came a cross-section of Lakeland's upwardly mobile business, professional and governmental leaders. During the late 1920's, the following occupations were held by residents of the survey area.

Architects
Bankers
Businessmen
(Managers, Presidents, Owners)
Citrus Growers
Citrus Processors
City Commissioners
City Department Heads
City Managers
Contractors

Dentists
Developers
(of neighborhood)
Doctors
Engineers
Insurance Agents
Lawyers
Ministers
Police
Professors
(Southern College)

Railroad Conductors
Railroad Dispatchers
Railroad Trainmaster
Real Estate Agents
Salesmen
Skilled Craftsmen
(Plasterer, Carpenter, Mason,
Electrician, Plumber)
Surveyors
Teachers

Within this group of community leaders, a number of area residents stand out. These are individuals who lived in the South Lake Morton area during the 1920's, and, during that period or in later years, became well-known and respected within the community.

1. John Ballenger - 219 E. Riggins Street
General Superintendent for William P. McDonald, and later a successful local businessman.
2. Dr. James Boulware, Jr. - 811 South Boulevard
Well known physician who grew up in the neighborhood.
3. Charles Larsen - 1046 S. Success Avenue
Director of the City's Light and Water Department for many years, and City Manager during the 1930's.
4. J. Hardin Peterson, Sr. - 201 E. Riggins Street
City Attorney during the city's tremendous growth and eventual fiscal crises of the 1920's. Became U.S. Congressman from the First District in 1932, an office he held until 1954.
5. W.S. Rogers - 915 South Boulevard
A successful insurance agent and a City Commissioner during the city's major expansion of the mid-1920's.

CONTINUATION SHEET

6. Anton Schneider - 4 Lake Hollingsworth Drive
Lakeland's first City Manager (1922-1927). Schneider led a progressive city administration that implemented many public improvements during the city's great Boom.
7. Eppes R. Tucker - 1040 S. Pennsylvania Avenue
An attorney and judge, Tucker was a founder of Lakeland as an incorporated city. He served as attorney to Abraham Munn, and as one of the city's first alderman and mayors.
8. Edgar Watson - 926 S. Success Avenue
Lakeland's best known medical family formed the Watson Clinic, now one of the largest group medical practices in the nation, and a major local industry.

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

1930-1942.

The survey area changed little during the Depression and early war years. The development that did take place was limited to individual homes built on some of the remaining vacant lots. In all, only about 62 homes were built during this period.

A good deal of residential vacancy occurred during the late 1920's and early 1930's. Many of those individuals supported by the formerly booming real estate and construction industries had to leave their homes. With the local economy at a standstill, the tremendous 1920's housing stock was far too large for the Depression-Era demand.

The new construction that did take place during the period most often followed the formerly established pattern. Bungalows - indistinguishable from those of the 1920's - continued to be built until the early 1940's. One change was noted however. The period house - homes whose design followed closely a former period - were becoming popular in the early 1940's. Styles noted within the survey area include the Tudor Revival, English Cottage, Federal and Georgian. These styles had little impact in the survey area, however, due to their limited number.

CONTINUATION SHEET

By the mid-1940's, neighborhoods further south became the fashionable locations to build. The South Lake Morton area saw little post-war activity, as new residences were being built elsewhere. It was not until the 1960's and '70's that development again took place. But, this time, changing tastes and area rezonings created an interest in multi-family development.

During the past 30 years, most area development has been that of duplexes, apartments and, recently a few condominiums. These forms of residential development are not consistent with the established pattern, either in use, scale or design character. Because of the limited amount of land remaining vacant after 1942 however, this new pattern of development is having only a limited impact upon the historic character of the neighborhood. Further, the field survey found that single-family residential reinvestment is taking place in portions of the neighborhood, much like that experienced by historic neighborhoods in other cities.

CONTINUATION SHEET

FOOTNOTES

1. "Dixieland, The Fashionable Suburb of Lakeland". The Lakeland News - Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
2. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1917.
3. Interview: Leonard C. Carter, Jr. Esq. by J.H. Edwards. Lakeland, Florida, 30 March 1984.
4. M.F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.28).
5. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay", Historic Tampa/Hillsborough County Preservation Board, 1979 p.2.
6. Ricci, p.3.
7. McCoy, Esther, Five California Architects, 1975. p.104.
8. Ricci, p.4.
9. Ricci, p.4.
10. McCoy, p.146.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
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<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

SUMMARY OF STATEMENT OF SIGNIFICANCE

The South Lake Morton Historic Sites Survey area possesses a high degree of integrity and is a significant tangible example of the events, persons and architecture that so greatly influenced Lakeland as it grew from a rural town to Florida's largest inland city. The area represents Lakeland's first major suburban expansion and the beginning of the city's growth to the south. The developers of the area, and many who eventually lived there, were local leaders who greatly influenced the political and economic development of the city, particularly during its great boom. Finally, the area is a well-preserved distinctive example of Florida's Boom Period and of the Bungalow Style of architecture so important to that period.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Analysis & Significance

The survey area was initially chosen because of its perceived architectural integrity and importance in Lakeland's historical development. The area is the first significant residential development south of the downtown, and appeared to be a logical addition to the central business district's Munn Park Historic District (certified 1983)¹. The survey and historical research found that these assumptions were indeed true. However, the historical significance of the area was found to be far more important to Lakeland, both for its role in the community's physical development and as a home to many of the city's 20th century leaders. Also, direct linkages between the survey area and the downtown historic district were discovered -- linkages which make the neighborhood an economic and cultural extension of the historic downtown involving many of the same individuals and major events.

CONTINUATION SHEET

Establishment of Lakeland (1884-1905)

Munn Survey/South Florida Railroad.

In 1881, a Kentucky businessman purchased eighty acres of northwest Polk County land without having seen the property.² Whether Abraham Munn knew of Henry Plant's plans to build a railroad in this area is unknown, but the railroad eventually passed through the approximate center of Munn's property. Sending his son, Samuel to lay out a commercial subdivision just prior to the railroad's arrival, Munn assured himself an ideal location to develop a town, and set about doing just that.

From its establishment, Lakeland was a transportation center, growing and prospering from Henry Plant's South Florida Railroad. The railroad passed through Polk County in 1884,³ with the Kissimmee to Tampa line of the railroad completed and linked just east of Lakeland on January 23, 1884. The addition of this rapid means of transportation suddenly made an isolated section of inland Florida attractive to settlers.

During the next two years, this newly-established community became the most important railroad center in South Florida.⁴ Additional rail lines were built through Lakeland from Tampa to Bartow, and from Bartow to Pemberton Ferry. And because the railroad provided access to outside markets, including the Port of Tampa, a local agricultural export industry was created. By the turn-of-the-century, a growing phosphate mining industry joined citrus and strawberry production as a local generator of rail traffic and business activity.

As new residents came to Lakeland and the local economy grew, commercial establishments developed. Because Munn had provided appropriately-sized lots and blocks adjoining the railroad line, Lakeland's first commercial buildings were located within his subdivision. A forward-thinking developer, Munn provided additional improvements, including a railroad passenger station and adjoining public square. To complete his marketing strategy, Munn built Lakeland's first important hotel, the Tremont, to accommodate visiting prospects and newly-arrived residents.⁵

By 1889, only five years after Munn's subdivision was platted, the public square was surrounded by frame

CONTINUATION SHEET

commercial and public buildings, and a passenger station and freight depot. In this short time, Munn's strategy had been a success. His "Lakeland Improvement Company" had accomplished its goal of "the laying out of a townsite with streets, avenues and lots..."⁶ The first commercial district--the center of a growing Lakeland--had been established.

Also in 1889, Munn's brother-in-law, John P. Morton, purchased land just south and east of Munn's eighty acres. The land contained timber and a lake, and some of the land was soon put to use producing citrus. Over the years, residents began to occupy parcels surrounding the lake which became known as Lake Morton.

The first twenty years of Lakeland history saw a rapid transition from early settlement to its role as a regional center of commerce. This sudden evolution from isolated scrubland to a town of 1,200⁷ residents is a direct result of the development of Central Florida's rail transportation network.

Carter and Deen Invest in Lakeland.

The construction of Henry Plant's railroad brought a number of workers to Florida for the first time. One of these, William James Carter (1858-1930), came to Polk County from Jesup, Georgia in 1881.⁸ As a woods rider (timber estimator), W.J. Carter was assisting local sawmill owner, Mr. Barhite, in supplying crossties to the railroad then under construction. By 1884, with the main railroad line through Polk County complete, Carter moved to Lacochee and then, in 1890, on to Tampa.

Back in Jesup, William Carter's brothers Leonard (1856-1923) and Henry Bascom Carter (1872-1924), were involved in banking, manufacturing and timber-related businesses.⁹ Having the resources to invest in Florida, they supported William Carter in his 1891 purchase of many thousands of acres just east of Lakeland. Purchased primarily for turpentine and timber production, the tracts stretched from Lake Hancock on the south to Clermont on the north.

Bisected by Plant's railroad, the Carter brothers' tracts were easily accessible to William, who maintained his residence in Tampa. He immediately established a turpentine still near the rail line, and began to harvest stumps (naval stores) for turpentine production. Production increased, and certain of the lands were planted in citrus. The area supported a post office, and was officially named Carters, Florida.

CONTINUATION SHEET

By 1897, it was apparent that Florida was growing, and that there was a market for finished lumber products. With backing from Leonard Carter and successful Jesup banker, Columbus William Deen (1861-1927), lumber mills were built at Carters and at Loughman. With this major expansion taking place, H.B. Carter moved from Jesup to the Lakeland area in 1898 to build and manage the mills.¹⁰

Lumber and turpentine production continued to grow, supplying local needs as well as developing an export market to and through Tampa. William Carter began to sell finished products through the W.J. Carter Lumber Company in Tampa (later purchased by Knight & Wall Co.) and the St. Petersburg Lumber Company. In Carters, a permanent community of workers known as Ragtown developed around the mill, with additional workers commuting to the mill by train from Lakeland.

By 1902, the Carter businesses were thriving in Polk County, employing approximately 1,500 people. C.W. Deen, seeing the potential in the Lakeland area, joined H.B. and Leonard Carter in purchasing William Carter's local interests and, in 1905, created the Carter Manufacturing Company. The company produced finished wood products such as sash, shingles, doors and lumber of pine and cypress. They also continued to produce turpentine and pitch, selling those products principally to Consolidated Naval Stores in Jacksonville.

In approximately 1908, C.W. Deen moved his family to Lakeland.¹¹ Relying upon his banking experience, he joined the Citizens Bank (becoming the First National Bank in c.1911), and soon became its president. The bank Directors included Deen, Lakeland pioneer J. Wesley Bryant and Morris G. Munn, son of Abraham G. Munn, Lakeland's founder. Thus, the Carters' and Deen were, with their substantial manufacturing and banking operations, well positioned to influence growth then beginning to take place in Lakeland.

The Establishment of Dixieland and the South Lake Morton
Neighborhood (1906-1919)

By 1905, area growth began to accelerate. Between 1903 and 1908, Lakeland grew from 1,200 to 4,500 persons,¹² an increase of 275 percent, or 55 percent per year. That growth continued until around 1913, when the population reached 8,000 persons.¹³ This rapid influx of population required additional housing to be constructed in Lakeland.

CONTINUATION SHEET

Since Lakeland has, from its inception, been a "north-south" city, with the railroad separating differing social groups, land to the south was considered more "desirable" for residential development. So it was that in 1906, Lakeland's first important residential subdivision was platted just south of Lake Morton. John Patterson, owner of much of the land, Edward Finney a builder, and John F. Cox, a realtor and Mayor of Lakeland, subdivided a substantial tract between Lakes Morton and Hollingsworth with a portion extending westward to what is now Florida Avenue. Because it was "south of town", and also likely due to Cox's father's involvement with the Civil War, they named the subdivision "Dixieland". John Cox was considered the "active spirit"¹⁴ in the Dixieland venture.

By February 1907, three subdivisions existed in the South Lake Morton Area; Scott's Lakeland Heights (March 1906), Haines & Owens Subdivision (February 1907), and Patterson, Finney & Cox's Dixieland (filed February 12, 1907). Local development activity such as this apparently attracted the attention of C.W. Deen, for he and the Carters had formed the Carter-Deen Realty Co. and through it, purchased Patterson, Finney & Cox's Dixieland subdivision. By June 1907, the subdivision was replatted as Carter-Deen Realty Co.'s Revised Map of Dixieland.

C.W. Deen interested other investors from Georgia to join him and H.B. Carter in their new enterprises in Florida. These include John E. Melton, T.H. McRorie and C.M. Clayton. These individuals, through the Florida-Georgia Land Co., also invested in agricultural and commercial real estate elsewhere in Florida and South Georgia.¹⁵

In their home base of Lakeland, Carter-Deen Realty and the Florida-Georgia Land Co. were aggressive. In January 1908, lots in their Dixieland subdivision were put up for sale, with clay streets already in place. Individual lots were auctioned that month and brought from \$130 to \$150.¹⁶ But this was just the beginning. Carter-Deen Realty purchased, again from Dr. John Patterson,¹⁷ a large tract west from Florida Avenue to Lincoln Avenue (then Fifth Ave.). This subdivision was made a part of "Dixieland", expanding the entire holding by a factor of three.

As area growth continued, several more subdivisions were platted during the period 1908 to 1913. One of these, the Orange Park Subdivision, was platted by the Florida-Georgia Land Co. in September 1912. Until that time, it had been known as the "Skipper Grove", a thirteen acre citrus grove overlooking Lake Morton.¹⁸ Other subdivisions of the

CONTINUATION SHEET

period included Cox & Johnson's Subdivision, Dan Johnson's Addition, Futch & Rogers Subdivision, Parkhill Addition, South Lakeland addition and Cleveland Park. These and the remaining subdivisions which make up the survey area are shown in Figure 4.

Clearly, by 1910, the Dixieland subdivision and the remainder of the South Lake Morton area was the new fashionable neighborhood in which to build. A two-page "story" of Carter-Deen's Dixieland appeared in the 1910 Souvenir Supplement of The Lakeland News, and is reproduced here in Figures 5 and 6. As indicated by the story, prominent Lakelanders had already built substantial homes along Success Avenue and South Boulevard. Included were homes of three of the areas's developers, John F. Cox, T.H. McRorie, and John E. Melton.¹⁹

John F. Cox elected to two terms as City Clerk, seven terms as Mayor, a real estate broker, insurance agent and developer, was a visible proponent of the new neighborhood. His close and active association with the project is described in the 1910 promotional issue of the Lakeland News.

JOHN F. COX
One of the Livest Real Estate Men
in Florida.

It is recognized by all that no individual has done more to boom and boost Lakeland than John F. Cox. He loves Lakeland, is proud of her past and confident of her future, and is never happier than when exploiting her beauties and advantages. He has spent a neat sum in advertising the city, and while incidentally booming his own business, the whole community has been benefitted.

Mr. Cox is a native of Mississippi, but has spent practically all the years of his manhood in Florida, having been a citizen of Lakeland for about fourteen years. His business ability and sound judgment were not unrecognized by the citizens of Lakeland, and they elected him to the position of Clerk, Treasurer and Assessor for two successive terms, following which he served as Mayor four terms. No other citizen of Lakeland has received more marked evidence of the confidence of his fellow citizens.

CONTINUATION SHEET

While conducting a general insurance business, also, Mr. Cox's principal business is real estate, and he knows Lakeland property and the value of land in the vicinity as he does the alphabet. It was through his exploitation that the beautiful suburb of Dixieland was put on the high road to development, and he has done his full share of building as well as boosting. It is perhaps not too much to state that no real estate man of this section has located more people in or around Lakeland, and we have never heard any man who purchased real estate through him express dissatisfaction.²⁰

Cox is recognized as the individual who named Success Avenue, believing so strongly in the "success" of the venture. In 1908 or 1909, he and his family built a home facing Lake Morton, between Success Avenue and South Boulevard.

At about the same time, T.H. McRorie built a residence at McDonald Street and Success Avenue. McRorie was Secretary-Treasurer of Carter-Deen Realty Co., and would later become President of Deen's First National Bank. Like many others involved with the subdivision, a street was named in McRorie's honor.

In 1910, John E. Melton (Melton Street) lived on South Boulevard, likely at 817 or 822. Just after following Deen to Lakeland (c. 1909), Melton became Vice President of Carter-Deen Realty, and an officer in the Florida-Georgia Land Co. In later years, he and John Cox would be the principals of Carter-Deen Realty.²¹ Through the 1920's, Melton remained influential, playing a part in bringing the Stahl Co. to Lakeland to develop the massive Cleveland Heights project just south of Lake Hollingsworth.²² He also owned the property on which the Polk Theatre (Munn Park Historic District) was built.

C.W. Deen built his home across the street from McRorie in 1912. An expansive Prairie Style residence, Deen's home is the most architecturally significant building in the area. Deen continued in the home until his death in late 1927. In the interim, he created the Florida Favorite Fertilizer Co., The Sand Gully Phosphate Co., and the Lake Stearns Grove Co.²³ These businesses were in addition to his involvement in the Carter Manufacturing Co., The First National Bank of Lakeland, The Polk County Land Mortgage Co. and his ownership of some 800 acres of citrus near Lakeland.

CONTINUATION SHEET

By 1917, approximately 68 homes had been built in the South Lake Morton area,²⁴ most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammer School (1st - 8th Grade) was built along Lake Morton Drive at Palmetto St.²⁵ Sidewalks leading to the school along Lake Morton were also built in 1913. Lake Morton Drive itself was asphalt paved in 1918.

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the great 1920's boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

The Florida Boom (1920-1926)

In 1920, the City of Lakeland had approximately 7,000 residents, down somewhat from previous years. But the Florida economy soon entered its greatest period of expansion. By 1924, the City's population had swelled to 16,500 residents, plus another 20,000 tourists that year.

"...With the influx of great numbers of people, mostly intent upon speculative operations, a hectic condition resulted, which affected old residents as well as newcomers.

Property was bought and sold without consideration of actual values, but with the sole idea of speedy resales at a profit. The sudden increase of population strained the capacity of public utilities, housing facilities, etc., and heavy bond issues were floated to make provision for the abnormal demands. Public improvements on a large scale were launched; and the building program, already active, was speeded up until an average of three buildings, or even more, were completed every 24 hours."²⁶

It is evident that, during the 1920's, particularly 1924, 1925 and early 1926, construction activity was in a frenzy. The following statistics document the incredible growth occurring in Lakeland and within the South Lake Morton neighborhood.

CONTINUATION SHEET

REAL ESTATE TRANSFERS²⁷

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>	<u>1925</u>	<u>1926*</u>
1,095	1,308	1,326	1,741	4,250	17,413	8,924

BUILDING PERMIT VALUE²⁸

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>
200,000	1,174,000	1,243,000	1,153,715	3,843,241
		<u>1925</u>	<u>1926*</u>	
		8,506,685	3,299,740	

During the mid-1920's, every street in the survey area had construction underway, creating a neighborhood virtually overnight. Carter and Deen's subdivision was growing beyond any expectation held back in 1908 when lots were first sold. The growth of Dixieland served to firmly established south Lakeland as the location for future residential development, a trend that remains true today.

Further influencing this growth was the successful establishment of Southern College (now Florida Southern College) on the shores of Lake Hollingsworth in 1922. Forced by fire from their campus at Southerland, Southern College was sought by many Florida cities. Lakeland's offer was 80 acres of orange grove overlooking Lake Hollingsworth, \$90,000 cash and the donation of light and water services in the amount of \$50,000.²⁹

In May 1921, Lakeland's offer was accepted by the trustees. In May of 1922, construction began on the first two buildings on campus.³⁰ As the college grew, it encouraged additional development in the South Lake Morton neighborhood which immediately surrounds it. Today, Florida Southern's complex of Frank Lloyd Wright buildings forms a National Register Architectural District (1975).

Before the great boom ended in 1926, Lakeland had over 25,000 residents and an unknown number of tourists. The effect of this growth on the survey area was substantial. By 1922, an additional 190 homes had been built in the area. By 1929, 290 more homes and other buildings had been added, bringing the total to 548. This growth brought the area to near buildout, with only a relatively few lots remaining vacant. Thus, the boom period contributed by far the greatest number of buildings to the survey area, greatly influencing the architectural character exhibited today.

* First six months only

CONTINUATION SHEET

Significance (cont.)

Area Integrity.

The field survey results demonstrate that the South Lake Morton Historic Sites Survey Project area exhibits a suprisingly high degree of integrity. This internal consistency extends both to the physical character and the historical period evident in the neighborhood today. Physical character includes location, design, setting, materials, workmanship, and feeling while historical period is evident through style and association.

1. Location - The area is geographically concentrated between two lakes, and bounded by major roads and dissimilar development. Physically, the area is high, well-drained land, sloping toward the lakes.
2. Design - Almost without exception, the buildings are residential, and of frame construction with wood siding or stucco. They are all 1 or 2 stories in height, and are oriented toward the street with front porches.
3. Setting - All streets are two-lane, treelined and laid in traditional grid fashion. Many streets are brick, with the busier routes asphalt paved. Lots are 50 and 60 feet in width with alleys to the rear.
4. Materials - Throughout the area, buildings are of frame construction, sided with wood weatherboard or wood shingles. Stucco is used occasionally. Piers and chimneys are always of brick.
5. Workmanship - The "hand built" quality of the homes evident through the wood ornament - its variety and consistent use, particularly in the many craftsman Bungalows.
6. Feeling - The original quiet, early 20th century suburban character is maintained throughout most of the area. Little has occurred to change that character.
7. Style - The Bungalow Style, locally popular from 1915 to 1940, is evident throughout the survey ara, and comprises 62 percent of the significant buildings and 46 percent of all buildings within the survey area.
8. Association - The neighborhood as a whole is associated with the city's early investors and developers, and served as home to many of Lakeland's 20th Century business, professional and governmental leaders.

CONTINUATION SHEET

Significance (cont.)

In these eight categories, the survey area remains internally consistent. It is this integrity that distinguishes the area, and makes it a valuable community asset.

Significance.

The significance of the South Lake Morton area can be grouped into two broad areas; historical and architectural. Historical significance can be further defined as the area's association with important historical events, and its association with persons important to our past. These three areas of significance are discussed individually.

1. Events

Until the turn-of-the century, Lakeland was a town concentrated closely around its rail yards and commercial center, transitioning quickly to the surrounding agricultural lands. The development of the South Lake Morton area fundamentally altered that pattern forever, as this neighborhood was the city's first significant suburb, complete with the first commercial district outside the downtown.

In addition to its role as Lakeland's first suburb, the development of the South Lake Morton area firmly established south Lakeland as the desirable location for new development. This trend is clearly seen today in the pattern of higher cost residential development from Lake Hollingsworth through Cleveland Heights and now into the Lakeland Highlands and around Scott Lake. Only recently has this basic land use determinant been moderated by growth in north Lakeland.

Perhaps most significant is the survey area's role in accommodating the yet-to-be-matched growth of the Florida Boom (1920-1926). While Lakeland's population increased over 350 percent from 1920 to 1926, the South Lake Morton area grew by over 840 percent, creating a neighborhood virtually overnight. Thus, this area is very much a product of the Boom, an event which has yet to be exceeded in its impact upon Lakeland and upon Florida as a whole.

CONTINUATION SHEET

Significance (cont.)

2. Persons

The significant individuals associated with the South Lake Morton area include those involved with its development and, subsequently, others who lived within the neighborhood.

The field survey located four sites which were home to the areas early developers; Cox, Deen, McRorie and Melton. These individuals, along with Carter, Finney and Patterson, initially purchased, subdivided, developed, promoted and marketed the area in 1907. Carter, Cox, Deen and Melton were especially influential in Lakeland, involving themselves in many other projects into the late 1920's. Their importance to the community goes well beyond their Dixieland Subdivision, as they influenced the political and economic growth of the city during its most rapid period of growth.

The field survey also demonstrated that the South Lake Morton area was the place for the upwardly mobile to live. It is clear that a good portion of the community's leaders raised their families here, and presided over the expansion of the city during the Boom Period. Business, professional and government leaders - many who had their offices across Lake Morton in the Munn Park Historic District - chose to make a home in Lakeland's fashionable and fast growing suburb. It is safe to conclude that much of Lakeland's 20th century leadership either made their home or were raised in the South Lake Morton area.

3. Architecture

Architecturally, the most important field survey findings involve the period and style of construction. For example, 66 percent of all 760 area buildings - 90 percent of significant buildings were built in the period 1918 to 1927; the period of the great Boom.

Also, the survey found that 62 percent of all significant buildings are of the Bungalow Style of construction. These two factors - period and design - indicate that the South Lake Morton survey area contains a distinctive and significant collection of Florida "Boom Period" buildings. Defined by the dominant 1920's Bungalow, this collection is readily identifiable, and an important example of the style of residence so closely associated with suburban growth between 1910 and 1940.

CONTINUATION SHEET

Significance (cont.)

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

CONTINUATION SHEET

FOOTNOTES

1. The Munn Park Historic District was established as a locally ordinated district in July, 1980 and certified in April, 1983.
2. M.F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.19).
3. Hampton Dunn, Yesterday's Lakeland, 1976, p.18.
4. Dunn, p.19.
5. Hetherington, (Lakeland Excerpt p.6).
6. Hetherington, (Lakeland Excerpt p.5).
7. "Insurance Map of Lakeland," Sanborn-Perris Map Co., Limited, New York, April 1901.
8. Interview: Leonard C. Carter, Jr. Esq. by J.H. Edwards. Lakeland, Florida, 30 March 1984.
9. Carter Interview.
10. Carter Interview.
11. Carter Interview.
12. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1903/1908/1913.
13. Ibid.
14. Hetherington, (Lakeland Excerpt p.19).
15. Carter Interview.
16. Hetherington (Lakeland Excerpt p.20).
17. John Patterson was the grandfather of today's U.S. Senator Lawton Chiles of Lakeland. Patterson Street was named in his honor.
18. Hetherington (Lakeland Excerpt p.24).
19. "Dixieland, The Fashionable Suburb of Lakeland". The Lakeland News - Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
20. "John F. Cox - One of the Livest Real Estate Men in Florida". The Lakeland News - Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.42.

CONTINUATION SHEET

FOOTNOTES

(cont.)

21. Carter Interview.
22. Hetherington, (Lakeland Excerpt p.36).
23. Carter Interview.
24. "Insurance Map of Lakeland," 1917.
25. The school burned in about 1963. The site is now occupied by the Lakeland Public Library (c.1967).
26. Hetherington, (Lakeland Excerpt p.39).
27. "Economic Survey of Lakeland." Lakeland Chamber of Commerce, 1926, p.38.
28. Ibid., p.35.
29. Hetherington, (Lakeland Excerpt p.35).
30. Ibid.

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1. "Insurance Map of Lakeland, Florida." Sanborn Map Company, New York, 1903/1908/1913/1917/1922/1929.

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1. Economic Survey of Lakeland, Florida. Lakeland Chamber of Commerce, 1926.
2. Lufsey, R.E. "History of Lakeland." Lakeland: Federal Writers Project, 1936.
3. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay". Historic Tampa/Hillsborough County Preservation Board, 1979.

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2. McNeely, Ed. & A.R. McFadyen. A History of Polk County. Polk County Centennial Committee, 1961. p.10-12,35.
3. Watson, Dr. Judge. "A History of College Heights United Methodist Church". Unpublished: 1977.
4. Unidentified Newspaper Article. "Lakeland's and Acton's Red Letter Day". 1884.
5. Unidentified Promotional Pieces. "Wayne County: A Region of Countless Resources and Wonderful Activity" and "The Jesup Banking Company". Jesup, Georgia: 1902?

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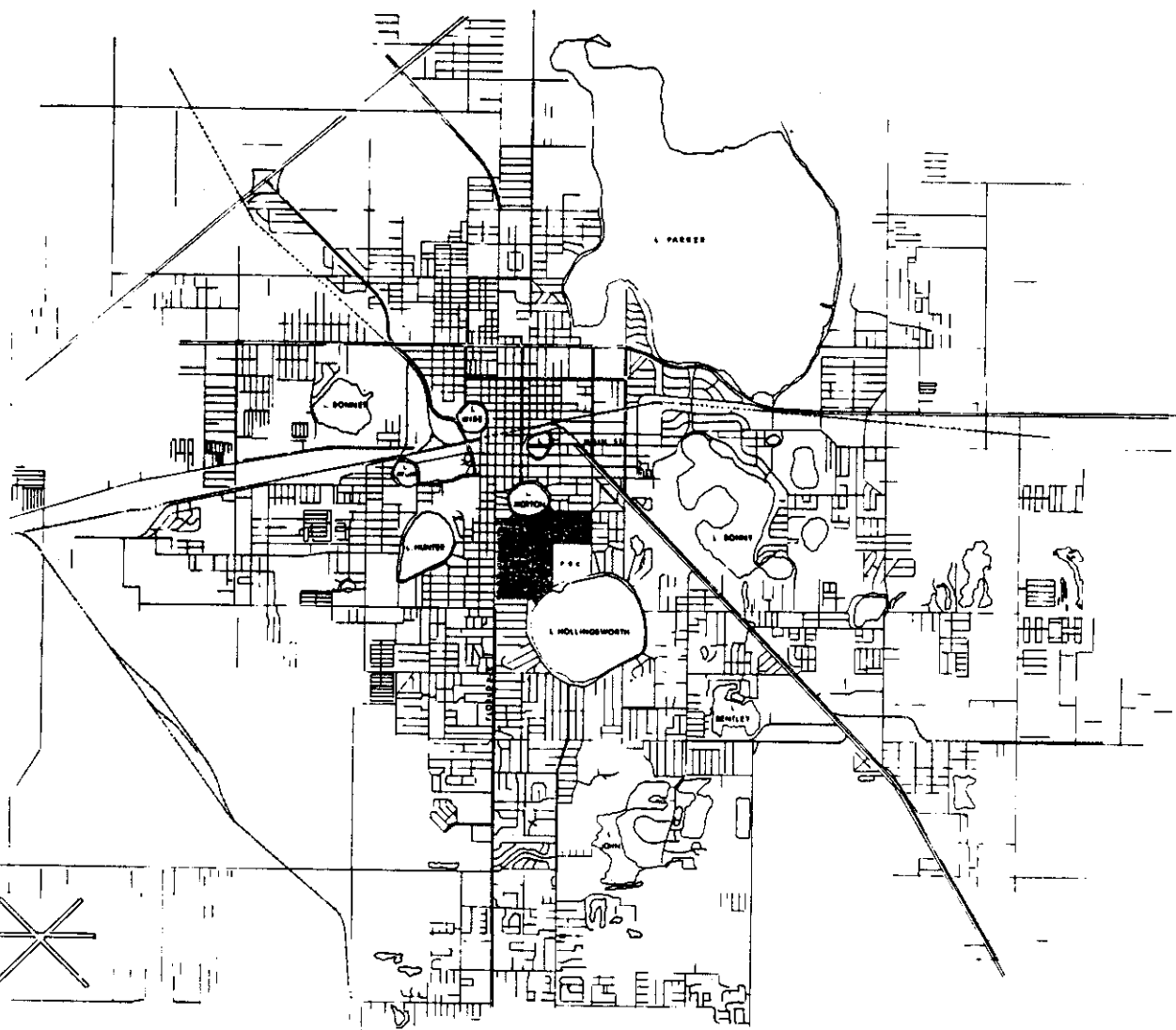
6. City Directory/Lakeland, Florida. (1925-1982).
R.L. Polk Directory Co. Jacksonville, Florida.
7. "Souvenir Edition, The Lakeland News". Lakeland: Lakeland
News Publishing Co., 1910.

CONTINUATION SHEET

The recommended district boundaries are as follows:

Beginning at the center of the intersection of Mosswood Road and South Florida Avenue, run easterly to South Tennessee Avenue, then northeasterly to Lake Morton Drive and on to the shoreline of Lake Morton. Follow the shoreline of Lake Morton in an easterly, then northeasterly direction to the extended centerline of E. Palmetto Street. Follow the centerline of Palmetto Street easterly, to a point approximately 75 feet east of Winfree Avenue. From that point, run south along the rear lot lines of Block A of the Winfree Subdivision to the centerline of Cumberland Street, then east along that centerline to the centerline of Ingraham Avenue. Follow the centerline of Ingraham Avenue south to its intersection with McDonald Street, then west along the centerline of McDonald Street to Johnson Avenue. From that point, run south along the extended centerline of Johnson Street to the shoreline of Lake Hollingsworth, then southwesterly along that shoreline to the extended centerline of the alley approximately 150 feet south of the centerline of Belmar Street. From that point, run west along the extended centerline of the east-west alley south of Belmar Street to a point approximately 170 feet east of the centerline of South Florida Avenue. From that point, run north following the centerline of the north-south alley between South Florida Avenue and South Tennessee Street, to the centerline of the east-west alley between Mosswood Road and Riggins Street. From that point, run west along the centerline of the alley to the centerline of South Florida Avenue, then north along that centerline to the point-of-beginning.

These suggested boundaries are illustrated in the attached boundary map.



SOUTH LAKE MORTON NEIGHBORHOOD

Figure 1
LOCATION

Historic Lakeland Inc.

F. Feighum

City of Lakeland, Florida
Community Development Department

10/3/83



SOUTH LAKE MORTON NEIGHBORHOOD

Figure 4

SUBDIVISIONS PLATS

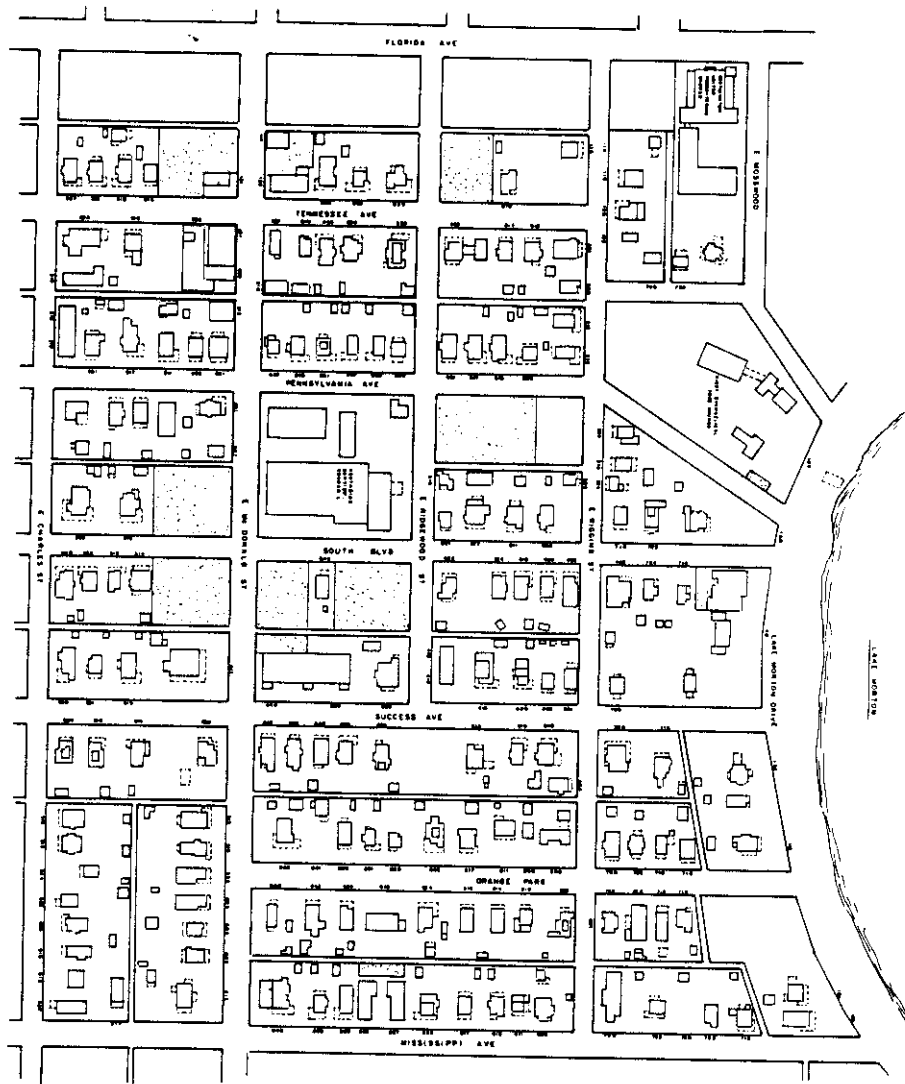
Historic Lakeland Inc.

ALL A PART OF SEC. 19-TWP-28S-RGE. 24E

City of Lakeland, Florida
Community Development Department

10/3/83

CONTINUATION SHEET

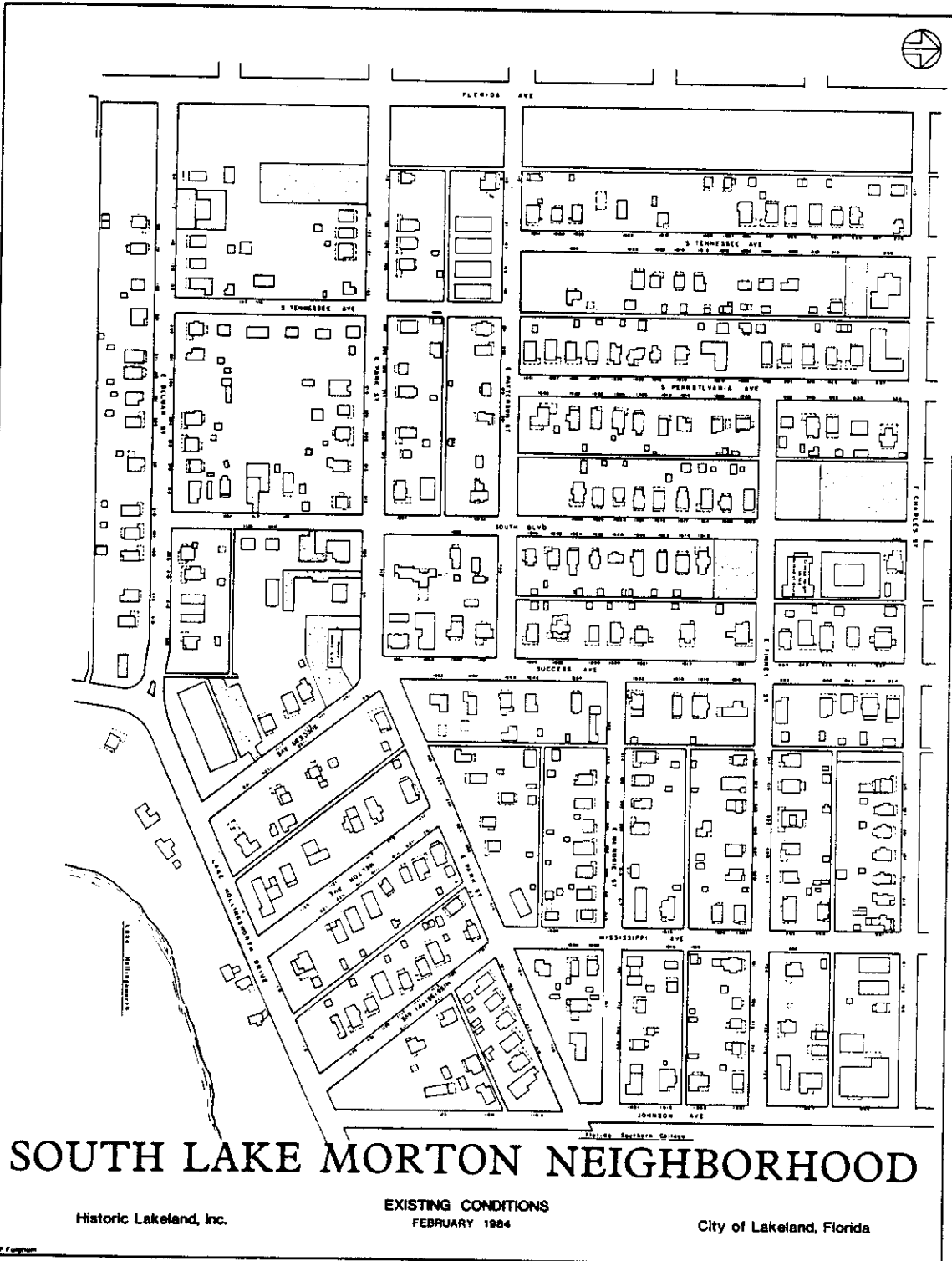


Historic Lakeland, Inc.

EXISTING CONDITIONS
FEBRUARY 1964

City of Lakeland, Florida

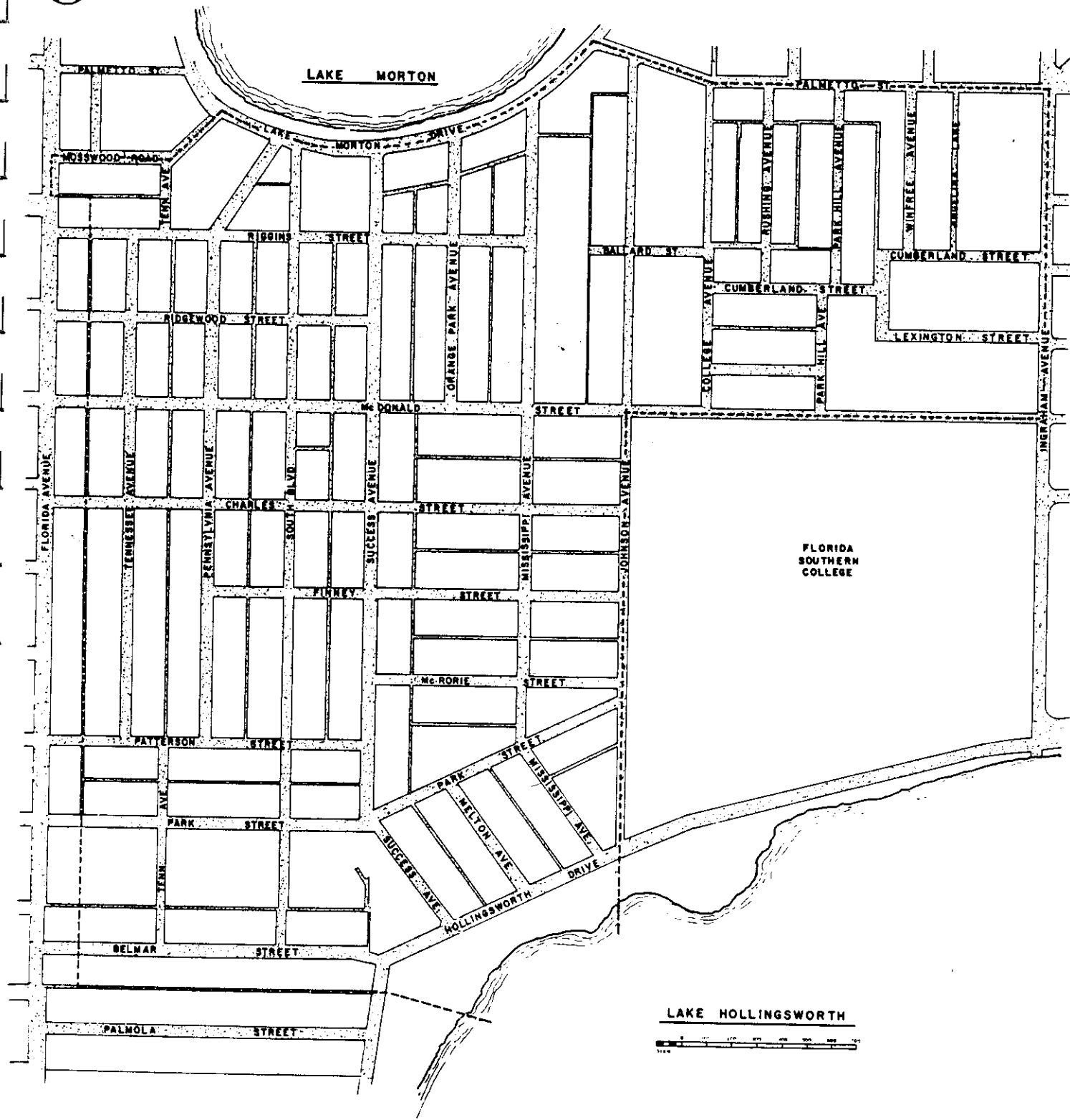
CONTINUATION SHEET



SOUTH LAKE MORTON NEIGHBORHOOD

City of Lakeland, Florida

PD 121



SOUTH LAKE MORTON NEIGHBORHOOD

Figure 2
BOUNDARY PLAT

Historic Lakeland Inc.

J.F. Fulghum

City of Lakeland, Florida
Community Development Department
Revised 11/3/83

DIXIELAND, THE FASHIONABLE SUBURB OF LAKE LAND

you want and secure it at a very satisfactory price at this store.

Mr. F. A. Grether, who is the moving spirit of the institution, is a gentleman of superior business attainments and since embarking in this business about two years ago, he has enlarged all its lines, and has placed the business on a very satisfactory footing. Mr. Grether is one of Lakeland's most energetic and progressive citizens, and if everyone pushed their respective enterprises as he does his, the sum total of the push would advance Lakeland a long way.

Mr. Grether's pretty home is shown on page 43, and on page 8 there is a picture of his beautiful little daughter.

THREE years ago the suburb of Dixieland, a number of views of which are shown on this and the succeeding page, was practically an unbroken forest of stately pines and oaks. The beautiful situation of this tract, lying between two lovely lakes, high, dry and healthy, attracted the attention of keen-sighted developers, who foresaw the city's natural growth would be in that direction, and the property was acquired by the Carter-Deen Realty Co., which put capital at work to supplement the advantages with which nature had been so generous. Streets were opened and graded, a water-works system installed, and every improvement necessary to

make the suburb desirable for the homemaker was effected. The result has surpassed the most sanguine hopes of the promoters. There has been a steady demand for this property, and the best class of people has invested there. The residences have been built as homes for this desirable element, and there is no question but that in a very short time there will be a wonderful increase in the number of dwellings, and there will not be a more delightful place in Florida to make a home.

The personnel of the company, their own statement regarding this property as an investment, and pictorial views showing the work that

has been done in less than three years, are here presented. The men at the head of this enterprise are of the very highest type, Mr. Deen, being president of the Citizens Bank, Mr. Melton a prominent capitalist recently from Basley, Ga., and Mr. McRorie, who also hails from the same place, being the most capable man that could have been found for the work of developing such a proposition. To the latter's energy and good judgment is due in large part the growth and progress of Dixieland, though once attention is called to its advantages, Dixieland boosts itself.

"DIXIELAND"

Lakeland's Fashionable Suburb. The Surest, Safest and Best Investment in Florida. Handsome Profits in the Past, Far Greater Profits in the Future.

Former purchasers have either realized or been offered handsome profits during the development period of Dixieland, buyers of these lots are now guaranteed far greater profits by reason of the homes now built or under course of erection, and the extensive improvements that have just been made.

C. W. DEEN, Pres.

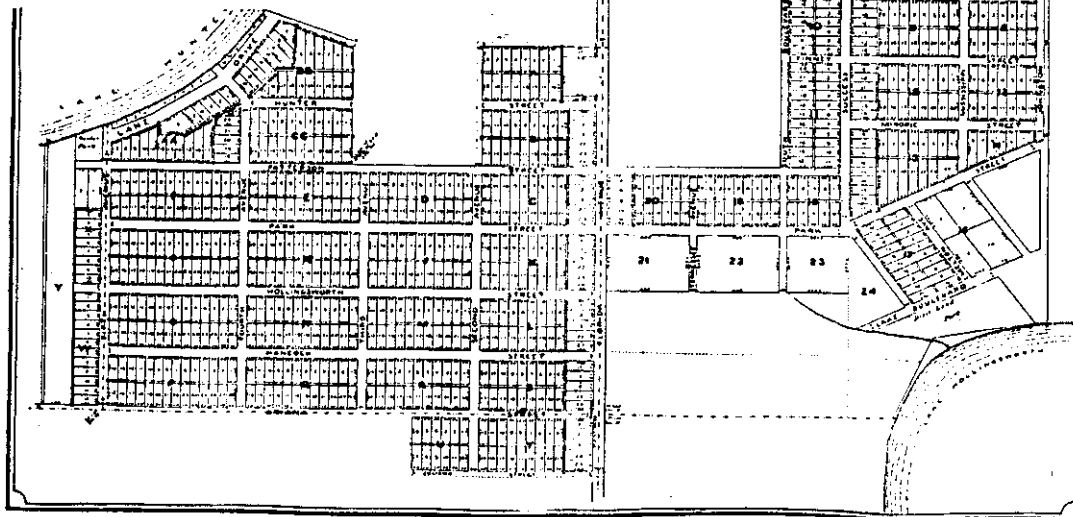
J. F. MELTON, Vice-Pres.

T. H. McRORIE, Sec'y and Treas.

CARTER-DEEN REALTY CO.

Office, 210 Drane Building

LAKE LAND, FLORIDA



Success Avenue, Dixieland Addition to Lakeland, Florida



South Boulevard, Dixieland Addition to Lakeland, Florida

Figure 5

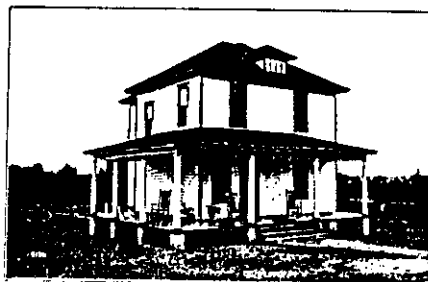
P1011



DIXIELAND, THE FASHIONABLE SUBURB OF LAKE LAND



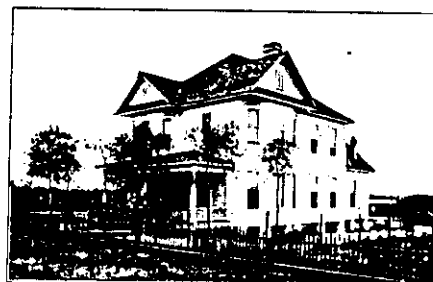
Residence of A. D. Leonard, Success Ave., Dixieland



Residence of H. M. Angle, Success Ave., Dixieland



Residence of J. L. Wallace, South Boulevard, Dixieland



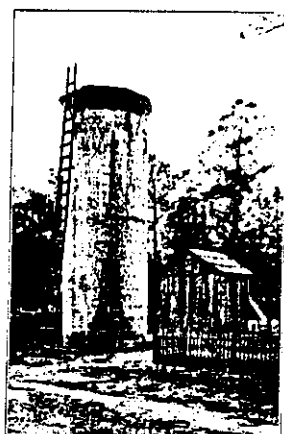
Residence of E. Z. Jones, Success Ave., and Park St., Dixieland



Home of T. H. McKee, Success Ave., Dixieland



Residence of Dr. C. W. Holloway, Success Ave., Dixieland



Plant of Dixieland Water Company

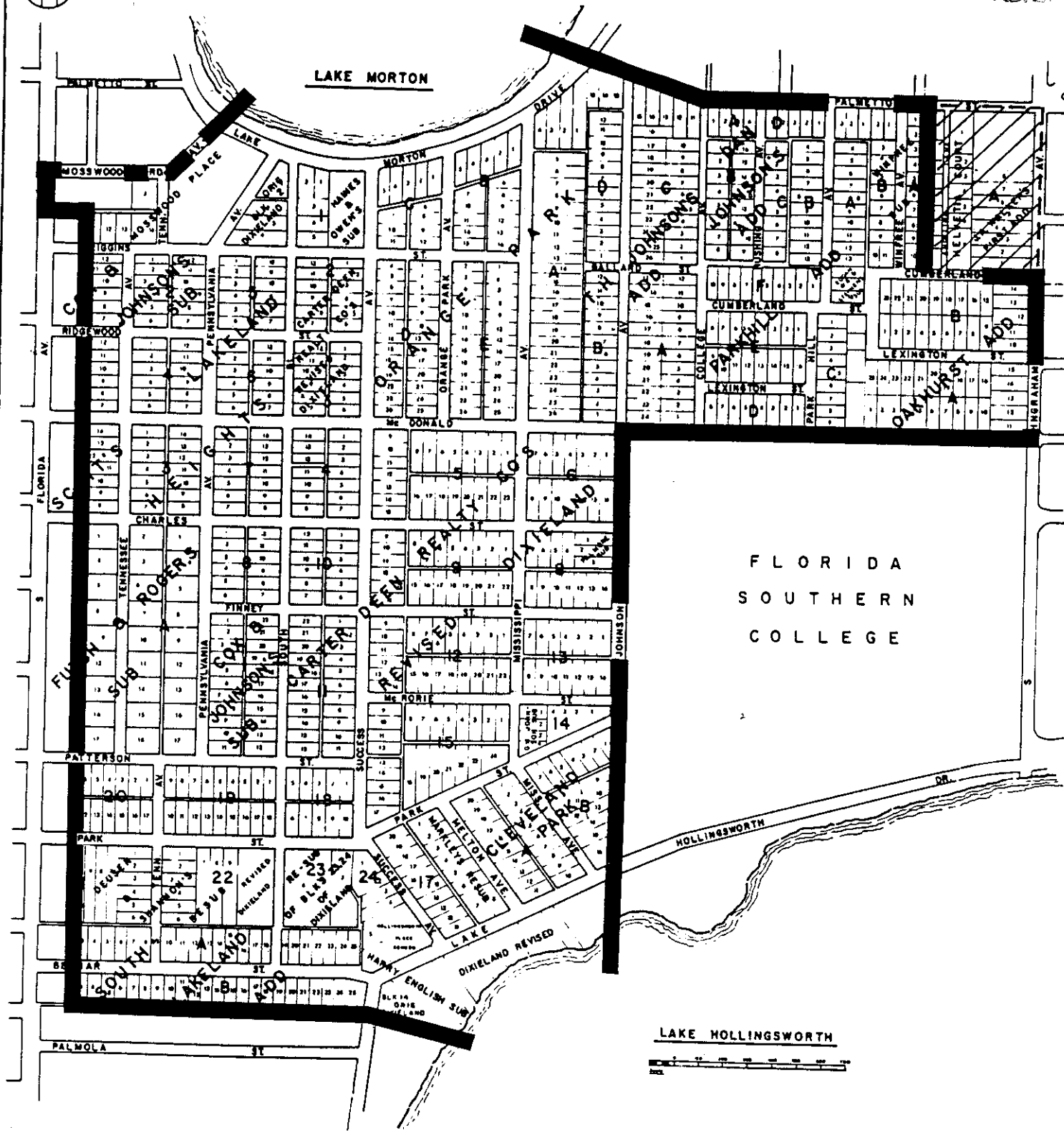


Home of John F. Cox, Success Ave., and Morton Circle

Figure 6



P. 1011



SOUTH LAKE MORTON NEIGHBORHOOD

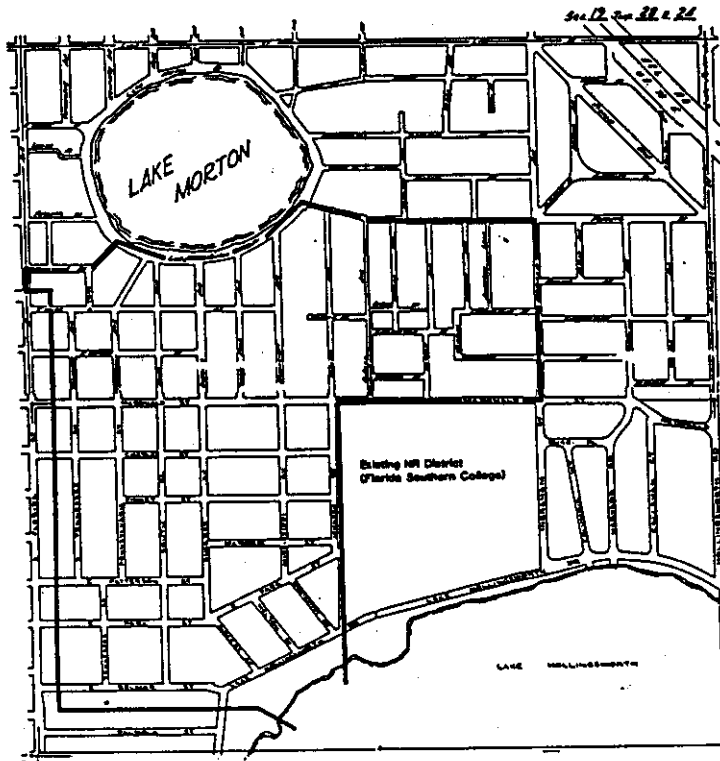
Recommended District Boundaries

Historic Lakeland Inc.

City of Lakeland, Florida
Community Development Department

10/3/83

PROPOSED South Lake Morton Historic District



NATIONAL REGISTER NOMINATION

Historic Preservation Fund

Florida State Historic Preservation Office

BY:

James H. Edwards, AICP
The Stewart Corporation, Architects

FOR:

Historic Lakeland, Inc.
August 1984

AMENDED: March 1985

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC South Lake Morton Historic District

AND/OR COMMON

Dixieland (historic); College Area; Success Avenue

2 LOCATION

STREET & NUMBER

Between Lakes Morton and Hollingsworth

CITY, TOWN

Lakeland

___ VICINITY OF

STATE

Florida

COUNTY

Polk

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Varies: See Master Site File - Site Inventory Forms

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

ZIP CODE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC. Polk County Courthouse

STREET & NUMBER

Main and Broadway

CITY, TOWN

Bartow,

STATE

Florida

ZIP CODE

33830

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Lakeland, Inc.; Survey Committee

DATE

1981, 1982 and 1983

___ FEDERAL ___ STATE ___ COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Bureau of Historic Preservation, Florida Dept. of State

CITY, TOWN

Tallahassee,

STATE

Florida 32301

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED. DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The South Lake Morton Neighborhood is today an intact residential area which developed between 1904 and 1926. The area reflects three major periods of development: the 1904 to 1912 period with its large Victorian Vernacular homes; the 1913 to 1917 period expressed through post Victorian Frame Vernacular, Colonial Revival and early Bungalow styles; and the Boom period -- 1918 to 1929 -- during which the Bungalow Style dominated local construction, but Mediterranean Revival Style homes can be found.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Distinguishing Characteristics

The South Lake Morton Historic District is defined by historical, architectural and physical determinants. Historically, the area incorporates a portion of Lakeland's first important subdivision, Dixieland, sixteen other early subdivisions and many historic homes just south of Lake Morton. This area is the location of Lakeland's southward residential expansion between 1906 and 1926. As the first major suburb of Lakeland, the neighborhood contains the residences of many 20th century community leaders, professionals and workers.

Architecture.

The survey area contains architectural styles prevalent between 1900 and 1940. But, it is the style popular during the 1920's -the Bungalow- that dominates the area, reflecting the tremendous growth of the city during Florida's boom period. The survey area, in fact, contains the largest concentration of pre-1930 residential buildings in Lakeland, and maintains a high level of architectural integrity today. Neighboring residential areas do not exhibit the integrity of architectural resources found in the survey area.

CONTINUATION SHEET

In early 1984, the South Lake Morton survey area was found to contain 760 buildings, including residential (96 percent), commercial, institutional and religious. Of this total, 565 or 75 percent were found to be significant and to contribute to the character of this historic neighborhood. There are also a number of extant buildings constructed prior to World War II that, due to severe alterations, no longer contribute to the area. These total approximately 40 buildings. The remainder, approximately 155 buildings, do not contribute to the character of the neighborhood, both because they were constructed after World War II and they are contemporary in design. Not included in the survey totals are those historic buildings which have been torn down or moved out of the area. These total approximately 71.

Survey area buildings were built during the period 1904 to present, with the majority (83 percent) built prior to 1942. Further, it was found that most survey area buildings were constructed in a relatively short span of time. While a full 75 percent were built prior to 1930, 88 percent of these were built between 1918 and 1927. Thus, 66 percent of the total 760 survey area buildings were constructed in the 10 year period of the late teens into the mid-1920's -- Florida's and Lakeland's great "Boom" period.

Of the 565 historic buildings considered to be contributing or contributing but altered, almost 90 percent fall into the 1918 to 1927 development period. When this is considered in light of the fact that at least 98 percent of the contributing or altered buildings are residential, it is not surprising that the stylistic characteristics of the buildings are very similar and consistent. The survey found that 62 percent of contributing/altered buildings were of the Bungalow Style, 25 percent of the Frame Vernacular (many tending toward Bungalow) and 6 percent of the Mediterranean Revival Style. Other styles of buildings totaled only 7 percent and were built almost exclusively in the 1904-1912 or 1934-1942 periods.

In summary, of the 760 survey area buildings, 342 are considered contributing and 223 are contributing-but-altered. Together, these categories comprise 565 buildings, or 75 percent of all buildings in the survey area.

CONTINUATION SHEET

Present Physical Appearance

Major Features.

The survey area, like the remainder of in-town Lakeland, is dominated by lakes. Lake Morton is a small lake developed into a park-like setting for passive recreation. On its north border is Downtown Lakeland, with high quality commercial and public buildings facing southward over the lake. Development along the south shore is exclusively residential, with a mixture of uses occurring on the east and west shores. Adjacent to Lake Morton are located the Lakeland Public Library, Chamber of Commerce, Women's Club, churches and some multifamily buildings. The lake is continually used by the public for passive recreation, and is distinguished by its support of the community's swans, ducks and geese. An annual arts and crafts show is held on the shores of Lake Morton.

Lake Hollingsworth is a relatively large lake used heavily for boating, skiing and active recreation along its shores. It is surrounded primarily by large single-family residences, but also is the site of Florida Southern College, a church and synagogue, a multi-family complex and a private club.

The western boundary of the survey area is dominated by S. Florida Avenue. This heavily traveled arterial supports "strip" commercial land uses typical of growing cities. Such development is limited to the half block facing S. Florida Avenue, transitioning quickly to residential uses.

Bisecting the survey area at its approximate center are McDonald Street and Success Avenue. These collector streets carry east-west and north-south traffic through the area, and create the only signaled intersection within the survey boundaries. Like all survey area streets, McDonald and Success are two lanes in width.

Ingraham Avenue forms a portion of the eastern survey boundary. This collector road primarily serves through traffic, separating somewhat dissimilar neighborhoods.

CONTINUATION SHEET

Character.

The South Lake Morton survey area is in many ways a typical grid subdivision. Most streets meet at perpendicular intersections, forming blocks typically 250 to 300 feet in the east-west direction, and from 300 to as much as 1,200 feet in the north-south direction. Blocks usually contain alleys running in the direction of the longest block dimension; alleys which are used as utility right-of-ways and for solid waste collection. Garage apartments are common along the alleys, creating a "second" neighborhood not readily visible from the street.

In spite of these more typical features, the South Lake Morton area maintains a character unique within Lakeland, and rare for Florida cities in general. This character is a result of a rolling topography and an occasional angular or curvilinear street -- both features due to the presence of lake basins on the north and the south. The juxtaposition of the grided streets over a rolling surface, particularly where they meet the curving streets of the lake shores, creates imagable spaces and vistas. This is particularly evident as one approaches Lake Morton from the south, eventually opening up a panoramic view of Downtown Lakeland across the lake. This neighborhood-to-downtown view and transition is an especially attractive urban setting, and is an important factor in the character of the neighborhood.

Most streets within the area are lined with a mature canopy of oaks planted early in the development of the subdivision. One and two-story homes, with their front porches, are oriented toward the street and set on relatively narrow (50'-60') lots. This pattern of a traditional single-family pedestrian scale neighborhood is seldom broken by commercial or multi-family development. In fact, the original pre-1930 character of frame homes along quiet brick streets is evident throughout the survey area, and gives the neighborhood a feeling uniquely its own.

CONTINUATION SHEET

Original Physical Appearance

1904-1912.

In 1904, little urban development existed south of Lake Morton. But, in that year, Norman A. Riggins built a large Queen Anne Style residence overlooking Lake Morton from the site now occupied by the Evangelical Free Church (between Tennessee and Pennsylvania Aves.). His estate encompassed a good deal of the northwest portion of the survey area, and included a tennis court (Lakeland's first) and a boat house on Lake Morton (the existing city owned structure is now built on the original boathouse foundation).

By 1906, development interests were at work south of Lake Morton. In March of that year, Scott's Lakeland Heights Subdivision was recorded and located just south of Mosswood. Haines & Owens Subdivision and Patterson, Finney & Cox's Dixieland (soon becoming Carter-Deen Realty Co.'s Revised Dixieland) follow closely behind in early 1907. By early 1908, streets were paved with clay in the Dixieland Subdivision, and lots were auctioned.

The new subdivisions were at or near Lake Morton, with the Dixieland Subdivision stretching south along South Boulevard and Success Avenue. Lots close to Lake Morton were the first to find favor with the new residents. Thus, after only 4 years, N.A. Riggins' home was no longer isolated on the south side of Lake Morton.

By 1912, several prominent families had built homes in the survey area.¹ Due to the status accorded the Dixieland Subdivision, most of these homes were located along South Boulevard and Success Avenue, with the remainder overlooking Lake Morton. A number of significant sites of the period were found:

1. N.A. Riggins House "Mosswood" (1904); 121 Mosswood Rd. - Queen Anne. The oldest site. Riggins was a leading businessman and respected community leader.
2. R.L. Mayes/J.A. Wright House (c. 1910); 158 Lake Morton Drive - Colonial Revival. Mr. R.L. Mayes, first associated with the Lakeland Grocery Co., went on to establish a citrus packing house. He was a City Councilman in 1910. John Wright, occupant of the home from c.1940 to 1982, was a well-known Real Estate Broker who was associated with Munn's Lakeland Improvement Co. as early as the 1920's.

CONTINUATION SHEET

3. T.H. McRorie House (c. 1910); 902 S. Success Ave. - Frame Vernacular (Victorian). T.H. McRorie was an officer in the Carter-Deen Realty Co. and First National Bank. McRorie Street was named in his honor.
4. E.Z. Jones House (c. 1910); 1046 S. Success Ave. - Victorian Vernacular. E.Z. Jones was a major Florida Real Estate Broker, with offices in Jacksonville and Lakeland. He operated the Interstate Land and Timber Exchange.
5. C.W. Deen House (1912); 417 E. McDonald St. - Prairie. The most significant site in the district. This large Prairie Style residence was built by C.W. Deen, principal in Carter-Deen Realty, Carter Manufacturing Co., First National Bank and many other important local businesses.
6. J.E. Melton House (c. 1910); 822 So. Boulevard - Victorian Vernacular. John E. Melton was an officer in the Carter-Deen Realty Co. and the Florida-Georgia Land Co. He later became a well-known Realtor and leader in his own right. Melton Street is named in his honor.

Although John F. Cox built his home along Success Ave. facing Lake Morton in c. 1909, it was later razed or completely rebuilt on an adjacent site. He moved to that site during the 1920's but the home was moved elsewhere in c. 1981.

The 1904-1912 period saw the establishment of the South Lake Morton neighborhood as a viable residential area. Development was relatively limited in scope, concentrating near Lake Morton along Success Avenue and South Boulevard. The early builders tended to be higher-income business leaders and the area's developers themselves. Homes of the period were therefore large and somewhat ornate when compared with what was to follow.

CONTINUATION SHEET

Architecturally, the Victorian period still dominated local residential design. But, with the exception of Riggins' Queen Anne home (1904), homes were less picturesque, tending toward a vernacular interpretation of the Victorian styles. This "Victorian Vernacular" all but disappeared by 1912, giving way to a transitional Frame Vernacular prior to full acceptance of the Bungalow Style.

1913-1917.

The survey area continued to grow at a moderate pace, slowing somewhat during the war years. In all, approximately 49 homes were added to the neighborhood between 1910 and 1917.² This growth continued along Success Avenue and South Boulevard, but also spread to less expensive lots on Tennessee Avenue and Riggins Street, with isolated sites on Finney Street, Orange Park Avenue, Mississippi Avenue, Johnson Avenue, College Avenue (then Phillips) and Palmetto Street.

Unlike earlier residences, homes built between 1913 and 1917 are less grand in scale and ornament. Gone completely is the Victorian influence, relying instead upon vernacular wood frame techniques and, to a limited extent the Bungalow Style. The typical home of the period can best be described stylistically as a transition from the Victorian to the Bungalow Styles.

The transitional home of the 1913 to 1917 period is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gable decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.

The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a one-story broad porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rest upon brick piers, one to three feet in height. Infill is most often simple wood lattice.

The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

CONTINUATION SHEET

Homes of the transitional period did not totally abandon earlier techniques however. The gable roof, a little shallower in slope, still supported gable wall dormers, and was often finished on the end with wood shingles. Irregular appendages were still constructed, and offset entrances remained.

One notable variation or exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was an important residential type of this period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The bold massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavillion roof (a pyramid), and often, a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single-story hip porch or verandah. It too is supported by tapered and squared columns, much like its period counterpart.

The Colonial Revival home used little ornament. Straight-headed, single light sash windows are most common, and rafters are often hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in 3 to 6 inch weatherboard siding.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammer School (1st - 8th Grade) was built along Lake Morton Drive at Palmetto St. Sidewalks leading to the school along Lake Morton were also built in 1913.³ Lake Morton Drive itself was asphalt paved in 1918.⁴

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the 'great 1920's boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

CONTINUATION SHEET

1918-1929.

The decade prior to the Depression contributed 66 percent of the district's total 760 buildings, 75 percent of all pre-1930 buildings, and almost 90 percent of the 565 buildings considered contributing or contributing but altered. These statistics demonstrate the impact of the 1920's Boom Period on Lakeland. But the numbers also clearly establish that the South Lake Morton neighborhood is a product of the 1920's, and therefore its construction methods and styles.

Three residential styles were seen locally during the 1920's. However, the transitional Frame Vernacular declined in popularity throughout the 'teens and the Mediterranean Revival Style had only limited use between 1924 and 1926. It was the third style, the widely popular Bungalow, that left its mark throughout the neighborhood as rapid growth spread to all parts of the survey area.

Between 1915 and 1935, the Bungalow Style dominated residential design in Lakeland. This may be due, in part, to the need for more moderately priced housing for the vast in-migration of the now mobile middle-class. Regardless, the Bungalow home is ubiquitous throughout the city's pre-World War II neighborhoods.

As the area's first distinctive twentieth century style, the Bungalow makes a clear break with the past. Unlike its predecessor, the Transitional Style, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

The Bungalow, a style popular across America during the first quarter of the 20th Century, had its roots in the last half of the 19th Century. The Industrial Revolution had exposed generations of Americans to an urban life vastly different from their rural agrarian past. Many felt that a return to a simpler life was the answer to urban-industrial problems. These beliefs led to popular movements intended to simplify life, including the Suburban Movement, Back to Nature Movement and the Arts and Crafts Movement.⁵

CONTINUATION SHEET

A more tangible reaction to the urban environment prevalent during the early industrial period appeared in 1893. The World Columbian Exposition created a vision of a clean a spacious city with large classical buildings and formal spaces. Less noted, however, was The Phoenix Villa, Japan's entry to the fair. Young architects, including Charles S. and Henry M. Greene, were impressed with this honest architectural approach and its treatment of wood and other natural materials.⁶

The Greenes, in addition to formal architectural training at M.I.T., had learned carpentry and other skills at the Manual Training High School at Washington University. After working with various firms in Boston, including the successor to H.H. Richardson's practice, the brothers moved to Southern California. It was there during the mid-1890's when their classical training began to give way to a new, less formal design.⁷ By 1903, the Greenes were building a new residential form, one which would become known as the California Bungalow.⁸ But, because of their concern for craftsmanship, Greene and Greene Bungalows were quite expensive.

During this period, a furniture maker named Gustav Stickley was publishing a monthly magazine called "The Craftsman". This publication, as well as two design books, Craftsman Homes (1909) and More Craftsman Homes (1912), was intended to provide middle-class Americans with simpler, more affordable, more "democratic" homes⁹-- an alternative to the inner-city environment. The Bungalow Style of Greene and Greene, on a lesser scale, was seen as the design type best able to meet the needs of the growing middle-class and was strongly advocated in Stickley's publications.

The popularity of "Craftsman Bungalows" grew rapidly, owing to national publications such as "The Ladies Home Journal" and "House Beautiful". These magazines advocated the Bungalow as the most desirable of residential styles and published plans of various affordable models. Soon, architects and builders published books of plans available for sale. Sears-Roebuck even sold Bungalows via mail order.

Even when mass marketed, the Bungalow managed to maintain the quality and character of the original style. Years later, Greene and Greene were recognized by their peers:

"You are formulators of a new and native architecture....your gifts have now multiplied and spread to all parts of the nation and are recognized throughout the world.... You have helped shape our distinctly national architecture..."¹⁰

CONTINUATION SHEET

Bungalows are typically one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.

The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members, or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Usually, chimneys are exterior, and become a part of the overall composition.

Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below, and three or more lights above, separated by vertical muntins. In the South Lake Morton area, a unique nine light over one light window type is commonly found. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

Finally, the Bungalow is finished with a variety of materials, sometimes mixed in one building. Wood weatherboard is most common in Lakeland, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors were usually finished in earth-tone stains.

CONTINUATION SHEET

Nowhere locally is the distinctive style of the 1920's better represented than in the South Lake Morton area. Because the area received such concentrated growth in such a short time, it supports the most consistent pattern of pre-1930 residential development in Lakeland. And this pattern is dominated by the Bungalow Style.

Between 1918 and 1929, an additional 480 buildings had been added to the South Lake Morton survey area, bringing the total to 548. With this substantial growth came a cross-section of Lakeland's upwardly mobile business, professional and governmental leaders. During the late 1920's, the following occupations were held by residents of the survey area.

Architects
Bankers
Businessmen
(Managers, Presidents, Owners)
Citrus Growers
Citrus Processors
City Commissioners
City Department Heads
City Managers
Contractors

Dentists
Developers
(of neighborhood)
Doctors
Engineers
Insurance Agents
Lawyers
Ministers
Police
Professors
(Southern College)

Railroad Conductors
Railroad Dispatchers
Railroad Trainmaster
Real Estate Agents
Salesmen
Skilled Craftsmen
(Plasterer, Carpenter, Mason,
Electrician, Plumber)
Surveyors
Teachers

Within this group of community leaders, a number of area residents stand out. These are individuals who lived in the South Lake Morton area during the 1920's, and, during that period or in later years, became well-known and respected within the community.

1. John Ballenger - 219 E. Riggins Street
General Superintendent for William P. McDonald, and later a successful local businessman.
2. Dr. James Boulware, Jr. - 811 South Boulevard
Well known physician who grew up in the neighborhood.
3. Charles Larsen - 1046 S. Success Avenue
Director of the City's Light and Water Department for many years, and City Manager during the 1930's.
4. J. Hardin Peterson, Sr. - 201 E. Riggins Street
City Attorney during the city's tremendous growth and eventual fiscal crises of the 1920's. Became U.S. Congressman from the First District in 1932, an office he held until 1954.
5. W.S. Rogers - 915 South Boulevard
A successful insurance agent and a City Commissioner during the city's major expansion of the mid-1920's.

CONTINUATION SHEET

6. Anton Schneider - 4 Lake Hollingsworth Drive
Lakeland's first City Manager (1922-1927). Schneider led a progressive city administration that implemented many public improvements during the city's great Boom.
7. Eppes R. Tucker - 1040 S. Pennsylvania Avenue
An attorney and judge, Tucker was a founder of Lakeland as an incorporated city. He served as attorney to Abraham Munn, and as one of the city's first alderman and mayors.
8. Edgar Watson - 926 S. Success Avenue
Lakeland's best known medical family formed the Watson Clinic, now one of the largest group medical practices in the nation, and a major local industry.

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

1930-1942.

The survey area changed little during the Depression and early war years. The development that did take place was limited to individual homes built on some of the remaining vacant lots. In all, only about 62 homes were built during this period.

A good deal of residential vacancy occurred during the late 1920's and early 1930's. Many of those individuals supported by the formerly booming real estate and construction industries had to leave their homes. With the local economy at a standstill, the tremendous 1920's housing stock was far too large for the Depression-Era demand.

The new construction that did take place during the period most often followed the formerly established pattern. Bungalows - indistinguishable from those of the 1920's - continued to be built until the early 1940's. One change was noted however. The period house - homes whose design followed closely a former period - were becoming popular in the early 1940's. Styles noted within the survey area include the Tudor Revival, English Cottage, Federal and Georgian. These styles had little impact in the survey area, however, due to their limited number.

CONTINUATION SHEET

By the mid-1940's, neighborhoods further south became the fashionable locations to build. The South Lake Morton area saw little post-war activity, as new residences were being built elsewhere. It was not until the 1960's and '70's that development again took place. But, this time, changing tastes and area rezonings created an interest in multi-family development.

During the past 30 years, most area development has been that of duplexes, apartments and, recently a few condominiums. These forms of residential development are not consistent with the established pattern, either in use, scale or design character. Because of the limited amount of land remaining vacant after 1942 however, this new pattern of development is having only a limited impact upon the historic character of the neighborhood. Further, the field survey found that single-family residential reinvestment is taking place in portions of the neighborhood, much like that experienced by historic neighborhoods in other cities.

CONTINUATION SHEET

FOOTNOTES

1. "Dixieland, The Fashionable Suburb of Lakeland". The Lakeland News - Illustrated Souvenir, Supplement. Lakeland, Florida, 1910. p.45.
2. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1917.
3. Interview: Leonard C. Carter, Jr. Esq. by J.H. Edwards. Lakeland, Florida, 30 March 1984.
4. M.F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.28).
5. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay", Historic Tampa/Hillsborough County Preservation Board, 1979 p.2.
6. Ricci, p.3.
7. McCoy, Esther, Five California Architects, 1975. p.104.
8. Ricci, p.4.
9. Ricci, p.4.
10. McCoy, p.146.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

SUMMARY OF STATEMENT OF SIGNIFICANCE

The South Lake Morton Historic Sites Survey area possesses a high degree of integrity and is a significant tangible example of the events, persons and architecture that so greatly influenced Lakeland as it grew from a rural town to Florida's largest inland city. The area represents Lakeland's first major suburban expansion and the beginning of the city's growth to the south. The developers of the area, and many who eventually lived there, were local leaders who greatly influenced the political and economic development of the city, particularly during its great boom. Finally, the area is a well-preserved distinctive example of Florida's Boom Period and of the Bungalow Style of architecture so important to that period.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Analysis & Significance

The survey area was initially chosen because of its perceived architectural integrity and importance in Lakeland's historical development. The area is the first significant residential development south of the downtown, and appeared to be a logical addition to the central business district's Munn Park Historic District (certified 1983)¹. The survey and historical research found that these assumptions were indeed true. However, the historical significance of the area was found to be far more important to Lakeland, both for its role in the community's physical development and as a home to many of the city's 20th century leaders. Also, direct linkages between the survey area and the downtown historic district were discovered -- linkages which make the neighborhood an economic and cultural extension of the historic downtown involving many of the same individuals and major events.

CONTINUATION SHEET

Establishment of Lakeland (1884-1905)

Munn Survey/South Florida Railroad.

In 1881, a Kentucky businessman purchased eighty acres of northwest Polk County land without having seen the property.² Whether Abraham Munn knew of Henry Plant's plans to build a railroad in this area is unknown, but the railroad eventually passed through the approximate center of Munn's property. Sending his son, Samuel to lay out a commercial subdivision just prior to the railroad's arrival, Munn assured himself an ideal location to develop a town, and set about doing just that.

From its establishment, Lakeland was a transportation center, growing and prospering from Henry Plant's South Florida Railroad. The railroad passed through Polk County in 1884,³ with the Kissimmee to Tampa line of the railroad completed and linked just east of Lakeland on January 23, 1884. The addition of this rapid means of transportation suddenly made as isolated section of inland Florida attractive to settlers.

During the next two years, this newly-established community became the most important railroad center in South Florida.⁴ Additional rail lines were built through Lakeland from Tampa to Bartow, and from Bartow to Pemberton Ferry. And because the railroad provided access to outside markets, including the Port of Tampa, a local agricultural export industry was created. By the turn-of-the-century, a growing phosphate mining industry joined citrus and strawberry production as a local generator of rail traffic and business activity.

As new residents came to Lakeland and the local economy grew, commercial establishments developed. Because Munn had provided appropriately-sized lots and blocks adjoining the railroad line, Lakeland's first commercial buildings were located within his subdivision. A forward-thinking developer, Munn provided additional improvements, including a railroad passenger station and adjoining public square. To complete his marketing strategy, Munn built Lakeland's first important hotel, the Tremont, to accommodate visiting prospects and newly-arrived residents.⁵

By 1889, only five years after Munn's subdivision was platted, the public square was surrounded by frame

CONTINUATION SHEET

commercial and public buildings, and a passenger station and freight depot. In this short time, Munn's strategy had been a success. His "Lakeland Improvement Company" had accomplished its goal of "the laying out of a townsite with streets, avenues and lots..."⁶ The first commercial district--the center of a growing Lakeland--had been established.

Also in 1889, Munn's brother-in-law, John P. Morton, purchased land just south and east of Munn's eighty acres. The land contained timber and a lake, and some of the land was soon put to use producing citrus. Over the years, residents began to occupy parcels surrounding the lake which became known as Lake Morton.

The first twenty years of Lakeland history saw a rapid transition from early settlement to its role as a regional center of commerce. This sudden evolution from isolated scrubland to a town of 1,200⁷ residents is a direct result of the development of Central Florida's rail transportation network.

Carter and Deen Invest in Lakeland.

The construction of Henry Plant's railroad brought a number of workers to Florida for the first time. One of these, William James Carter (1858-1930), came to Polk County from Jesup, Georgia in 1881.⁸ As a woods rider (timber estimator), W.J. Carter was assisting local sawmill owner, Mr. Barhite, in supplying crossties to the railroad then under construction. By 1884, with the main railroad line through Polk County complete, Carter moved to Lacochee and then, in 1890, on to Tampa.

Back in Jesup, William Carter's brothers Leonard (1856-1923) and Henry Bascom Carter (1872-1924), were involved in banking, manufacturing and timber-related businesses.⁹ Having the resources to invest in Florida, they supported William Carter in his 1891 purchase of many thousands of acres just east of Lakeland. Purchased primarily for turpentine and timber production, the tracts stretched from Lake Hancock on the south to Clermont on the north.

Bisected by Plant's railroad, the Carter brothers' tracts were easily accessible to William, who maintained his residence in Tampa. He immediately established a turpentine still near the rail line, and began to harvest stumps (naval stores) for turpentine production. Production increased, and certain of the lands were planted in citrus. The area supported a post office, and was officially named Carters, Florida.

CONTINUATION SHEET

By 1897, it was apparent that Florida was growing, and that there was a market for finished lumber products. With backing from Leonard Carter and successful Jesup banker, Columbus William Deen (1861-1927), lumber mills were built at Carters and at Loughman. With this major expansion taking place, H.B. Carter moved from Jesup to the Lakeland area in 1898 to build and manage the mills.¹⁰

Lumber and turpentine production continued to grow, supplying local needs as well as developing an export market to and through Tampa. William Carter began to sell finished products through the W.J. Carter Lumber Company in Tampa (later purchased by Knight & Wall Co.) and the St. Petersburg Lumber Company. In Carters, a permanent community of workers known as Ragtown developed around the mill, with additional workers commuting to the mill by train from Lakeland.

By 1902, the Carter businesses were thriving in Polk County, employing approximately 1,500 people. C.W. Deen, seeing the potential in the Lakeland area, joined H.B. and Leonard Carter in purchasing William Carter's local interests and, in 1905, created the Carter Manufacturing Company. The company produced finished wood products such as sash, shingles, doors and lumber of pine and cypress. They also continued to produce turpentine and pitch, selling those products principally to Consolidated Naval Stores in Jacksonville.

In approximately 1908, C.W. Deen moved his family to Lakeland.¹¹ Relying upon his banking experience, he joined the Citizens Bank (becoming the First National Bank in c.1911), and soon became its president. The bank Directors included Deen, Lakeland pioneer J. Wesley Bryant and Morris G. Munn, son of Abraham G. Munn, Lakeland's founder. Thus, the Carters' and Deen were, with their substantial manufacturing and banking operations, well positioned to influence growth then beginning to take place in Lakeland.

The Establishment of Dixieland and the South Lake Morton
Neighborhood (1906-1919)

By 1905, area growth began to accelerate. Between 1903 and 1908, Lakeland grew from 1,200 to 4,500 persons,¹² an increase of 275 percent, or 55 percent per year. That growth continued until around 1913, when the population reached 8,000 persons.¹³ This rapid influx of population required additional housing to be constructed in Lakeland.

CONTINUATION SHEET

Since Lakeland has, from its inception, been a "north-south" city, with the railroad separating differing social groups, land to the south was considered more "desirable" for residential development. So it was that in 1906, Lakeland's first important residential subdivision was platted just south of Lake Morton. John Patterson, owner of much of the land, Edward Finney a builder, and John F. Cox, a realtor and Mayor of Lakeland, subdivided a substantial tract between Lakes Morton and Hollingsworth with a portion extending westward to what is now Florida Avenue. Because it was "south of town", and also likely due to Cox's father's involvement with the Civil War, they named the subdivision "Dixieland". John Cox was considered the "active spirit"¹⁴ in the Dixieland venture.

By February 1907, three subdivisions existed in the South Lake Morton Area; Scott's Lakeland Heights (March 1906), Haines & Owens Subdivision (February 1907), and Patterson, Finney & Cox's Dixieland (filed February 12, 1907). Local development activity such as this apparently attracted the attention of C.W. Deen, for he and the Carters had formed the Carter-Deen Realty Co. and through it, purchased Patterson, Finney & Cox's Dixieland subdivision. By June 1907, the subdivision was replatted as Carter-Deen Realty Co.'s Revised Map of Dixieland.

C.W. Deen interested other investors from Georgia to join him and H.B. Carter in their new enterprises in Florida. These include John E. Melton, T.H. McRorie and C.M. Clayton. These individuals, through the Florida-Georgia Land Co., also invested in agricultural and commercial real estate elsewhere in Florida and South Georgia.¹⁵

In their home base of Lakeland, Carter-Deen Realty and the Florida-Georgia Land Co. were aggressive. In January 1908, lots in their Dixieland subdivision were put up for sale, with clay streets already in place. Individual lots were auctioned that month and brought from \$130 to \$150.¹⁶ But this was just the beginning. Carter-Deen Realty purchased, again from Dr. John Patterson,¹⁷ a large tract west from Florida Avenue to Lincoln Avenue (then Fifth Ave.). This subdivision was made a part of "Dixieland", expanding the entire holding by a factor of three.

As area growth continued, several more subdivisions were platted during the period 1908 to 1913. One of these, the Orange Park Subdivision, was platted by the Florida-Georgia Land Co. in September 1912. Until that time, it had been known as the "Skipper Grove", a thirteen acre citrus grove overlooking Lake Morton.¹⁸ Other subdivisions of the

CONTINUATION SHEET

period included Cox & Johnson's Subdivision, Dan Johnson's Addition, Futch & Rogers Subdivision, Parkhill Addition, South Lakeland addition and Cleveland Park. These and the remaining subdivisions which make up the survey area are shown in Figure 4.

Clearly, by 1910, the Dixieland subdivision and the remainder of the South Lake Morton area was the new fashionable neighborhood in which to build. A two-page "story" of Carter-Deen's Dixieland appeared in the 1910 Souvenir Supplement of The Lakeland News, and is reproduced here in Figures 5 and 6. As indicated by the story, prominent Lakelanders had already built substantial homes along Success Avenue and South Boulevard. Included were homes of three of the areas's developers, John F. Cox, T.H. McRorie, and John E. Melton.¹⁹

John F. Cox elected to two terms as City Clerk, seven terms as Mayor, a real estate broker, insurance agent and developer, was a visable proponent of the new neighborhood. His close and active association with the project is described in the 1910 promotional issue of the Lakeland News.

JOHN F. COX
One of the Livest Real Estate Men
in Florida.

It is recognized by all that no individual has done more to boom and boost Lakeland than John F. Cox. He loves Lakeland, is proud of her past and confident of her future, and is never happier than when exploiting her beauties and advantages. He has spent a neat sum in advertising the city, and while incidentally booming his own business, the whole community has been benefitted.

Mr. Cox is a native of Mississippi, but has spent practically all the years of his manhood in Florida, having been a citizen of Lakeland for about fourteen years.. His business ability and sound judgment were not unrecognized by the citizens of Lakeland, and they elected him to the position of Clerk, Treasurer and Assessor for two successive terms, following which he served as Mayor four terms. No other citizen of Lakeland has received more marked evidence of the confidence of his fellow citizens.

CONTINUATION SHEET

While conducting a general insurance business, also, Mr. Cox's principal business is real estate, and he knows Lakeland property and the value of land in the vicinity as he does the alphabet. It was through his exploitation that the beautiful suburb of Dixieland was put on the high road to development, and he has done his full share of building as well as boosting. It is perhaps not too much to state that no real estate man of this section has located more people in or around Lakeland, and we have never heard any man who purchased real estate through him express dissatisfaction.²⁰

Cox is recognized as the individual who named Success Avenue, believing so strongly in the "success" of the venture. In 1908 or 1909, he and his family built a home facing Lake Morton, between Success Avenue and South Boulevard.

At about the same time, T.H. McRorie built a residence at McDonald Street and Success Avenue. McRorie was Secretary-Treasurer of Carter-Deen Realty Co., and would later become President of Deen's First National Bank. Like many others involved with the subdivision, a street was named in McRorie's honor.

In 1910, John E. Melton (Melton Street) lived on South Boulevard, likely at 817 or 822. Just after following Deen to Lakeland (c. 1909), Melton became Vice President of Carter-Deen Realty, and an officer in the Florida-Georgia Land Co. In later years, he and John Cox would be the principals of Carter-Deen Realty.²¹ Through the 1920's, Melton remained influential, playing a part in bringing the Stahl Co. to Lakeland to develop the massive Cleveland Heights project just south of Lake Hollingsworth.²² He also owned the property on which the Polk Theatre (Munn Park Historic District) was built.

C.W. Deen built his home across the street from McRorie in 1912. An expansive Prairie Style residence, Deen's home is the most architecturally significant building in the area. Deen continued in the home until his death in late 1927. In the interim, he created the Florida Favorite Fertilizer Co.,²³ The Sand Gully Phosphate Co., and the Lake Stearns Grove Co. These businesses were in addition to his involvement in the Carter Manufacturing Co., The First National Bank of Lakeland, The Polk County Land Mortgage Co. and his ownership of some 800 acres of citrus near Lakeland.

CONTINUATION SHEET

By 1917, approximately 68 homes had been built in the South Lake Morton area,²⁴ most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammer School (1st - 8th Grade) was built along Lake Morton Drive at Palmetto St.²⁵ Sidewalks leading to the school along Lake Morton were also built in 1913. Lake Morton Drive itself was asphalt paved in 1918.

While the South Lake Morton area experienced early growth, activity slowed greatly between 1914 and 1918. Few homes were built during the period. It was to be the great 1920's boom that would most influence development in this neighborhood, and throughout the remainder of Lakeland as well.

The Florida Boom (1920-1926)

In 1920, the City of Lakeland had approximately 7,000 residents, down somewhat from previous years. But the Florida economy soon entered its greatest period of expansion. By 1924, the City's population had swelled to 16,500 residents, plus another 20,000 tourists that year.

"...With the influx of great numbers of people, mostly intent upon speculative operations, a hectic condition resulted, which affected old residents as well as newcomers.

Property was bought and sold without consideration of actual values, but with the sole idea of speedy resales at a profit. The sudden increase of population strained the capacity of public utilities, housing facilities, etc., and heavy bond issues were floated to make provision for the abnormal demands. Public improvements on a large scale were launched; and the building program, already active, was speeded up until an average of three buildings, or even more, were completed every 24 hours."²⁶

It is evident that, during the 1920's, particularly 1924, 1925 and early 1926, construction activity was in a frenzy. The following statistics document the incredible growth occurring in Lakeland and within the South Lake Morton neighborhood.

CONTINUATION SHEET

REAL ESTATE TRANSFERS²⁷

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>	<u>1925</u>	<u>1926*</u>
1,095	1,308	1,326	1,741	4,250	17,413	8,924

BUILDING PERMIT VALUE²⁸

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>
200,000	1,174,000	1,243,000	1,153,715	3,843,241
		<u>1925</u>	<u>1926*</u>	
		8,506,685	3,299,740	

During the mid-1920's, every street in the survey area had construction underway, creating a neighborhood virtually overnight. Carter and Deen's subdivision was growing beyond any expectation held back in 1908 when lots were first sold. The growth of Dixieland served to firmly established south Lakeland as the location for future residential development, a trend that remains true today.

Further influencing this growth was the successful establishment of Southern College (now Florida Southern College) on the shores of Lake Hollingsworth in 1922. Forced by fire from their campus at Southerland, Southern College was sought by many Florida cities. Lakeland's offer was 80 acres of orange grove overlooking Lake Hollingsworth, \$90,000 cash and the donation of light and water services in the amount of \$50,000.²⁹

In May 1921, Lakeland's offer was accepted by the trustees. In May of 1922, construction began on the first two buildings on campus.³⁰ As the college grew, it encouraged additional development in the South Lake Morton neighborhood which immediately surrounds it. Today, Florida Southern's complex of Frank Lloyd Wright buildings forms a National Register Architectural District (1975).

Before the great boom ended in 1926, Lakeland had over 25,000 residents and an unknown number of tourists. The effect of this growth on the survey area was substantial. By 1922, an additional 190 homes had been built in the area. By 1929, 290 more homes and other buildings had been added, bringing the total to 548. This growth brought the area to near buildout, with only a relatively few lots remaining vacant. Thus, the boom period contributed by far the greatest number of buildings to the survey area, greatly influencing the architectural character exhibited today.

* First six months only

CONTINUATION SHEET

Significance (cont.)

Area Integrity.

The field survey results demonstrate that the South Lake Morton Historic Sites Survey Project area exhibits a suprisingly high degree of integrity. This internal consistency extends both to the physical character and the historical period evident in the neighborhood today. Physical character includes location, design, setting, materials, workmanship, and feeling while historical period is evident through style and association.

1. Location - The area is geographically concentrated between two lakes, and bounded by major roads and dissimilar development. Physically, the area is high, well-drained land, sloping toward the lakes.
2. Design - Almost without exception, the buildings are residential, and of frame construction with wood siding or stucco. They are all 1 or 2 stories in height, and are oriented toward the street with front porches.
3. Setting - All streets are two-lane, treelined and laid in traditional grid fashion. Many streets are brick, with the busier routes asphalt paved. Lots are 50 and 60 feet in width with alleys to the rear.
4. Materials - Throughout the area, buildings are of frame construction, sided with wood weatherboard or wood shingles. Stucco is used occasionally. Piers and chimneys are always of brick.
5. Workmanship - The "hand built" quality of the homes evident through the wood ornament - its variety and consistent use, particularly in the many craftsman Bungalows.
6. Feeling - The original quiet, early 20th century suburban character is maintained throughout most of the area. Little has occurred to change that character.
7. Style - The Bungalow Style, locally popular from 1915 to 1940, is evident throughout the survey ara, and comprises 62 percent of the significant buildings and 46 percent of all buildings within the survey area.
8. Association - The neighborhood as a whole is associated with the city's early investors and developers, and served as home to many of Lakeland's 20th Century business, professional and governmental leaders.

CONTINUATION SHEET

Significance (cont.)

In these eight categories, the survey area remains internally consistent. It is this integrity that distinguishes the area, and makes it a valuable community asset.

Significance.

The significance of the South Lake Morton area can be grouped into two broad areas; historical and architectural. Historical significance can be further defined as the area's association with important historical events, and its association with persons important to our past. These three areas of significance are discussed individually.

1. Events

Until the turn-of-the century, Lakeland was a town concentrated closely around its rail yards and commercial center, transitioning quickly to the surrounding agricultural lands. The development of the South Lake Morton area fundamentally altered that pattern forever, as this neighborhood was the city's first significant suburb, complete with the first commercial district outside the downtown.

In addition to its role as Lakeland's first suburb, the development of the South Lake Morton area firmly established south Lakeland as the desirable location for new development. This trend is clearly seen today in the pattern of higher cost residential development from Lake Hollingsworth through Cleveland Heights and now into the Lakeland Highlands and around Scott Lake. Only recently has this basic land use determinant been moderated by growth in north Lakeland.

Perhaps most significant is the survey area's role in accommodating the yet-to-be-matched growth of the Florida Boom (1920-1926). While Lakeland's population increased over 350 percent from 1920 to 1926, the South Lake Morton area grew by over 840 percent, creating a neighborhood virtually overnight. Thus, this area is very much a product of the Boom, an event which has yet to be exceeded in its impact upon Lakeland and upon Florida as a whole.

CONTINUATION SHEET

Significance (cont.)

2. Persons

The significant individuals associated with the South Lake Morton area include those involved with its development and, subsequently, others who lived within the neighborhood.

The field survey located four sites which were home to the areas early developers; Cox, Deen, McRorie and Melton. These individuals, along with Carter, Finney and Patterson, initially purchased, subdivided, developed, promoted and marketed the area in 1907. Carter, Cox, Deen and Melton were especially influential in Lakeland, involving themselves in many other projects into the late 1920's. Their importance to the community goes well beyond their Dixieland Subdivision, as they influenced the political and economic growth of the city during its most rapid period of growth.

The field survey also demonstrated that the South Lake Morton area was the place for the upwardly mobile to live. It is clear that a good portion of the community's leaders raised their families here, and presided over the expansion of the city during the Boom Period. Business, professional and government leaders - many who had their offices across Lake Morton in the Munn Park Historic District - chose to make a home in Lakeland's fashionable and fast growing suburb. It is safe to conclude that much of Lakeland's 20th century leadership either made their home or were raised in the South Lake Morton area.

3. Architecture

Architecturally, the most important field survey findings involve the period and style of construction. For example, 66 percent of all 760 area buildings - 90 percent of significant buildings were built in the period 1918 to 1927; the period of the great Boom.

Also, the survey found that 62 percent of all significant buildings are of the Bungalow Style of construction. These two factors - period and design - indicate that the South Lake Morton survey area contains a distinctive and significant collection of Florida "Boom Period" buildings. Defined by the dominant 1920's Bungalow, this collection is readily identifiable, and an important example of the style of residence so closely associated with suburban growth between 1910 and 1940.

CONTINUATION SHEET

Significance (cont.)

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

CONTINUATION SHEET

FOOTNOTES

1. The Munn Park Historic District was established as a locally ordained district in July, 1980 and certified in April, 1983.
2. M.F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.19).
3. Hampton Dunn, Yesterday's Lakeland, 1976, p.18.
4. Dunn, p.19.
5. Hetherington, (Lakeland Excerpt p.6).
6. Hetherington, (Lakeland Excerpt p.5).
7. "Insurance Map of Lakeland," Sanborn-Perris Map Co., Limited, New York, April 1901.
8. Interview: Leonard C. Carter, Jr. Esq. by J.H. Edwards. Lakeland, Florida, 30 March 1984.
9. Carter Interview.
10. Carter Interview.
11. Carter Interview.
12. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1903/1908/1913.
13. Ibid.
14. Hetherington, (Lakeland Excerpt p.19).
15. Carter Interview.
16. Hetherington (Lakeland Excerpt p.20).
17. John Patterson was the grandfather of today's U.S. Senator Lawton Chiles of Lakeland. Patterson Street was named in his honor.
18. Hetherington (Lakeland Excerpt p.24).
19. "Dixieland, The Fashionable Suburb of Lakeland". The Lakeland News - Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
20. "John F. Cox - One of the Livest Real Estate Men in Florida". The Lakeland News - Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.42.

CONTINUATION SHEET

FOOTNOTES

(cont.)

21. Carter Interview.
22. Hetherington, (Lakeland Excerpt p.36).
23. Carter Interview.
24. "Insurance Map of Lakeland," 1917.
25. The school burned in about 1963. The site is now occupied by the Lakeland Public Library (c.1967).
26. Hetherington, (Lakeland Excerpt p.39).
27. "Economic Survey of Lakeland." Lakeland Chamber of Commerce, 1926, p.38.
28. Ibid., p.35.
29. Hetherington, (Lakeland Excerpt p.35).
30. Ibid.

9 BIBLIOGRAPHICAL REFERENCES

See Attached Bibliography.

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):
250 Acres

UTM Coordinates:

 **ZONE**
 **EASTING**
 **NORTHING**

Township	Range	Section
28 S.	24 E.	19

LOCATION SKETCH OR MAP

N

See Attached Map.

VERBAL BOUNDARY DESCRIPTION

See Attached Description.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

James H. Edwards, AICP

ORGANIZATION

For Historic Lakeland, Inc.

STREET & NUMBER

P.O. Drawer AU

CITY OR TOWN

Lakeland,

DATE _____

August 15, 1984

TELEPHONE

813/682-6147

STATE

ZIP CODE

Florida 33802

CONTINUATION SHEET

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Books

1. Dunn, Hampton. Yesterday's Lakeland. Tampa: 1976.
2. Hetherington, M.F. History of Polk County Florida. St. Augustine: The Record Co., 1928.
3. McCoy, Esther, Five California Architects. New York: Praeger Publishers, 1975.

Maps

1. "Insurance Map of Lakeland, Florida." Sanborn Map Company, New York, 1903/1908/1913/1917/1922/1929.

Unpublished Documents

1. Economic Survey of Lakeland, Florida. Lakeland Chamber of Commerce, 1926.
2. Lufsey, R.E. "History of Lakeland." Lakeland: Federal Writers Project, 1936.
3. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay". Historic Tampa/Hillsborough County Preservation Board, 1979.

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2. McNeely, Ed. & A.R. McFadyen. A History of Polk County. Polk County Centennial Committee, 1961. p.10-12,35.
3. Watson, Dr. Judge. "A History of College Heights United Methodist Church". Unpublished: 1977.
4. Unidentified Newspaper Article. "Lakeland's and Acton's Red Letter Day". 1884.
5. Unidentified Promotional Pieces. "Wayne County: A Region of Countless Resources and Wonderful Activity" and "The Jesup Banking Company". Jesup, Georgia: 1902?

CONTINUATION SHEET

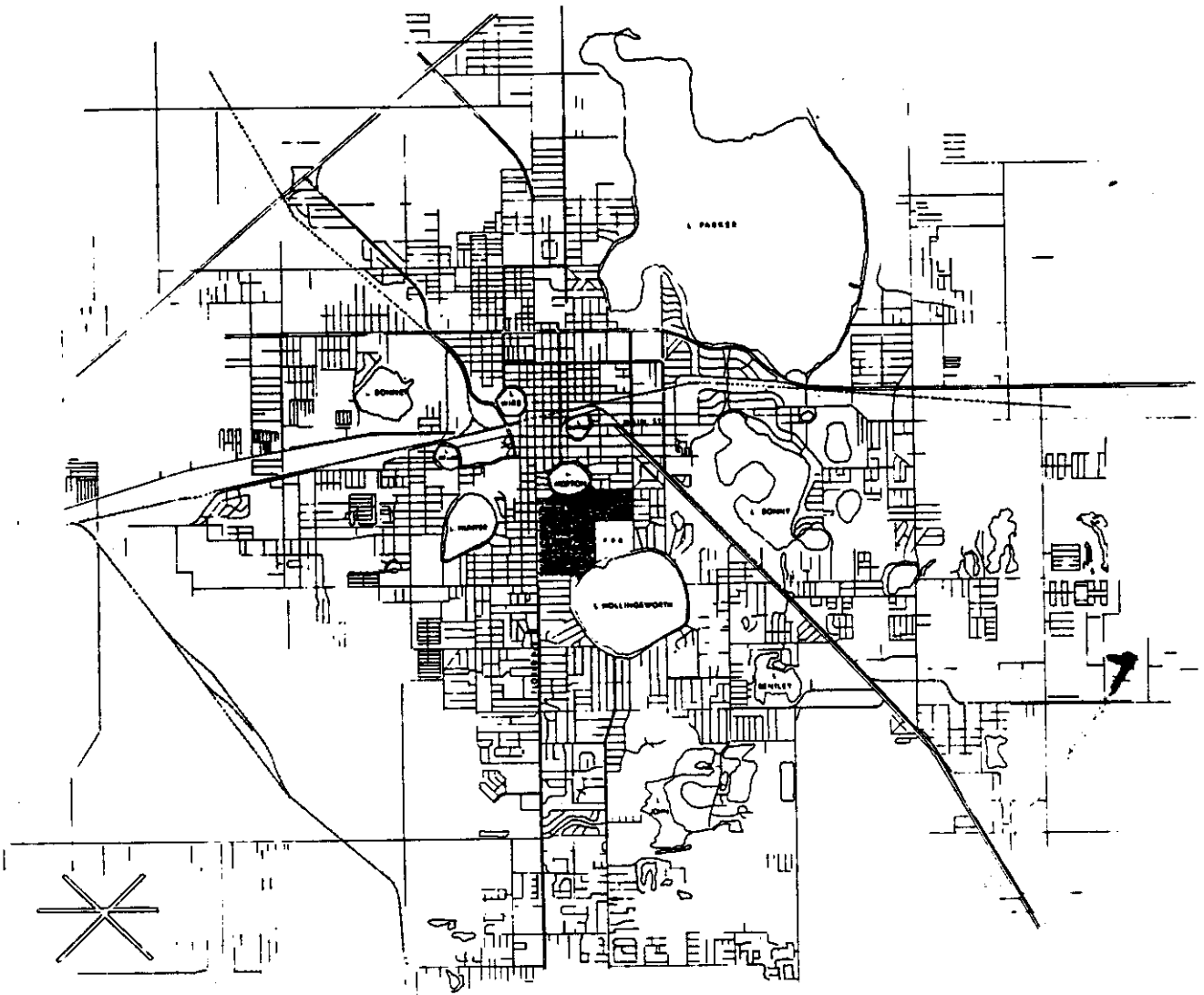
6. City Directory/Lakeland, Florida. (1925-1982).
R.L. Polk Directory Co. Jacksonville, Florida.
7. "Souvenir Edition, The Lakeland News". Lakeland: Lakeland
News Publishing Co., 1910.

CONTINUATION SHEET

The recommended district boundaries are as follows:

Beginning at the center of the intersection of Mosswood Road and South Florida Avenue, run easterly, to South Tennessee Avenue, then northeasterly to Lake Morton Drive and on to the shoreline of Lake Morton. Follow the shoreline of Lake Morton in an easterly, then northeasterly direction to the extended centerline of E. Palmetto Street. Follow the centerline of Palmetto Street easterly, to a point approximately 75 feet east of Winfree Avenue. From that point, run south along the rear lot lines of Block A of the Winfree Subdivision to the centerline of Cumberland Street, then east along that centerline to the centerline of Ingraham Avenue. Follow the centerline of Ingraham Avenue south to its intersection with McDonald Street, then west along the centerline of McDonald Street to Johnson Avenue. From that point, run south along the extended centerline of Johnson Street to the shoreline of Lake Hollingsworth, then southwesterly along that shoreline to the extended centerline of the alley approximately 150 feet south of the centerline of Belmar Street. From that point, run west along the extended centerline of the east-west alley south of Belmar Street to a point approximately 170 feet east of the centerline of South Florida Avenue. From that point, run north following the centerline of the north-south alley between South Florida Avenue and South Tennessee Street, to the centerline of the east-west alley between Mosswood Road and Riggins Street. From that point, run west along the centerline of the alley to the centerline of South Florida Avenue, then north along that centerline to the point-of-beginning.

These suggested boundaries are illustrated in the attached boundary map.

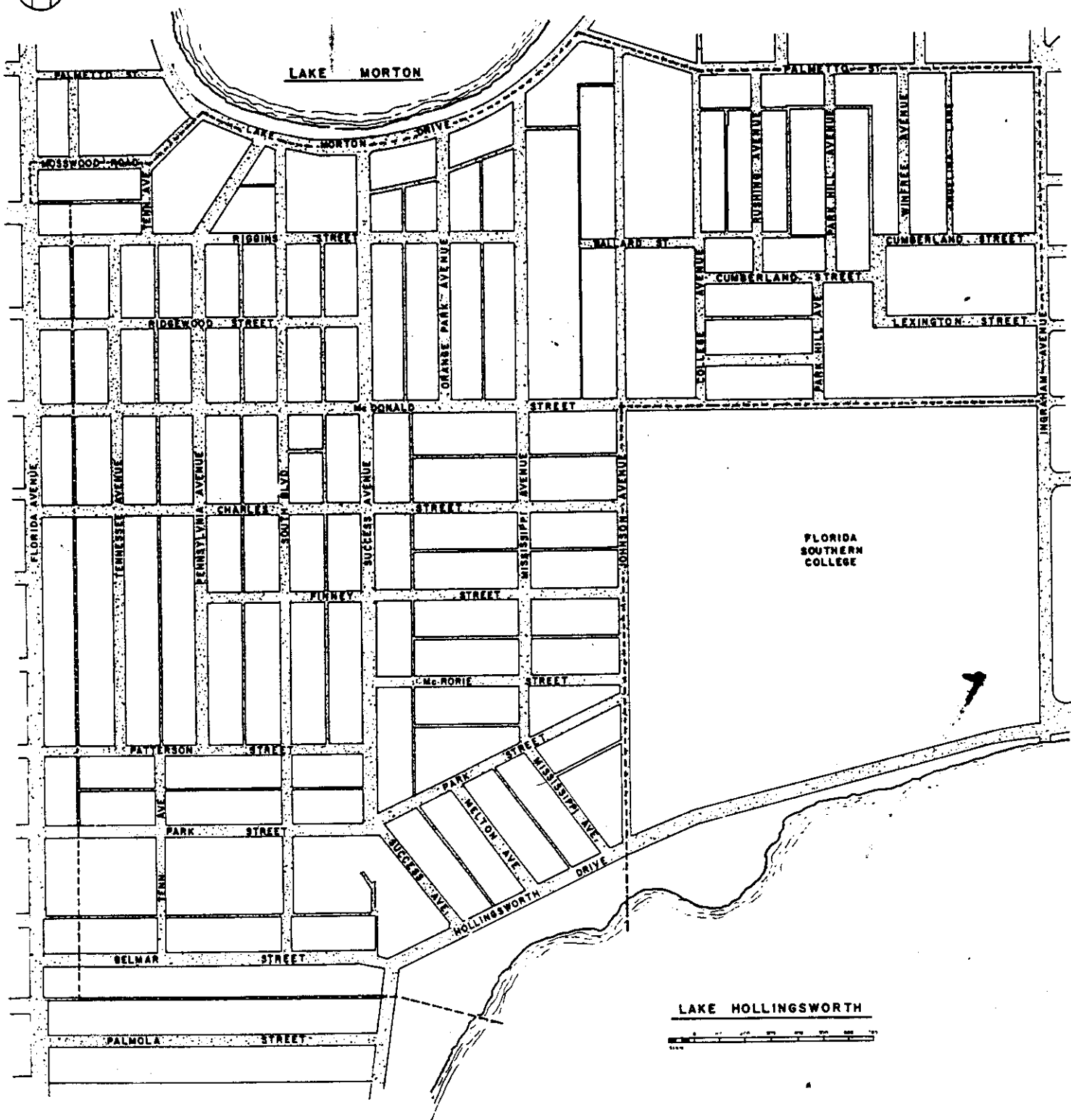


SOUTH LAKE MORTON NEIGHBORHOOD

Figure 1
LOCATION

Historic Lakeland Inc.

City of Lakeland, Florida
Community Development Department
10/3/83



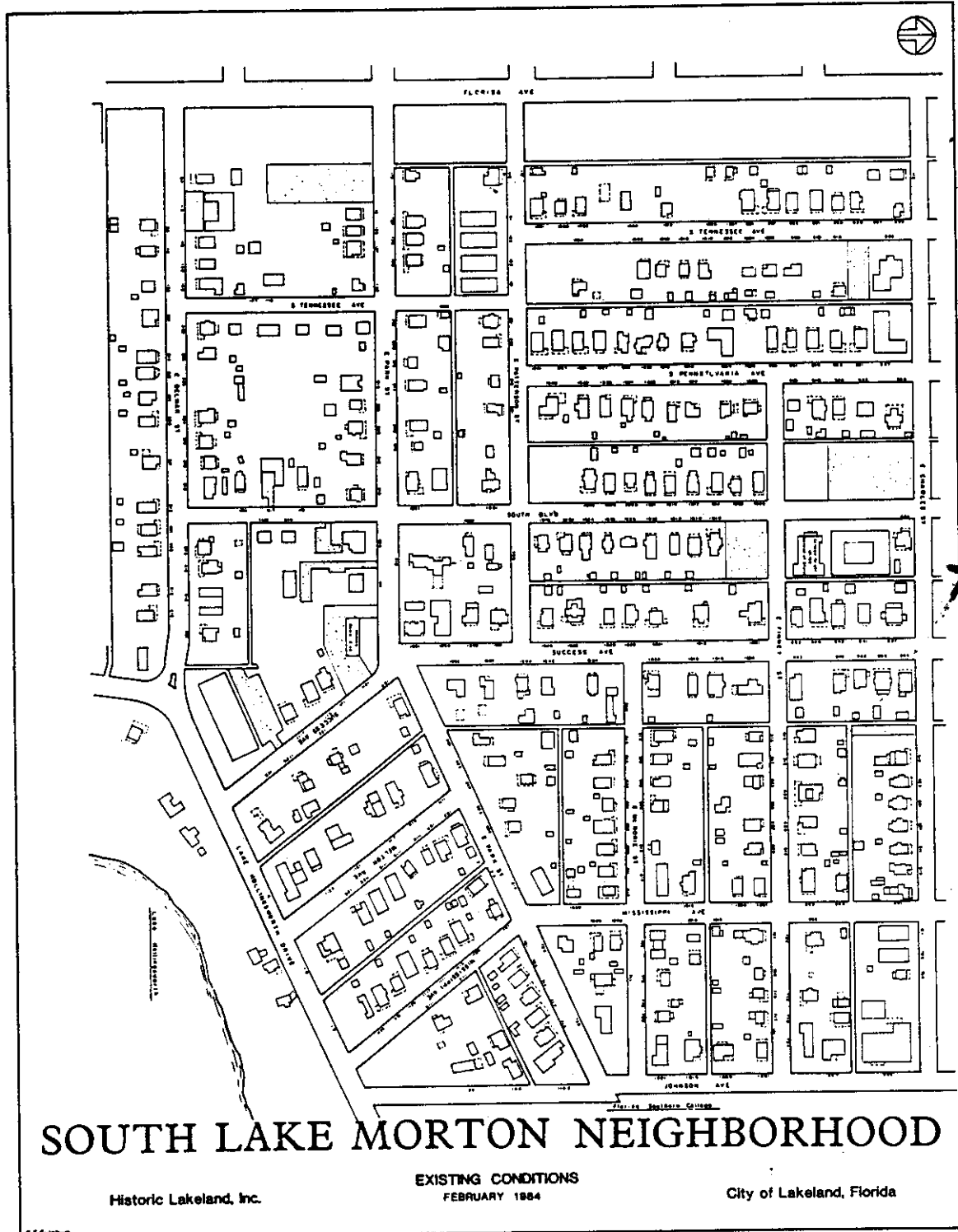
SOUTH LAKE MORTON NEIGHBORHOOD

Figure 2
BOUNDARY PLAT

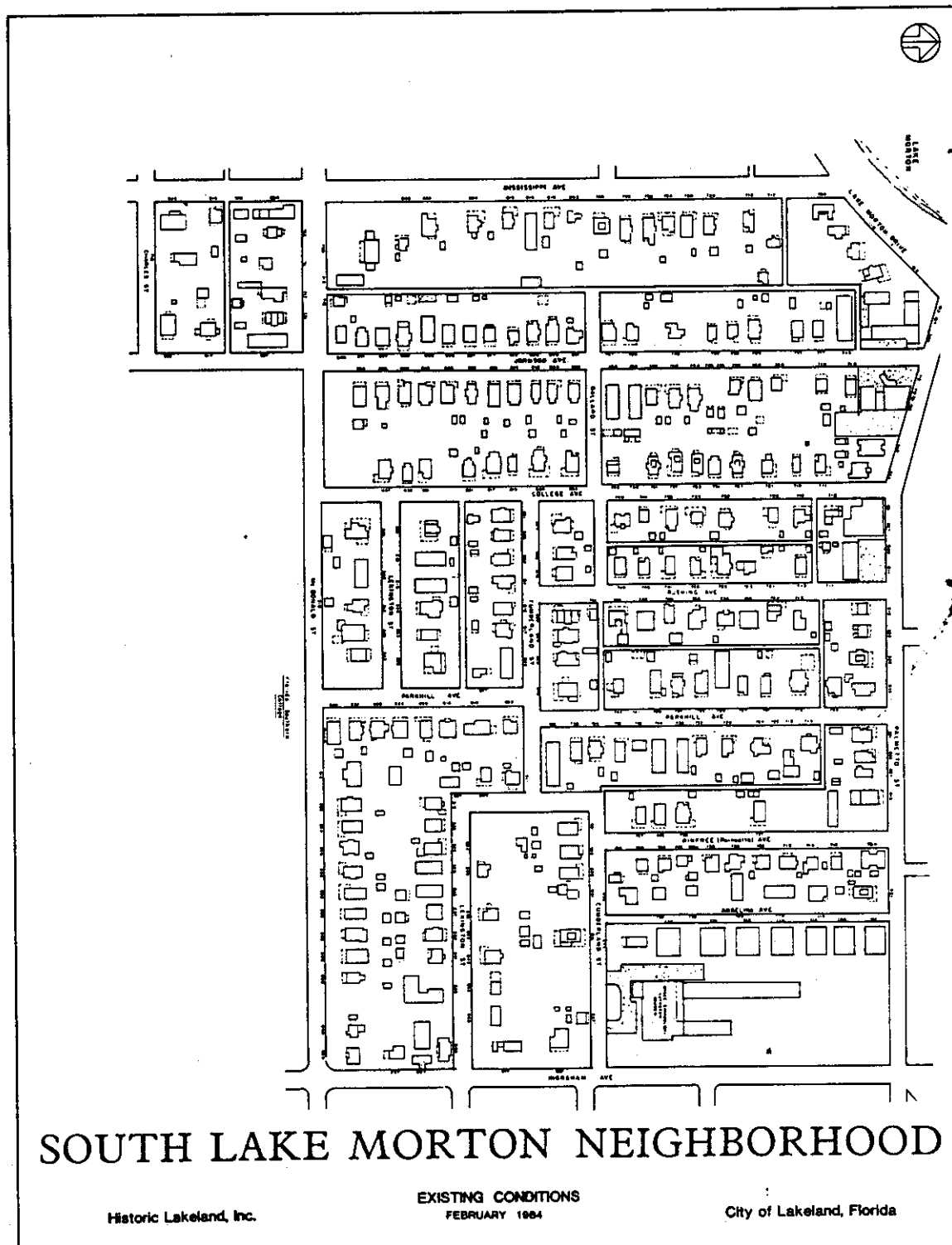
CONTINUATION SHEET



CONTINUATION SHEET



CONTINUATION SHEET





SOUTH LAKE MORTON NEIGHBORHOOD

Figure 4

SUBDIVISIONS PLATS

Historic Lakeland Inc.

ALL A PART OF SEC. 19-TWP-28S-RGE. 24E

City of Lakeland, Florida
Community Development Department



DIXIELAND, THE FASHIONABLE SUBURB OF LAKE LAND



you want and secure it at a very satisfactory price at this store.

Mr. F. A. Grether, who is the moving spirit of the institution, is a gentleman of superior business attainments and since embarking in this business about two years ago, he has enlarged all his lines, and has placed the business on a very satisfactory footing. Mr. Grether is one of Lakeland's most energetic and progressive citizens, and if everyone pushed their respective enterprises as he does his, the sum total of the push would advance Lakeland a long way.

Mr. Grether's pretty home is shown on page 43, and on page 8 there is a picture of his beautiful little daughter.

THIRTEEN years ago the suburb of Dixieland, a number of views of which are shown on this and the succeeding page, was practically an unbroken forest of stately pines and oaks. The beautiful situation of this tract, lying between two lovely lakes, high, dry and healthy, attracted the attention of keen-sighted developers, who foresaw the city's natural growth would be in that direction, and the property was acquired by the Carter-Deen Realty Co., which put capital at work to supplement the advantages with which nature had been so generous. Streets were opened and graded, a water-works system installed, and every improvement necessary to

make the suburb desirable for the homemaker was effected. The result has surpassed the most sanguine hopes of the promoters. There has been a steady demand for this property, and the best class of people has invested there. The residences have been built as homes for this desirable element, and there is no question but that in a very short time there will be a wonderful increase in the number of dwellings, and there will not be a more delightful place in Florida to make a home.

The personnel of the company, their own statement regarding this property as an investment, and pictorial views showing the work that

has been done in less than three years, are here presented. The men at the head of this enterprise are of the very highest type. Mr. Deen, being president of the Citizens Bank, Mr. Melton a prominent capitalist recently from Baxley, Ga., and Mr. McRorie, who also hails from the same place, being the most capable man that could have been found for the work of developing such a proposition. To the latter's energy and good judgment is due in large part the growth and progress of Dixieland, though once attention is called to its advantages, Dixieland boosts itself.

"DIXIELAND"

Lakeland's Fashionable Suburb. The Surest, Safest and Best Investment in Florida. Handsome Profits in the Past, Far Greater Profits in the Future.

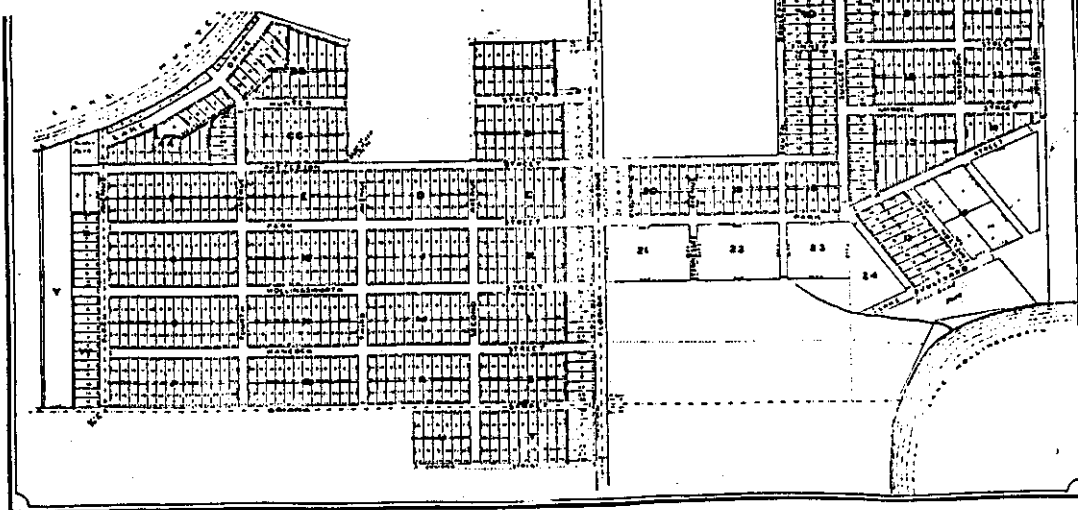
Former purchasers have either realized or been offered handsome profits during the development period of Dixieland, buyers of these lots are now guaranteed far greater profits by reason of the homes now built or under course of erection, and the extensive improvements that have just been made.

C. W. DEEN, Pres. J. K. MELTON, Vice-Pres.
T. H. MCRORIE, Sec'y and Treas.

CARTER-DEEN REALTY CO.

Office, 210 Drane Building

LAKE LAND, FLORIDA



Swanee Avenue, Dixieland Addition to Lakeland, Florida



North Boulevard, Dixieland Addition to Lakeland, Florida

Figure 5

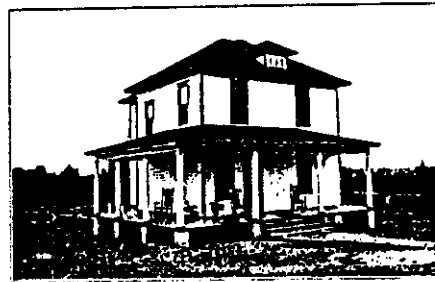
Lake Morton



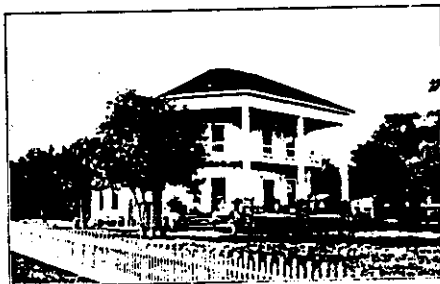
DIXIELAND, THE FASHIONABLE SUBURB OF LAKE LAND



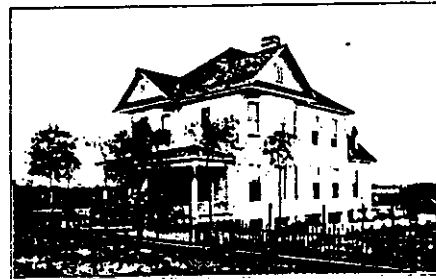
Residence of A. D. Leonard, Success Ave., Dixieland



Residence of H. M. Angle, Success Ave., Dixieland



Residence of J. L. Wallace, South Boulevard, Dixieland



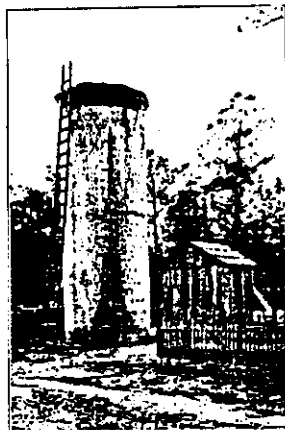
Residence of H. F. Jones, Success Ave., and Park St., Dixieland



Home of T. H. McKee, Success Ave., Dixieland



Residence of Dr. C. W. Holloway, Success Ave., Dixieland

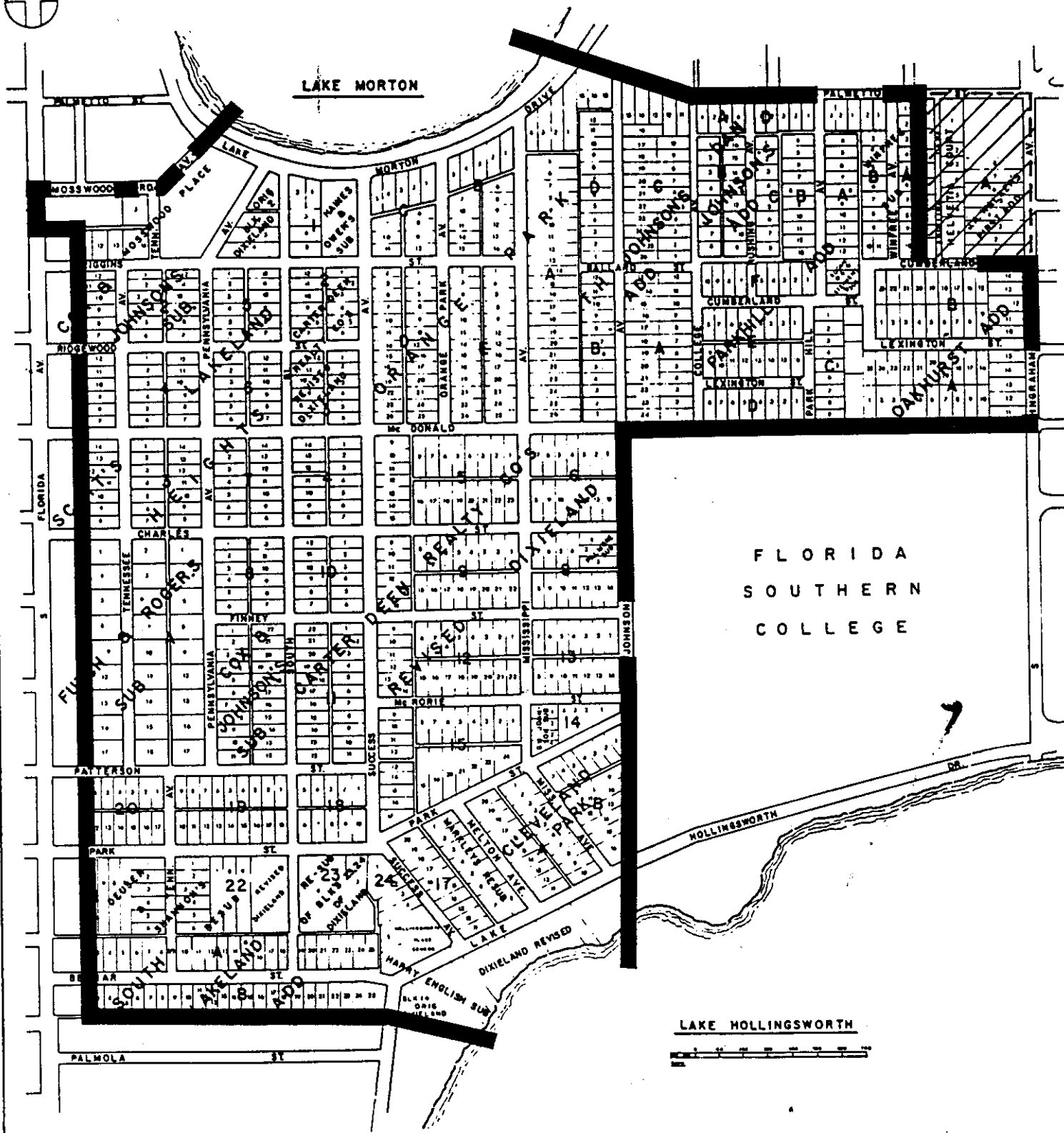


Plant of Dixieland Water Company



Home of John F. Cox, Success Ave., and Morton Circle

Figure 6



SOUTH LAKE MORTON NEIGHBORHOOD

Recommended District Boundaries

Historic Lakeland Inc.

City of Lakeland, Florida
Community Development Department

South Lake Morton Neighborhood

South Lake Morton is a twenties neighborhood of predominantly Bungalow style homes which has managed to resist the incursions of developers, city expansion, and time. It retains an environment which tells us much about the aspirations of those who lived in the golden years of the twenties. The homes themselves are bound, for the most part, by the unifying theme of the Bungalow, although it has representatives of modest and high style examples showing a large variety of influences. The proposed district is interrupted by relatively few incursions and disruptions of style. The neighborhood retains a social and visual cohesion which is unusual in this modern age. The proposed district has a great deal of community support, and the public hearing which the Bureau of Historic Preservation recently held there had one of the largest turn-outs for such an event in recent memory. The reception by the owners and residents was overwhelmingly positive.

The South Lake Morton area clearly qualifies for listing on the National Register in every category of the criteria. Its modest architectural design should not deter the Board from considering the nomination of this intact and cohesive residential community.



P21011

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

September 26, 1985

In Reply Refer to:

Diana Primelles
Historic Sites Specialist
(904) 487-2333


Ms. Carol Shull
Chief of Registration
National Register of Historic Places
National Park Service
U. S. Department of the Interior
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed for your review is the National Register nomination for South Lake Morton Historic District. This nomination has been approved by the Florida National Register Review Board and staff.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,



George W. Percy
State Historic Preservation Officer

GWP:mc

Enclosures



P1011

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

May 15, 1985

The Honorable Royce Ready
Chairman
Polk County Board of Commissioners
Post Office Box 60
Bartow, Florida 33830

Dear Chairman Ready:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the South Lake Morton Historic District be formally nominated for listing in the National Register of Historic Places. The South Lake Morton Historic District is bounded by Lake Morton Drive and Palmetto Street on the north; Ingraham Avenue on the east; the boundaries of Lake Hollingsworth and the rear property line of Belmar Street on the south and the rear property line of Tennessee Street on the west. This action was taken by the Board at its regular meeting on May 10, 1985. We are now in the process of preparing a formal nomination of the property for submission to the Keeper of the National Register in accordance with 36 CFR 60.6.

When the formal nomination has been submitted to and received by the Keeper of the National Register, his staff will have forty-five days in which to approve or disapprove the nomination. If the nomination is approved, the property will be listed in the National Register as of the date of approval. The forty-five day review period may be extended, however, if the National Register staff finds technical deficiencies in the nomination requiring correction in our office.

If the nomination is disapproved, the National Register staff will notify us and explain the reasons for disapproval. We will in turn notify you, and advise you of any action that may be taken to pursue the matter further.

Any person or organization interested in the nomination may petition the Keeper of the National Register during the nomination process either to accept or reject the nomination. Comments regarding the nomination may be addressed to:

Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

FLORIDA-State of the Arts

P1011

The Honorable Royce Ready
May 15, 1985
Page Two

At such time as we receive notification of the final action of the Keeper of the National Register, we will advise you accordingly. In the meantime, please let us know if you have any questions regarding this matter.

Sincerely,



George W. Percy
State Historic
Preservation Officer

GWP:sds



P01011

FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

May 15, 1985

The Honorable Frank J. O'Reilly
Mayor of Lakeland
City Hall
Lakeland, Florida 33802

Dear Mayor O'Reilly:

It is a pleasure to advise you that the Florida National Register Review Board has recommended that the South Lake Morton Historic District be formally nominated for listing in the National Register of Historic Places. The South Lake Morton Historic District is bounded by Lake Morton Drive and Palmetto Street on the north; Ingraham Avenue on the east; the boundaries of Lake Hollingsworth and the rear property line of Belmar Street on the south and the rear property line of Tennessee Street on the west. This action was taken by the Board at its regular meeting on May 10, 1985. We are now in the process of preparing a formal nomination of the property for submission to the Keeper of the National Register in accordance with 36 CFR 60.6.

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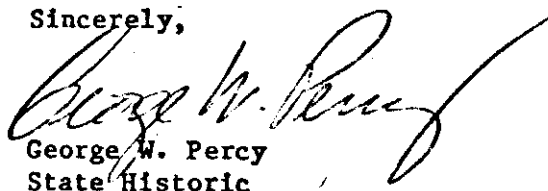
Keeper, National Register of Historic Places
National Park Service
U.S. Department of the Interior
Washington, D.C. 20240

RECEIVED

The Honorable Frank J. O'Reilly
May 15, 1985
Page Two

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Sincerely,



George W. Percy
State Historic
Preservation Officer

GWP:sds

Polk



IMPERIAL
P O L K C O U N T Y

P. O. Box 60 Bartow, Fl 33830
Telephone 533-1161

ERNIE CALDWELL
County Commissioner
District 4

April 23, 1985

RECEIVED
APR 30 1985

HISTORIC PRESERVATION
SECTION

Mr. George W. Percy
Florida Department of State
Division of Archives
The Capitol
Tallahassee, Florida 32301-8020



Dear Mr. Percy:

Thank you for advising me that the South Lake Morton Historic District, Lakeland, has been proposed for nomination and listing in the National Register of Historic Places.

This area was the first significant suburb of what now is the City of Lakeland, 1906 - 1926. The development began around the turn of the century and continued well into the boom years of the twenties.

It was the home of the community business and political leaders during the first half of the twentieth century. The neighborhood is basically unchanged today and is well worthy of this distinguished recognition.

It would be very much appreciated if this South Lake Morton Historic District, here in Lakeland/Polk County could be listed in the prestigious National Register.

Sincerely,

ERNIE CALDWELL, Chairman
Board of County Commissioners

EC/bc/sh



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

April 2, 1985

The Honorable Royce Ready
Chairman
Polk County Board of Commissioners
Post Office Box 60
Bartow, Florida 33830

Dear Chairman Ready:

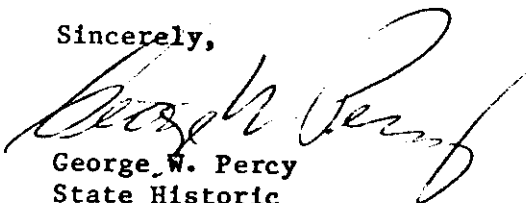
We are pleased to advise you that the South Lake Morton Historic District, Lakeland has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting in Tallahassee on May 10, 1985. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

The enclosed fact sheets explain the criteria for listing, and the results of listing in the National Register with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination, and additional information on the protection provisions, financial incentives, or other aspects of the National Register program may be obtained by calling our Survey and Registration Section at (904) 487-2333.

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send your comments to me by May 9, 1985.

Sincerely,



George W. Percy
State Historic
Preservation Officer

GWP:sds

Enclosures



2/10/11

FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

DIVISION OF ARCHIVES,

HISTORY AND RECORDS MANAGEMENT

The Capitol, Tallahassee, Florida 32301-8020

(904) 488-1480

April 2, 1985

The Honorable Frank J. O'Reilly
Mayor of Lakeland
City Hall
Lakeland, Florida 33802

Dear Mayor O'Reilly:

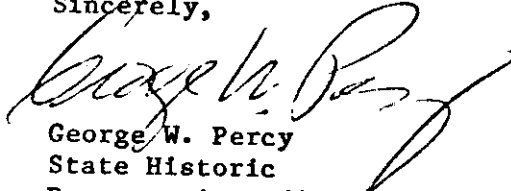
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Sincerely,


George W. Percy
State Historic
Preservation Officer

GWP:sds

Enclosures



P01011

FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

April 8, 1985

James Edwards
Vice-President
Hauger-Bunch Inc.
1125 U.S. 98 South, Suite 100
Lakeland, Florida 33801

Dear Mr. Edwards:

Our office has received your amended National Register nomination. We appreciate your efforts to revise the nomination according to the recommendations of the Florida Review Board. I have reviewed the new nomination proposal and it appears to satisfy all of the questions which the Review Board raised at the February meeting.

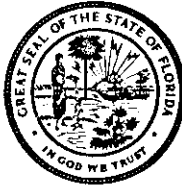
The South Lake Morton nomination proposal will be second on the agenda at the May 10 Review Board meeting. I do not think it will be necessary for you to attend since your presentation was so recent. In my introductory statement, I will remind the Review Board of their recommendations and stress that you have complied with their wishes. I hope that we will have a positive response to your efforts to have the South Lake Morton Historic District listed on the National Register of Historic Places.

Sincerely,

Diana Primelles

Diana Primelles
Historic Sites Specialist

DP:sds



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

March 22, 1985

Lakeland Ledger
Post Office Box 408
Lakeland, Florida 33802

Attention: Cheryl Webb

Dear Ms. Webb:

There is enclosed the text of a legal notice which we would like to run in the classified section of the Lakeland Ledger on Saturday, April 6 and Sunday, April 7, 1985. Please bill us accordingly at the address below. If you have any questions, please call me at (904) 487-2333.

Mailing address:

Mr. William Thurston
Historic Preservation Supervisor
Bureau of Historic Preservation
Division of Archives, History
and Records Management
Department of State
The Capitol
Tallahassee, Florida 32301-8020

Sincerely,

William N. Thurston
Historic Preservation Supervisor

WNT:sds

Enclosure

The South Lake Morton District will be considered by the Florida Review Board for nomination to the National Register of Historic Places on May 10, 1985. The proposed district is bounded by Lake Morton Drive and Palmetto Street on the North; Ingraham Avenue on the East; the boundaries of Lake Hollingsworth and the rear property line of Belmar Street on the South and the rear property line of Tennessee Avenue on the West..

Listing in the National Register, the Federal government's official list of historic properties worthy of preservation, results in the following for historic properties:

Consideration in planning for Federal, federally licensed, and federally assisted projects. The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. For further information see 36 CFR 800.

Eligibility for federal tax provisions. The Federal Internal Revenue Code encourages the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation and also provides for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information see 36 CFR 67.

Consideration of historic values in the decision by the State or Federal government to issue a surface coal mining permit where coal is located. For further information see 30 CFR 70 et seq.

Eligibility for federal grants-in-aid whenever funds are appropriated by Congress. For further information contact the State Historic Preservation Office.

Owners of private property nominated to the National Register may concur in or object to the nomination in accord with 36 CFR Part 60. Any owner or partial owner who objects to listing should submit a notarized statement (certifying ownership and objection to listing) to George W. Percy, State Historic Preservation Officer, Division of Archives, History and Records Management, Department of State, The Capitol, Tallahassee, Florida 32301 by May 10, 1985. Each owner or partial owner has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, it will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.

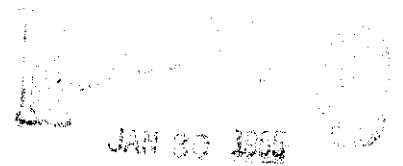
A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the State Historic Preservation Office at the above address or telephone inquiries can be made at (904) 487-2333. Comments on the nomination should be received by the State Historic Preservation Office before the State Review Board meeting.

P01011
K. L. L.

Historic Lakeland, Inc.

P.O. Box 3347 • Lakeland, Florida 33802

January 28, 1985



Mr. George Percy
State Historic Preservation Officer
Bureau of Historic Preservation
Division of Archives, History,
and Records Management
Department of State
Tallahassee, FL 32301

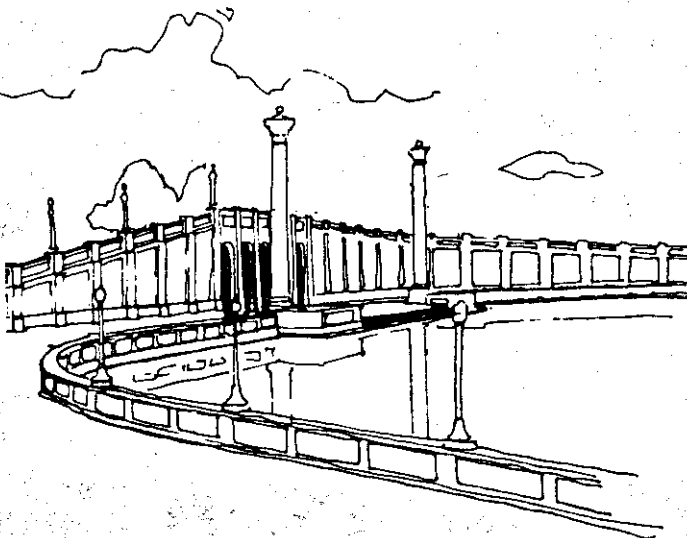
HISTORIC PRESERVATION
SECTION

RE: South Lake Morton Neighborhood

Dear Mr. Percy:

Historic Lakeland, Inc. is a not-for-profit corporation organized for the purpose of supporting the preservation of significant historical attributes of the City of Lakeland, Florida. Our organization in the past has worked to support the development of the Munn Park Local Historic District, and we are currently working in support of a project aimed at the restoration of the historically significant Lake Mirror Promenade in our city.

In addition, Historic Lakeland has for the past several years worked with interested persons in support of listing the South Lake Morton Neighborhood on the National Register of Historic Places. Many of our members live in the area and all of our members recognize the unique historic and architectural character of this neighborhood.

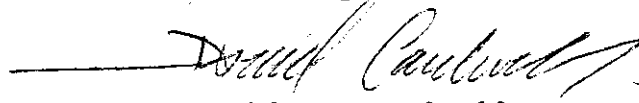


B1011

Mr. George Percy
January 28, 1985
Page 2

Historic Lakeland, Inc. very strongly endorses the listing of the South Lake Morton Neighborhood and requests favorable consideration of the nomination by the Review Board at its meeting scheduled for February 1, 1985. We request that this letter be submitted to the Review Board at that time and that it be considered as part of the record of the proceedings.

Sincerely,



David E. Cardwell,
President

DEC/dsl
cc: Diana Primelles
HLland-012385:25

54R
Lakeland, FL
Historic Lakeland, Inc.

P.O. Box 3347 • Lakeland, Florida 33802

January 28, 1985



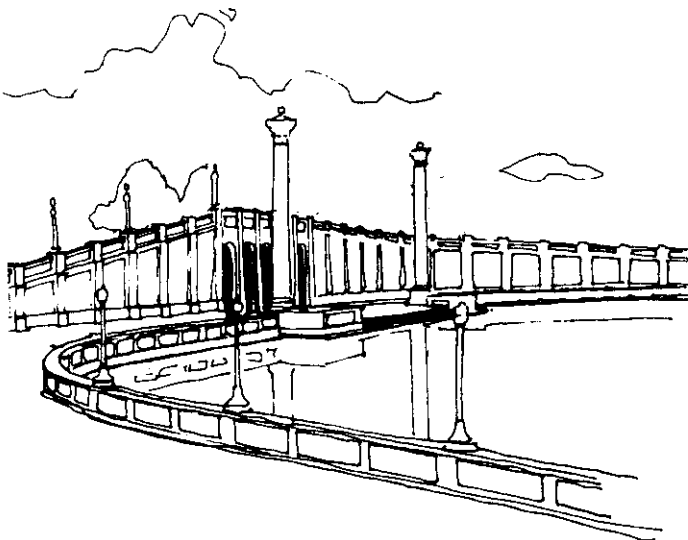
Mr. George Percy
State Historic Preservation Officer
Bureau of Historic Preservation
Division of Archives, History,
and Records Management
Department of State
Tallahassee, FL 32301

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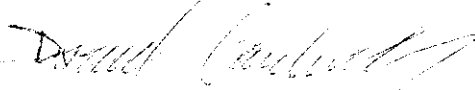
JAN 30 1985

HISTORIC PRESERVATION
SECTION

Mr. George Percy
January 28, 1985
Page 2

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Sincerely,



David E. Cardwell,
President

DEC/dsl
cc: Diana Primelles
HLland-012385:25

NATIONAL REGISTER SITE FILE CHECK LIST

South Lake Morton Historic District

DATE

1. PSIQ Form _____
2. Letter response to PSIQ _____
3. FMSF File No. PD 1011 _____
4. Nomination Proposal Questionnaire X _____
5. Letter response to proposal _____
6. Letter request for owner verification _____
7. Verification of owner _____
8. Notice of public hearing (district nomination) X _____
9. Owner/Officials notification of Review Board meeting X _____
10. Owner/Officials notification of Review Board action X _____
11. Federal Nomination form and cover letter X _____
12. NPS Notice of listing _____
13. Owner/Officials notification of listing X _____
14. Cover letter NR Certificate X _____

Notes and Comments



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF HISTORICAL RESOURCES
R.A. Gray Building
Tallahassee, Florida 32301-8020
(904) 488-1480

August 11, 1986

The Honorable Thomas Shaw
Mayor of Lakeland
City Hall
Lakeland, FL 33801

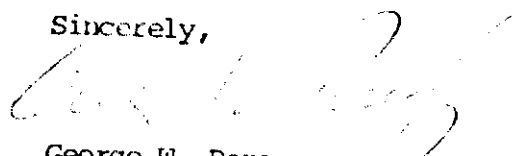
Dear Mayor Shaw:

It is a pleasure to forward the enclosed certificate honoring the listing of the South Lake Morton Historic District in the National Register of Historic Places.

We hope that you will display this certificate on the property as a permanent reminder of its historical significance. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

Please do not hesitate to call on us if we can be of any help.

Sincerely,


George W. Percy
State Historic Preservation Officer

GWP:mc

Robert L. Rhodes, Jr.
Post Office Drawer BW
Lakeland, Florida 33802

January 23, 1985

RECEIVED
JAN 29 1985

Mr. George Percy
State Historic Preservation Officer
Bureau of Historic Preservation
Department of State
Division of Archives, History,
and Records Management
The Capitol
Tallahassee, FL 32301

HISTORIC PRESERVATION
SECTION

RE: South Lake Morton Neighborhood

Dear Mr. Percy:

This letter is submitted on behalf of the South Lake Morton Neighborhood Association (SLMNA). The SLMNA is currently an unincorporated association of residents in the South Lake Morton neighborhood area interesting in preserving the architectural and historical character of the neighborhood and in further preserving the unique residential flavor of this near-downtown area. (The SLMNA will be organized as a not profit corporation in the near future and will be working with local officials and other interested parties to effect its purposes.)

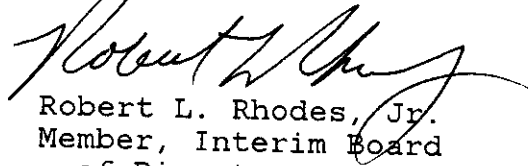
I have been authorized on behalf of the SLMNA to indicate our very strong support for the proposed listing of the South Lake Morton Neighborhood on the National Register of Historic Places. We believe that formal recognition of this neighborhood, (so important to the historical development of Lakeland) will be of invaluable assistance to our Association working toward further efforts for historical and architectural preservation.

We urge the Review Board to act positively on the proposed nomination so that it can be forwarded on to Washington for ultimate review and approval. Please bring this letter to the attention of the Review Board at its February 1, 1985 meeting, and include it in the record of this matter.

P01011

Thank you very much for your cooperation.

Sincerely,



Robert L. Rhodes, Jr.
Member, Interim Board
of Directors
South Lake Morton
Neighborhood Association

RLRJr/dsl
cc: Diana Primelles
Members, Interim Board
HLland1-012385:25



P01011

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

January 20, 1986

The Honorable Thomas R. Shaw
Mayor
City of Lakeland
City Hall
Lakeland, FL 33802

Dear Mayor Shaw:

It is a pleasure to advise you that the South Lake Morton Historic District, Lakeland, has been officially listed in the National Register of Historic Places as of November 20, 1985.

The National Register was established in 1966 as part of the National Historic Preservation Act and serves as a list used by the Federal government to recognize properties of historical, architectural and archaeological significance. Over the years, listing in the National Register has resulted in the protection, preservation and enhancement of many of the nation's non-renewable cultural resources.

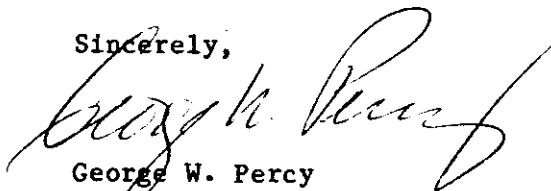
In addition to the identification of resources worthy of preservation, listing in the National Register offers the potential for additional benefits. The listing of a property makes owners eligible to be considered for Federal grants-in-aid to assist rehabilitation or restoration work and also makes owners who rehabilitate income producing properties, eligible for income tax credits. Each of these incentives encourages the rehabilitation and reuse of historic buildings, thereby accommodating the needs of growing communities in ways which preserve community identity and a valuable sense of place and time.

B1011

The Honorable Thomas R. Shaw
January 20, 1986
Page Two

On behalf of Secretary of State George Firestone, our office would like to thank you for your interest in the preservation of Florida's historic resources.

Sincerely,

A handwritten signature in cursive script, appearing to read "George W. Percy".

George W. Percy
State Historic Preservation Officer

GWP:mc



P1611

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

January 20, 1986

The Honorable Curtis Peterson
Post Office Box 180
Eaton Park, FL 33840

Dear Senator Peterson:

It is a pleasure to advise you that the South Lake Morton Historic District, Lakeland, has been officially listed in the National Register of Historic Places as of November 20, 1985.

The National Register was established in 1966 as part of the National Historic Preservation Act and serves as a list used by the Federal government to recognize properties of historical, architectural and archaeological significance. Over the years, listing in the National Register has resulted in the protection, preservation and enhancement of many of the nation's non-renewable cultural resources.

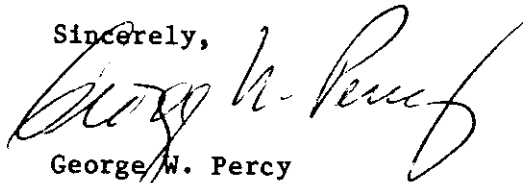
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2101

The Honorable Curtis Peterson
January 20, 1986
Page Two

On behalf of Secretary of State George Firestone, our office would like to thank you for your interest in the preservation of Florida's historic resources.

Sincerely,



George W. Percy
State Historic Preservation Officer

GWP:mc



P1811

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

January 20, 1986

Mr. Royce Ready
Chairman, Polk County Board of Commissioners
Polk County Courthouse
101 East Main Street
Bartow, FL 33830

Dear Commissioner Ready:

It is a pleasure to advise you that the South Lake Morton Historic District, Lakeland, has been officially listed in the National Register of Historic Places as of November 20, 1985.

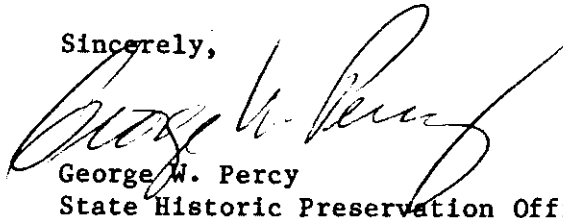
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Mr. Royce Ready
January 20, 1986
Page Two

On behalf of Secretary of State George Firestone, our office would like to thank you for your interest in the preservation of Florida's historic resources.

Sincerely,

A handwritten signature in cursive script, appearing to read "George W. Percy". The signature is written in dark ink and is positioned above the printed name and title.

George W. Percy
State Historic Preservation Officer

GWP:mc



P1011

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF ARCHIVES,
HISTORY AND RECORDS MANAGEMENT
The Capitol, Tallahassee, Florida 32301-8020
(904) 488-1480

January 20, 1986

The Honorable Beverly Burnsed
Post Office Box 1626
Lakeland, FL 33802

Dear Representative Burnsed:

It is a pleasure to advise you that the South Lake Morton Historic District, Lakeland, has been officially listed in the National Register of Historic Places as of November 20, 1985.

The National Register was established in 1966 as part of the National Historic Preservation Act and serves as a list used by the Federal government to recognize properties of historical, architectural and archaeological significance. Over the years, listing in the National Register has resulted in the protection, preservation and enhancement of many of the nation's non-renewable cultural resources.

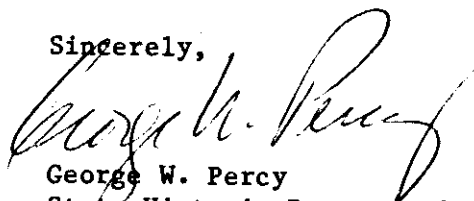
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B1611

The Honorable Beverly Burnsed
January 20, 1986
Page Two

On behalf of Secretary of State George Firestone, our office would like to thank you for your interest in the preservation of Florida's historic resources.

Sincerely,

A handwritten signature in cursive script, appearing to read "George W. Percy".

George W. Percy
State Historic Preservation Officer

GWP:mc



City of Lakeland

WORLD CITRUS CENTER
LAKELAND, FLORIDA 33802

JAMES S. VERPLANCK
DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

PO/011
RECEIVED
JUN 23 1986

HISTORIC PRESERVATION
SECTION

June 19, 1986

Ms. Diana Primelles
Historic Sites Specialist
Bureau of Historic Preservation
Tallahassee, FL 32301-8020

Re: South Lake Morton Historic District, Lakeland

Dear Ms. Primelles:

Will you provide to me copies of site inventory forms for buildings with the following street addresses in the South Lake Morton Historic District (Lakeland):

950 South Boulevard 4
113 E. Charles Street 483
306 E. Charles Street ?
417 E. McDonald Street 129
714 E. McDonald Street ?
711 E. McRorie Stereet ?
137 Lake Morton Drive 615
142 Lake Morton Drive 616
148 Lake Morton Drive 617
305 E. Riggins Street 304 874

Sincerely,

Karen Collins

Karen Collins, Planner
Planning & Community Development



National Register News

The South Lake Morton Historic District in Lakeland was officially listed on the National Register of Historic Places on November 20, 1985. This new district has the distinction of being the only one in Florida which consists primarily of prewar bungalow structures. Bungalows are typically one to one and a half story frame structures with a rectangular plan and shallow sloping gable roofs. The facade of a Bungalow is detailed with a porch that typically has columns sitting on piers which are often of rustic materials such as brick, stucco or stone. The South Lake Morton Historic District contains many varied and interesting examples of the Bungalow style as well as isolated buildings of Queen Anne, Prairie and Colonial Revival styles.

The district occupies one of the most vital areas involved in the early development of Lakeland, including early subdivisions known in the first quarter of the century as Dixieland, Cox and Johnson's subdivision, Parkhill Addition and Cleveland Park. Most of the



prominent families and community leaders resided in the area and the homes of men such as C.W. Deen, one of Lakeland's most important early developers, were in the South Lake Morton Historic District. Most of these residences have maintained their architectural integrity and a large

number have been renovated recently. The district is complemented by two attractive lakes, Lake Hollingsworth and Lake Morton, and is well landscaped and heavily wooded. The survey and nomination were completed through the survey matching grant program of the Bureau of Historic Preservation.

National Register Nomination Workshops To Be Held

Since its inception in 1966, the National Register of Historic Places has been a powerful tool in promoting both awareness of historic preservation and encouraging the outright preservation of a multitude of historic resources. The prestige associated with owning a National Register property, as well as the availability of financial incentives for income-producing National Register properties, continues to make National Register listing very attractive to many property owners. Yet many misconceptions remain concerning the effects of National Register listing, as do misunderstandings of the criteria and procedures for listing.

In an effort to improve both the quality of nomination proposals and to provide a fresh look at the National Register program, the Bureau of Historic Preservation will conduct three National Register nomination workshops in January. The first, sponsored by the

South Brevard Historical Society, will be held on January 16, 1986, at 7:00 p.m. at the American Bank of Melbourne in Melbourne. Diana Primellas, Historic Sites Specialist with the Bureau of Historic Preservation, will conduct the workshop. Walter Marder, Historic Architect with the Bureau, will also participate in the workshop and speak on the rehabilitation of historic buildings and the tax incentives program. For further information on the workshop contact Dindy Atkins at (305) 723-0002.

The Historic Palm Beach County Preservation Board will sponsor a second workshop to be held on January 27 at 7:00 p.m. at the Old City Hall in Boca Raton. A third nomination workshop sponsored by the Dade Heritage Trust will be held on January 29 at a time and location in the Miami area to be announced. Michael Zimny, Historic Site Specialist also with the Bureau of Historic Preservation, will conduct the

two South Florida workshops. Additional information on the Boca Raton workshop may be obtained through John Johnson at (305) 395-6771 and on the Miami workshop through Joan Miller Thompson at (305) 358-9572. Diana Primellas and Michael Zimny at the Bureau of Historic Preservation may be reached at (904) 487-2333.

The workshops will be devoted to a step-by-step discussion of the completion of a new nomination proposal form recently developed by the Bureau of Historic Preservation. Other items to be discussed include the eligibility requirements for nomination, popular misconceptions about the Register, the investment tax credit and the National Register, nomination procedure and review, and the use of the National Register as a preservation tool. All interested are strongly encouraged to attend.



HISTORIC LAKELAND NEWS

Historic Lakeland, Inc.
P.O. Box 3347
Lakeland, Florida 33802
April 1986

GENERAL MEETING IN NEW LIBRARY TO FEATURE RESTORATION VIDEO

THURSDAY, APRIL 24 AT 7:30 PM
LAKELAND PUBLIC LIBRARY CONFERENCE ROOM

The program for our General Meeting will be a rare opportunity to become familiar with Bonnet House, a property of the Florida Trust for Historic Preservation. It is destined to one day become a major house museum. Hidden in a 35 acre tropical forest, Bonnet House is still occupied during the winter months by its donor, Mrs. Evelyn F. Bartlett. The 30 minute video tape about the house includes some priceless home movies from the 1930's and 40's. Bartlett discovered the movies, and they were incorporated to add a unique dimension to our understanding and appreciation of this extraordinary place. Plan to come and learn about the Florida Trust and its important work of preserving irreplaceable remnants of Florida's past, such as Bonnet House.

Fourth Tour of Homes Set For Thursday, May 8

The fourth "Look at Lakeland" tour of homes is set for Thursday, May 8. Four of the homes are in the South Lake Morton Historic District, and the remaining sites are on the north shore of Lake Morton. All of the sites are within a short walking distance, clustered around the lake. Historic Lakeland offers a generous sampling of architectural styles and interiors. Your invitation will arrive soon in the mail, so plan to join us and see why this lovely neighborhood is so important.

The South Lake Morton Historic District has a special character. The vintage homes along quiet brick streets give the neighborhood a feeling uniquely its own.

Lakeland's first subdivision was platted in 1906, and developers named it "Dixieland." Lots lining the clay streets sold for \$130. John Cox is credited with naming Success Avenue. His homestead was built near Success and Lake Morton. The home was moved, restored, and featured in the 1984 tour.

In 1983-84 volunteers examined and photographed 760 buildings in the South Lake Morton area. The most significant homes were built in Florida's "Boom Period" from 1918-27. In 1985 the National Park Service placed the neighborhood on the National Register of Historic Places.

Included on the tour is a home that has been moved and restored, a home that adjoins elegant condominiums, and a club headquarters converted into offices. As you visit the sites clustered around Lake Morton, pause for music and refreshments in the front garden of the Rhodes home. From there you will enjoy a panoramic view of downtown reflected in the shimmering water.

All proceeds will go toward the restoration of the Lake Mirror Promenade. Historic Lakeland is counting on our members to support the Tour of Homes, and your donation is tax deductible. Please note that the Tour and Finale of past years have been combined into a tour that includes musical entertainment and a delicious variety of food.

P.S. You may have questioned why the tour concentrates on the northern part of the neighborhood, excluding the "gems" south of McDonald Street. Don't worry - a future tour will address these homes along the southern streets.

SOUTH LAKE MORTON HISTORIC DISTRICT

P. 1211

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: E. Belmar Street

Address	Use	Date	Status	Style	Alterations
104	Residential	?	NC	-	
109	"	c.1922	NC	-	
111	"	c.1922	C	Frame Vernacular	
112	"	?	NC	-	
126	"	c.1926	C	Bungalow	Porch Enclosed
132	"	c.1926	C	Bungalow	
135	"	c.1922	C	Frame Vernacular	Porch
136	"	c.1922	C	Bungalow	Porch Enclosed + Addition
200	"	c.1926	C	Bungalow	Porch Enclosed
201	"	c.1922	C	Frame Vernacular	Siding
204	"	?	NC	-	
211	"	c.1926	C	Mediterranean Revival	
217	"	c.1926	C	Frame Vernacular	
228	"	c.1926	NC	-	
301	"	?	NC	-	
304	"	c.1926	C	Frame Vernacular	Porch
305	"	c.1926	C	Mediterranean Revival	
310	"	c.1926	C	Bungalow	
311	"	c.1926	C	Mediterranean Revival	Porch Enclosed + Windows
316	"	c.1926	C	Bungalow	Porch Enclosed
318	"	c.1926	C	Frame Vernacular	

Poldi

STREET: E. Belmar Street (Continued)

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Winfree Avenue

Address	Use	Date	Status	Style	Alterations
702	Residential	c.1926	C	Masonry Vernacular	
710	"	c.1926	C	Frame Vernacular	Porch Enclosed + Siding
714	"	c.1926	C	Frame Vernacular	Siding + Addition
718	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	
721	"	c.1926	C	Bungalow	
732	"	c.1926	NC	-	
735	"	c.1926	C	Bungalow	
736	"	c.1926	C	Frame Vernacular	
740	"	c.1926	C	Mediterranean Revival	
742	"	c.1926	C	Bungalow	
743	"	c.1926	C	Bungalow	
747	"	c.1934	C	Bungalow	Porch Enclosed + Siding
748	"	c.1926	C	Mediterranean Revival	Porch Removed
752	"	c.1926	C	Mediterranean Revival	Addition
805	"	c.1926	C	Bungalow	Porch Enclosed
807	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Tennessee Avenue

Address	Use	Date	Status	Style	Alterations
735-737	Residential	c.1922	C	Frame Vernacular	Porch
739	"	?	NC	-	
810	"	c.1922	C	Bungalow	
814	"	c.1922	C	Bungalow	
815	"	c.1917	C	Frame Vernacular	
818	"	?	C	Bungalow	Porch Enclosed + Addition
822	"	c.1922	C	Bungalow	
829	"	c.1917	C	Bungalow	
830	"	c.1922	C	Bungalow	
835	"	c.1917	C	Bungalow	
836	"	c.1926	C	Bungalow	Porch Enclosed
838	"	c.1926	C	Bungalow	
839	"	c.1926	C	Mediterranean Revival	
842	"	c.1934	C	Bungalow	Carport Added
906	Commercial	?	NC	-	
911	Residential	c.1917	C	Bungalow	Porch Enclosed
918	"	c.1917	C	Colonial Revival	
919	"	c.1926	C	Bungalow .	
921	"	c.1926	C	Bungalow	
927	"	c.1926	C	Bungalow	
932	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Tennessee Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
933	Residential	c.1922	NC	-	
937	"	c.1934	NC	-	
943	"	c.1934	C	Bungalow	
945	"	c.1926	C	Bungalow	Porch Enclosed
946	"	c.1926	NC	-	
951	"	c.1926	C	Bungalow	Porch Columns
952	"	?	NC	-	
953	"	c.1926	C	Bungalow	Porch + Windows + Siding
957	"	c.1926	C	Bungalow	
1000	"	?	NC	-	
1001	"	c.1926	NC	-	
1004	"	?	NC	-	
1007	"	c.1926	NC	-	
1009	"	c.1926	NC	-	
1010	"	c.1926	NC	-	
1012	"	c.1922	C	Frame Vernacular	Porch
1016	"	c.1926	C	Bungalow	Porch
1019	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	NC	-	
1024	"	c.1934	C	Bungalow	Porch
1027	"	?	NC	-	

P. 20

STREET:

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1917	C	Bungalow	
723	"	c.1934	C	Bungalow	
724	"	c.1917	C	Frame Vernacular	Porch Enclosed + Siding
801	"	c.1922	C	Bungalow	
805	"	c.1917	C	Frame Vernacular	
806	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
809	"	c.1922	C	Bungalow	Porch Enclosed
810	"	c.1922	C	Frame Vernacular	Porch + Siding
815	"	c.1926	C	Bungalow	Siding
818	"	c.1922	C	Frame Vernacular	Windows
829	"	c.1922	C	Bungalow	Porch Enclosed
832	"	c.1922	C	Bungalow	
836	"	c.1922	C	Bungalow	
840	"	c.1926	C	Bungalow	Porch Enclosed + Windows
846	"	c.1926	C	Bungalow	
849	"	?	NC	-	New Apartments
850	"	c.1926	C	Bungalow	Windows
902	"	c.1910	C	Frame Vernacular	Stuccoed
914	"	c.1910	C	Colonial Revival	Additions
915	"	c.1926	C	Bungalow	
921	"	c.1917	C	Bungalow	

B1011

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
922	Residential	c.1926	C	Bungalow	.
925	"	c.1922	C	Bungalow	
926	"	c.1926	C	Bungalow	
934	"	c.1926	C	Mediterranean Revival	
937	"	c.1926	C	Mediterranean Revival	
938	"	c.1910	C	Frame Vernacular	Additions
941	"	c.1922	C	Frame Vernacular	
942	"	c.1926	C	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
946	"	c.1926	C	Bungalow	
949	"	c.1926	C	Frame Vernacular	
953	"	c.1934	C	Bungalow	
954	"	?	NC	-	
1001	"	c.1917	C	Bungalow	Porch Enclosed
1002	"	?	NC	-	
1010	"	c.1910	C	Frame Vernacular	Porch
1013	"	c.1917	C	Bungalow	
1016	"	c.1926	C	Bungalow	
1021	"	c.1922	C	Frame Vernacular	Porte Cochere Removed
1022	"	c.1917	C	Queen Anne	
1025	"	c.1922	C	Bungalow	

210

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
1029	Residential	c.1922	C	Bungalow	
1033	"	c.1926	C	Mediterranean Revival	
1034	"	c.1922	C	Frame Vernacular	
1042	"	c.1934	C	Frame Vernacular	Porch Enclosed
1043	"	c.1934	C	Frame Vernacular	
1046	"	c.1910	C	Victorian Vernacular	Porch Enclosed
1051	"	c.1926	C	Frame Vernacular	Addition to Front
1054	"	c.1940	NC	-	
1055	"	c.1926	C	Bungalow	
1059	"	?	NC	-	
1061	"	c.1926	C	Mediterranean Revival	
1062	"	?	NC	-	
1104	"	c.1934	C	Bungalow	Porch
1111	"	c.1926	C	Bungalow	
1113	"	c.1926	C	Bungalow	Siding
1117	"	c.1926	C	Bungalow	
1122	"	c.1934	C	Colonial Revival	Addition
1126	"	c.1926	C	Bungalow	Porch + Porte Cochere Added
1130	"	c.1926	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: South Boulevard

Address	Use	Date	Status	Style	Alterations
714	Residential	c.1922	C	Frame Vernacular	Porch Enclosed
719	"	c.1917	C	Bungalow	
720	"	c.1922	C	Frame Vernacular	Porch Enclosed
725	"	c.1917	C	Bungalow	
726	"	c.1926	C	Mediterranean Revival	
802	"	c.1922	C	Bungalow	
805	"	c.1922	NC	-	
806	"	c.1922	C	Frame Vernacular	Siding
810	"	c.1922	C	Bungalow	
811	"	c.1926	C	Frame Vernacular	
814	"	c.1922	C	Bungalow	
817	"	c.1917	C	Colonial Revival	
821	"	c.1926	C	Frame Vernacular	
822	"	c.1917	C	Victorian Vernacular	
840	"	c.1922	C	Bungalow	
914	"	c.1917	C	Frame Vernacular	Siding
915	"	c.1917	C	Colonial Revival	Porch
918	"	c.1917	C	Frame Vernacular	Siding + Addition
922-924	"	c.1926	C	Bungalow	
923	"	c.1917	C	Bungalow	
926	"	c.1917	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: South Boulevard (Continued)

Address	Use	Date	Status	Style	Alterations
934	Residential	c.1922	C	Frame Vernacular	
950	Religious	c.1926	C	Roman Classicism	
1001	Residential	c.1922	C	Bungalow	
1005	"	c.1922	C	Bungalow	Porch Enclosed
1009	"	c.1926	C	Bungalow	
1010	"	c.1922	C	Bungalow	
1013	"	c.1922	C	Bungalow	Porch Removed
1016	"	c.1926	C	Bungalow	Porch Enclosed
1017	"	c.1922	C	Bungalow	
1018	"	c.1926	C	Bungalow	
1021	"	c.1917	C	Colonial Revival	Porch
1022	"	c.1934	C	Frame Vernacular	
1025-1027	"	c.1917	C	Frame Vernacular	
1026	"	c.1934	C	Frame Vernacular	Porch Enclosed
1029	"	c.1917	C	Frame Vernacular	
1030	"	c.1922	C	Bungalow	Porch
1033	"	c.1926	C	Bungalow	
1034	"	c.1926	C	Bungalow	
1038	"	c.1926	C	Bungalow	
1042	"	c.1926	C	Frame Vernacular	
1051	"	c.1922	C	Frame Vernacular	

Rich

STREET: South Boulevard (Continued)

[illegible]

200

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Rushing Avenue

Address	Use	Date	Status	Style	Alterations
711	Residential	c.1926	C	Bungalow	Porch + Part Removed
715	"	c.1926	C	Bungalow	
716	"	c.1922	C	Frame Vernacular	Porch Added
721	"	c.1926	C	Frame Vernacular	Porch Enclosed
722	"	c.1922	C	Frame Vernacular	
725	"	c.1934	C	Frame Vernacular	Addition
726-728	"	?	NC	-	
732	"	c.1926	C	Bungalow	
733	"	c.1926	C	Bungalow	Porch Enclosed + Addition + Siding
735	"	c.1926	C	Bungalow	Porch Enclosed
736	"	c.1922?	NC	-	
740	"	c.1922?	C	Bungalow	Siding
741	"	c.1926	C	Bungalow	
744-746	"	?	NC	-	
745	"	c.1926	C	Bungalow	Porch Enclosed
749	"	c.1922	C	Bungalow	
750	"	c.1922	C	Frame Vernacular	Porch + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Riggins Street

Address	Use	Date	Status	Style	Alterations
114	Residential	?	NC	-	
115	"	c.1934	C	Bungalow	
116-118	"	?	NC	-	
120	"	c.1926	C	Colonial Revival	
124	"	?	NC	-	
201	"	c.1926	C	Bungalow	
209	"	c.1926	C	Frame Vernacular	
213	"	c.1926	C	Bungalow	
219	"	c.1926	C	Bungalow	Porch Enclosed
304	"	c.1917	C	Frame Vernacular	Porch
305	"	c.1922	C	Bungalow	
312	"	c.1917	C	Frame Vernacular	
314	"	c.1922	C	Frame Vernacular	Enclosed (Garage Apt.)
509	"	c.1922	C	Bungalow	
604	"	c.1917	C	Frame Vernacular	Porch
613	"	c.1926	NC	-	

File:

SITE INVENTORY (Building List)

STREET: E. Ridgewood Street

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue

Address	Use	Date	Status	Style	Alterations
809	Residential	c.1922	C	Bungalow	
813	"	c.1926	C	Bungalow	
817	"	c.1926	C	Bungalow	
821	"	c.1926	C	Bungalow	Porch Enclosed
829	"	c.1917	C	Frame Vernacular	
833	"	c.1934	C	Bungalow	
837	"	c.1922	C	Bungalow	Porch
841	"	c.1922	C	Bungalow	
843	"	c.1922	C	Bungalow	
847	"	c.1922	C	Bungalow	Porch + Duplex
901	"	c.1922	C	Frame Vernacular	Second Story Porch Enclosed
905	"	c.1926	C	Bungalow	
911	"	c.1926	C	Bungalow	
912	"	?	NC	-	
914	"	c.1922	C	Bungalow	
915	"	c.1926	C	Bungalow	
918	"	C.1926	C	Bungalow	Windows
921	"	c.1922	C	Bungalow	Porch Enclosed
934	"	c.1922	C	Frame Vernacular	Porch Enclosed
941	"	c.1922	C	Bungalow	
945	"	c.1926	C	Mediterranean Revival	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
946	Residential	c.1922	C	Bungalow	
948	"	c.1926	C	Bungalow	Porch Enclosed
949	"	c.1926	C	Bungalow	
950	"	c.1934	C	Frame Vernacular	
951	"	c.1926	C	Bungalow	Porch Enclosed
955	"	c.1922	C	Bungalow	Porch Enclosed
1000	"	c.1934	C	Georgian	
1006	"	c.1926	C	Bungalow	Porch Enclosed
1009	"	?	NC	-	
1012	"	c.1944	C	Frame Vernacular	
1013	"	c.1922	C	Bungalow	
1015	"	c.1934	C	Bungalow	Porch
1016	"	c.1922	C	Bungalow	
1017	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	C	Bungalow	Chimney + Porch + Windows
1023	"	c.1934	C	English Cottage	Porch Enclosed
1024	"	c.1926	C	Bungalow	
1028	"	c.1926	C	Bungalow	Porch Enclosed + Addition
1029	"	c.1926	C	Bungalow	
1030	"	c.1926	C	Bungalow	
1031	"	c.1926	C	Bungalow	

6:01

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue (Continued)

[illegible]

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SITE INVENTORY (Building List)

STREET: E. Patterson Street

[illegible]

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SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Parkhill Avenue

Address	Use	Date	Status	Style	Alterations
701	Residential	c.1934	C	Frame Vernacular	Siding + Porch + Blinds
708	"	c.1926	NC	-	
709	"	c.1926	C	Frame Vernacular	
714	"	c.1926	C	Frame Vernacular	
715	"	c.1926	C	Masonry Vernacular	
721	"	c.1922	C	Bungalow	Porch Enclosed
724	"	c.1934	NC	-	
727	"	c.1922	C	Bungalow	
728	"	c.1934	C	Bungalow	
729-731	"	?	NC	-	
732	"	c.1934	C	Bungalow	Porch Enclosed + Siding
733	"	c.1926	C	Bungalow	Porch Enclosed
738-744	"	?	NC	-	
739	"	c.1926	C	Bungalow	
741	"	c.1926	C	Bungalow	
746	"	?	NC	-	
749	"	?	NC	-	
750	"	c.1934	C	Bungalow	Porch Enclosed + Porte Cochere
754	"	c.1926	C	Bungalow	Porte Cochere
758	"	c.1926	C	Bungalow	
762	"	?	NC	-	

P. 1011

SITE INVENTORY (Building List)

STREET: S. Parkhill Avenue (Continued)

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SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Park Street

Address	Use	Date	Status	Style	Alterations
118	Residential	c.1926	C	Colonial Revival	
119-121	"	c.1926	C	Bungalow	Porch Enclosed
125	"	c.1926	C	Bungalow	Porch Enclosed
126	"	c.1926	C	Bungalow	
127	"	c.1922	C	Bungalow	
130	"	c.1926	C	Bungalow	Porte Cochere
133	"	c.1922	C	Frame Vernacular	
202-204	"	c.1926	C	Frame Vernacular	
208	"	c.1926	C	Frame Vernacular	Addition
210	"	c.1926	C	Frame Vernacular	
211	"	c.1926	C	Frame Vernacular	
214	"	c.1926	C	Bungalow	Porch Enclosed + Windows
301	"	c.1926	C	Bungalow	Porch Enclosed
305	"	c.1922	C	Bungalow	Porch Enclosed
308	"	c.1926	C	Bungalow	
309	"	c.1926	C	Bungalow	Porch Enclosed
310	"	c.1934	C	Frame Vernacular	
317	"	c.1922	C	Frame Vernacular	
403	"	c.1979	NC	-	
410	"	c.1934	C	Bungalow	
411	"	?	NC	-	

2101

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Park Street (Continued)

Address	Use	Date	Status	Style	Alterations
520	Residential	?	NC	-	
522	"	c.1945	C	Bungalow	
524	"	c.1926	C	Frame Vernacular	Porch Enclosed + Addition
602-604	"	c.1922	C	Bungalow	Siding
606	"	c.1926	C	Bungalow	
614	"	?	NC	-	
615	"	c.1926	C	Bungalow	
619	"	c.1922	C	Bungalow	Porch Enclosed + Entrance
701	"	c.1926	C	Mediterranean Revival	
704	"	?	NC	-	
705	"	c.1926	C	Bungalow	
711	"	c.1926	C	Bungalow	
712	"	c.1939	C	Bungalow	
719	"	c.1926	C	Bungalow	
720	"	?	NC	-	
727	"	c.1960	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Orange Park Avenue

Address	Use	Date	Status	Style	Alterations
715	Residential	c.1926	C	Mediterranean Revival	Porch
718	"	c.1934	C	Bungalow	
719	"	c.1922	C	Frame Vernacular	Addition + Siding
720	"	?	NC	-	
723	"	c.1922	C	Frame Vernacular	
726	"	?	NC	-	
727	"	c.1934	C	Bungalow	
801	"	?	NC	-	
802	"	c.1922	C	Bungalow	
807	"	?	NC	-	
810	"	c.1934	NC	-	Greatly Altered
811	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1926	C	Frame Vernacular	Additions
818	"	c.1926	C	Bungalow	Porch Enclosed + Siding
823	"	c.1922	C	Bungalow	
824-828	"	c.1922	C	Bungalow	
827	"	c.1922	C	Bungalow	Porch Enclosed
830	"	?	NC	-	
831	"	c.1922	C	Bungalow	
835	"	c.1922	C	Bungalow	Porch Enclosed

SITE INVENTORY (Building List)

STREET: S. Orange Park Avenue (Continued)

[illegible]

P1011

SITE INVENTORY (Building List)

STREET: E. Mosswood Road

[illegible]

21011

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1926	C	Frame Vernacular	
718	"	c.1917	C	Bungalow	
719	"	c.1917	C	Colonial Revival	
725	"	?	NC	-	
726	"	c.1926	C	Bungalow	
730	"	c.1926	C	Tudor Revival	
733	"	c.1922	C	Classical Revival	Upper Porch Enclosed
734	"	c.1926	C	Frame Vernacular	
738	"	c.1926	C	Bungalow	
739	"	?	NC	-	
742	"	c.1926	C	Bungalow	Porch Enclosed
746	"	c.1922	C	Bungalow	
808	"	c.1934	C	Frame Vernacular	
809	"	c.1926	C	Mediterranean Revival	
810	"	c.1922	C	Colonial Revival	Porch + Siding
811	"	?	NC	-	
813	"	c.1922	C	Bungalow	
814-816	"	?	NC	-	
817	"	c.1922	C	Bungalow	Porch Enclosed
818	"	c.1922	C	Bungalow	Porte Cochere
823	"	c.1926	C	Mediterranean Revival	

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SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
824	Residential	c.1917	C	Colonial Revival	
827-831	"	?	NC	-	
832	"	C.1926	C	Bungalow	
835-837	"	c.1922	C	Bungalow	
838	"	c.1917	C	Bungalow	Addition
839	"	c.1922	C	Bungalow	
845	"	c.1922	C	Bungalow	
906	"	?	NC	-	
910	"	?	NC	-	
916	"	c.1922	C	Bungalow	
917	"	?	NC	-	
926	"	c.1926	C	Masonry Vernacular	
927	"	?	NC	-	
931	"	c.1922	C	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
952	"	c.1926	C	Frame Vernacular	
953	"	c.1926	C	Bungalow	
1001	"	c.1926	C	Bungalow	
1005	"	c.1926	C	Bungalow	Porch Enclosed
1010	"	c.1922	C	Frame Vernacular	Porch Enclosed
1015	"	c.1922	C	Bungalow	Porch

Patell

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue (Continued)

[illegible]

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SITE INVENTORY (Building List)

STREET: S. Melton Avenue

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McRorie Street

Address	Use	Date	Status	Style	Alterations
509	Residential	?	NC	-	
514	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
518	"	c.1926	C	Bungalow	
523	"	c.1922	C	Bungalow	Porch Enclosed
524	"	?	NC	-	
601	"	c.1926	C	Mediterranean Revival	Porch Enclosed + Addition
602	"	c.1926	C	Frame Vernacular	Porch + Porte Cochere
605	"	c.1926	C	Bungalow	
609	"	c.1926	C	Bungalow	
611	"	c.1926	C	Mediterranean Revival	
614	"	c.1926	C	Frame Vernacular	Porch Enclosed + Addition
615	"	c.1922	C	Bungalow	Porch + Siding
618	"	?	NC	-	
706	"	?	NC	-	
711	"	c.1939	C	Bungalow	
712	"	c.1922	C	Frame Vernacular	Porch
716	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	

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SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McDonald Street

Address	Use	Date	Status	Style	Alterations
114	Commercial	c.1926	C	Masonry Vernacular	
120	"	c.1968	NC	-	
121	"	?	NC	-	
201-207	"	c.1926	C	Masonry Vernacular	Storefront
209	"	?	NC	-	
210	Residential	c.1932	NC	-	
215	Commercial	c.1926	NC	-	
301	Residential	c.1922	C	Bungalow	
307	"	?	NC	-	
417	Institutional	c.1912	C	Prairie	
515	Residential	c.1922	C	Bungalow	
519	"	c.1922	C	Bungalow	Porch Enclosed
523	"	c.1922	C	Bungalow	Porch Enclosed
601	"	c.1922	C	Bungalow	
605	"	c.1922	C	Bungalow	
609	"	c.1922	C	Bungalow	
615	"	c.1926	C	Frame Vernacular	
703	"	c.1934	C	Bungalow	Porch + Others
708	"	?	NC	-	
711	"	c.1917	C	Bungalow	
714	"	?	C	-	

As:

SITE INVENTORY (Building List)

STREET: E. McDonald Street (Continued)

[illegible]

Blair

STREET: Lake Morton Drive

[illegible]

Plot

SITE INVENTORY (Building List)

STREET: Lake Hollingsworth Drive

[illegible]

810

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Johnson Avenue

Address	Use	Date	Status	Style	Alterations
713	Residential	?	NC	-	
714	"	c.1922	C	Bungalow	Porch Enclosed + Siding
717	"	c.1922	C	Bungalow	
720	"	c.1917	C	Bungalow	
721	"	c.1944	C	Bungalow	
726	"	c.1926	C	Bungalow	
728-730	"	c.1926	C	Mediterranean Revival	
729	"	c.1922	C	Bungalow	Porch Enclosed
732	"	c.1926	C	Bungalow	Upper Porch Enclosed
733	"	c.1922	C	Bungalow	
734 1/2 -736	"	c.1934	N	-	
737	"	c.1922	C	Bungalow	
745	"	c.1922	C	Frame Vernacular	Porch Removed + Siding + Windows
746	"	c.1926	C	Bungalow	Porch
750	"	c.1926	C	Bungalow	
753	"	c.1926	C	Frame Vernacular	
754	"	?	NC	-	
757	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
758	"	?	NC	-	
801	"	c.1934	C	Frame Vernacular	Porch Enclosed + Addition
802	"	c.1926	C	Bungalow	Porch Enclosed + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)STREET: S. Johnson Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
805	Residential	c.1926	C	Bungalow	
806	"	c.1926	C	Bungalow	
809	"	c.1926	C	Bungalow	
810	"	c.1926	C	Bungalow	
813	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1922	C	Frame Vernacular	Porch
818	"	c.1926	C	Bungalow	Porte Cochere Added
821	"	c.1922	C	Frame Vernacular	Porch Enclosed
822	"	c.1922	C	Bungalow	
825	"	c.1926	C	Bungalow	
826	"	c.1926	C	Bungalow	
829	"	?	NC	-	
830	"	c.1926	C	Bungalow	
833	"	c.1922	C	Bungalow	
834	"	c.1922	C	Bungalow	
837	"	c.1926	C	Mediterranean Revival	
838	"	c.1926	C	Bungalow	
841	"	c.1926	C	Frame Vernacular	Porch Removed
842	"	c.1917	C	Bungalow	Porch Enclosed + Siding + Chimney
845	"	?	NC	-	

23

SITE INVENTORY (Building List)

STREET: S. Johnson Avenue (Continued)

[illegible]

210

SITE INVENTORY (Building List)

STREET: S. Ingraham Avenue

[illegible]

P10

SITE INVENTORY (Building List)

STREET: S. Florida Avenue

[illegible]

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Finney Street

Address	Use	Date	Status	Style	Alterations
513	Residential	c.1917	C	Frame Vernacular	
514	"	c.1922	C	Bungalow	
516	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
601	"	c.1926	C	Bungalow	Porch
602	"	c.1926	C	Bungalow	
603	"	c.1926	C	Frame Vernacular	Porch Enclosed + Windows + Addition
607	"	c.1926	C	Bungalow	
608	"	c.1926	C	Bungalow	
609-609½	"	c.1922	C	Bungalow	Porch + Siding + Windows
610	"	c.1922	C	Frame Vernacular	Porch + Windows
701	"	c.1922	C	Bungalow	
709	"	c.1934	C	Frame Vernacular	
713	"	c.1922	C	Frame Vernacular	Porch
714	"	c.1934	C	Bungalow	
717	"	c.1922	C	Frame Vernacular	
724	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. College Avenue

Address	Use	Date	Status	Style	Alterations
708-710	Residential	c.1917	C	Frame Vernacular	
711	"	c.1917	C	Bungalow	
715	"	c.1917	C	Frame Vernacular	
716	"	c.1922	C	Bungalow	Porch Enclosed + Addition + Siding
720-722	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
721	"	c.1917	C	Frame Vernacular	
727	"	c.1922	C	Bungalow	
730	"	c.1922	C	Bungalow	Porch Enclosed
731	"	c.1929	C	Bungalow	
733	"	c.1922	C	Bungalow	Porch Enclosed + Altered
734	"	c.1922	C	Frame Vernacular	Porch + Siding + Windows
737	"	c.1922	C	Bungalow	
738	"	c.1926	C	Bungalow	
739-741	"	c.1922	C	Bungalow	
744	"	c.1934	C	Bungalow Mediterranean	Porch Enclosed
748	"	c.1922	C	Revival	
749	"	c.1922	C	Bungalow Mediterranean	Windows + Siding
803	"	c.1926	C	Revival	Porch Partially Enclosed
809	"	c.1922	C	Bungalow	
813	"	c.1922	C	Frame Vernacular	
817	"	c.1926	C	Bungalow	

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SITE INVENTORY (Building List)

STREET: S. College Avenue (Continued)

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P. 1011

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Charles Street

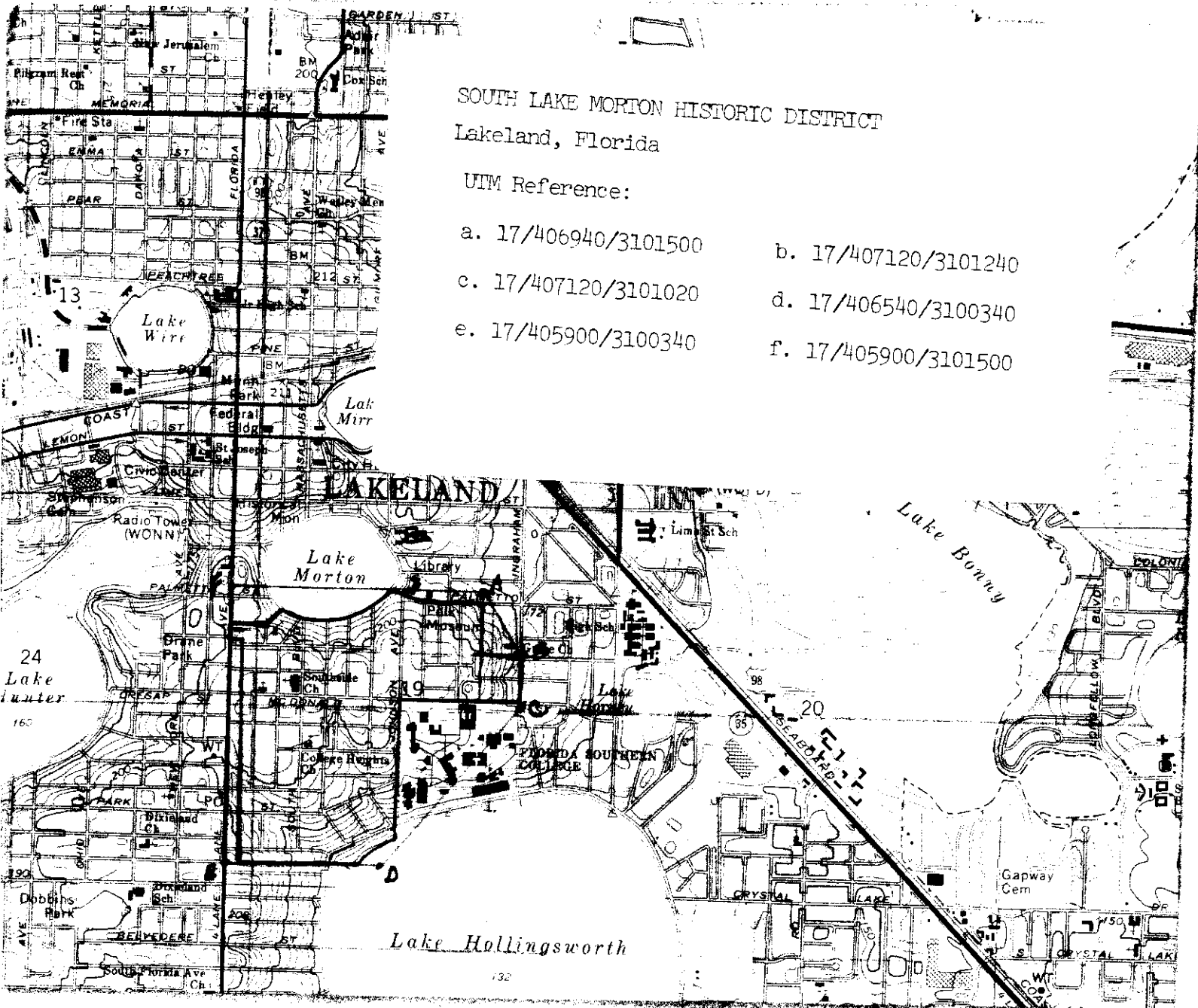
Address	Use	Date	Status	Style	Alterations
113	Residential	c.1926	C	Bungalow	Porch Enclosed
202-210	Institutional	?	NC	-	
216-218	Residential	c.1965	NC	-	
302	"		NC	-	
306	"	c.1946	C	Tudor Revival	
516	"	c.1926	C	Bungalow	Porch Enclosed
518	"	c.1926	C	Bungalow	Porch Enclosed
519	"	c.1926	CA	Bungalow	Porch Enclosed + Addition
523	"	c.1922	C	Bungalow	
524	"	c.1922	C	Frame Vernacular	Siding
601	"	c.1922	C	Bungalow	Siding
602	"	c.1922	C	Bungalow	
606	"	c.1922	C	Bungalow	Porch + Carport Added
607	"	c.1922	C	Bungalow	Porch Enclosed
610	"	c.1922	C	Bungalow	Porch Enclosed
611	"	c.1922	C	Bungalow	
615	"	c.1922	C	Bungalow	
616	"	?	NC	-	
701	"	?	NC	-	
705	"	?	NC	-	
709	"	c.1922	C	Bungalow	
710	"	c.1922	C	Bungalow	

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SOUTH LAKE MORTON HISTORIC DISTRICT
Lakeland, Florida

UTM Reference:

- a. 17/406940/3101500
- b. 17/407120/3101240
- c. 17/407120/3101020
- d. 17/406540/3100340
- e. 17/405900/3100340
- f. 17/405900/3101500





SOUTH LAKE MORTON HISTORIC DISTRICT MAP # 3



SOUTH LAKE MORTON NEIGHBORHOOD



City of Lakeland, Florida

1012

Historic Lakeland, Inc.

EXISTING CONDITIONS
FEBRUARY 1984

City of Lakeland, Florida

SOUTH LAKE MORTON NEIGHBORHOOD



SOUTH LAKE MORTON HISTORIC DISTRICT

MAP # 1

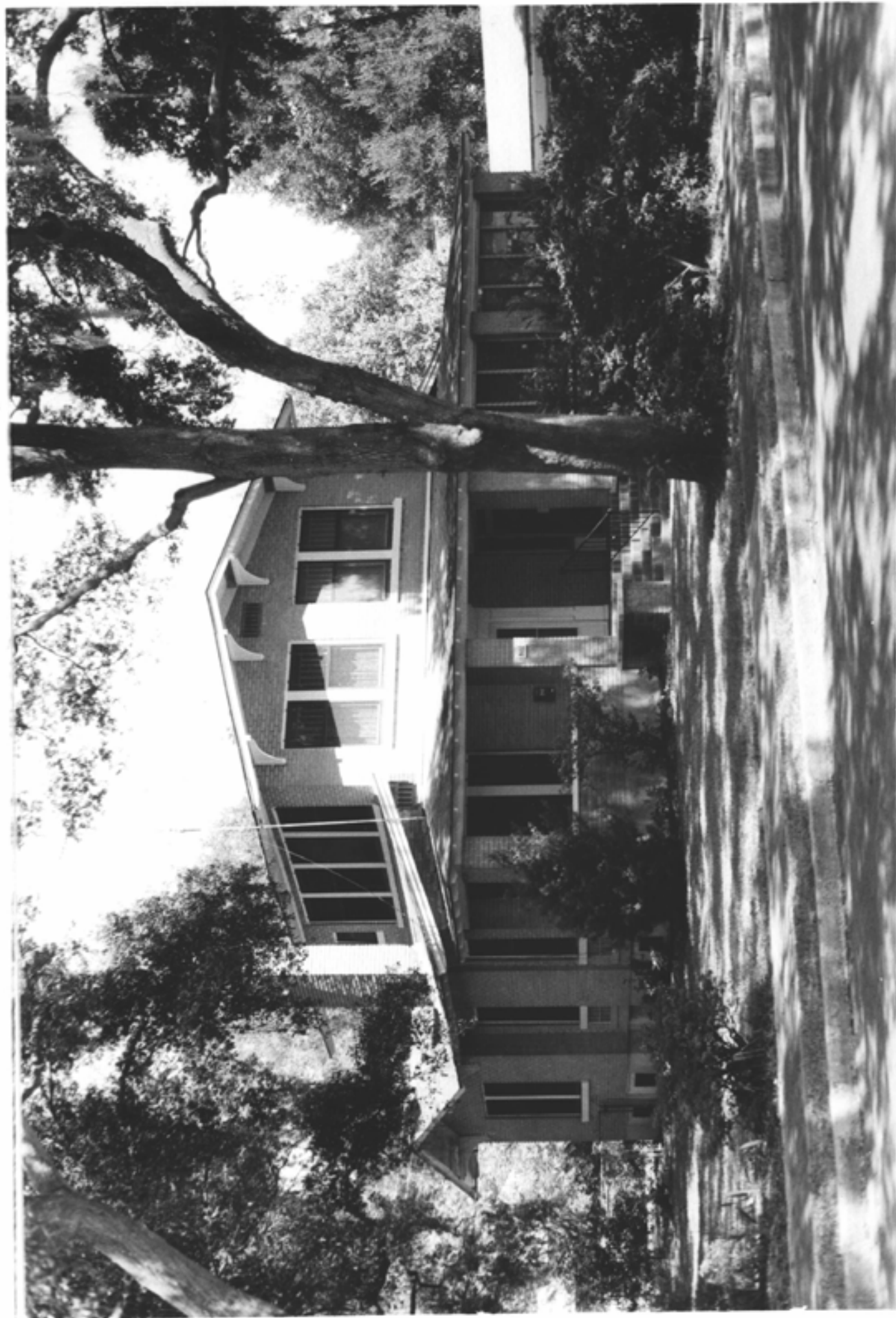


B.121

SOUTH LAKE MORTON HISTORIC DISTRICT

Inclusive street addresses:

104-426 E. Belmar Street
702-807 S. Winfree Avenue
735-1122 S. Tennessee Avenue
716-1130 S. Success Avenue
714-1123 S. Boulevard
711-750 S. Rushing Avenue
114-613 E. Riggins Street
209-418 E. Ridgewood Street
809-1041 S. Pennsylvania Avenue
114-407 E. Patterson Street
701-836 S. Parkhill Avenue
118-727 E. Park Street
715-848 S. Orange Park Avenue
121 E. Mosswood Road
716-1126 S. Mississippi Avenue
1011-1126 S. Melton Avenue
509-720 E. McRorie Street
114-964 E. McDonald Street
109-169 Lake Morton Drive
1-1230 Lake Hollingsworth Drive
713-1123 S. Johnson Avenue
807-837 S. Ingraham Avenue
730 S. Florida Avenue
513-724 E. Finney Street
708-835 S. College Avenue
113-710 E. Charles Street



1. Contributing Residence
2. 802 Lexington St., South Lake Morton District,
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. South (entrance) facade.
7. Photo 1 of 18.

30

Pg 1011



1. Contributing Residence
2. 1022 S. Success Ave., South Lake Morton District
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) and South facades.
7. Photo 2 of 18.

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POM/



1. Contributing Residence
2. 929 S. Tennessee Ave., South Lake Morton Dist.
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 3 of 18.

34

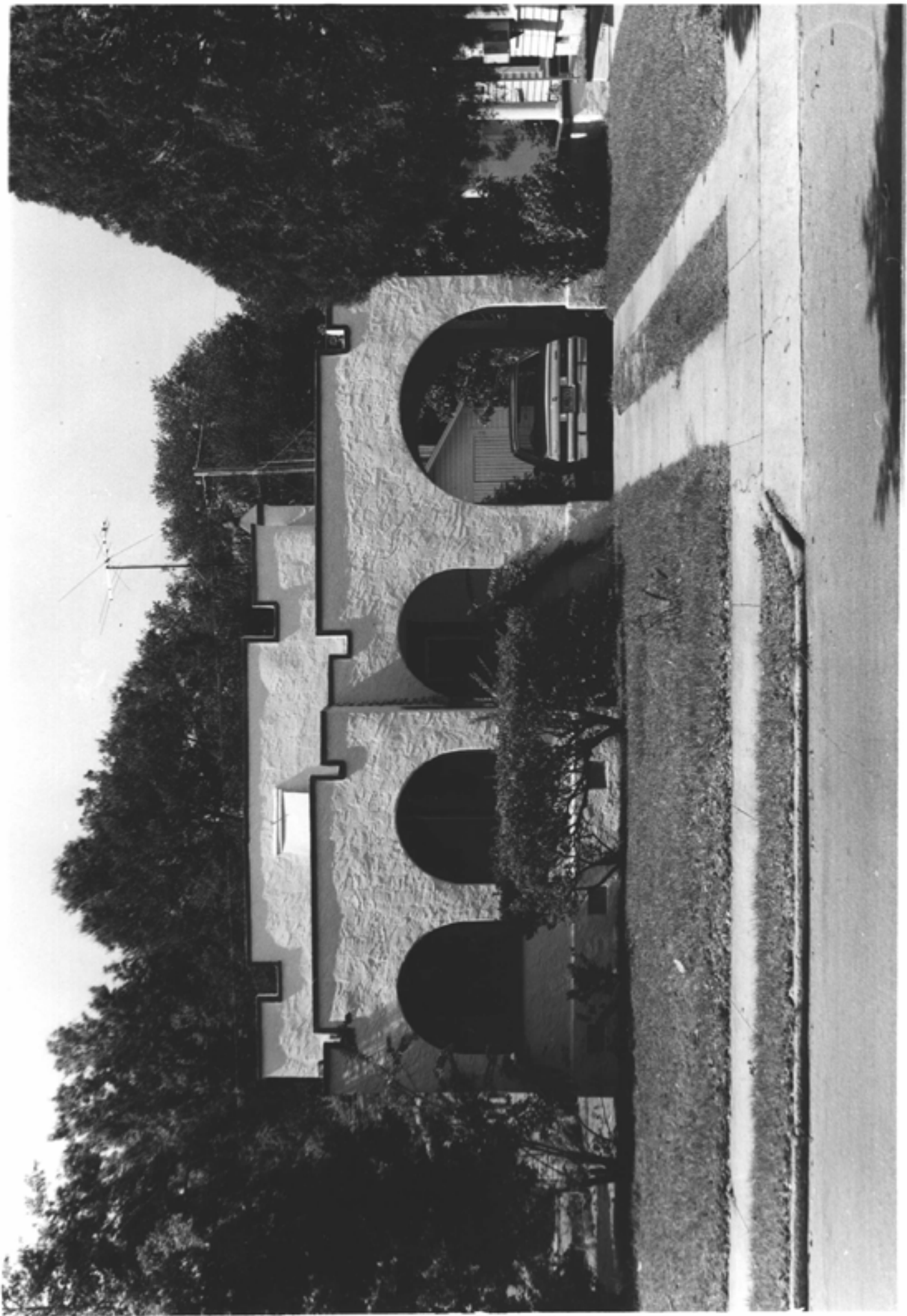
187677



1. Contributing Residence
2. 826 S. Success Ave., South Lake Morton District
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) and South facades.
7. Photo 4 of 18.

36

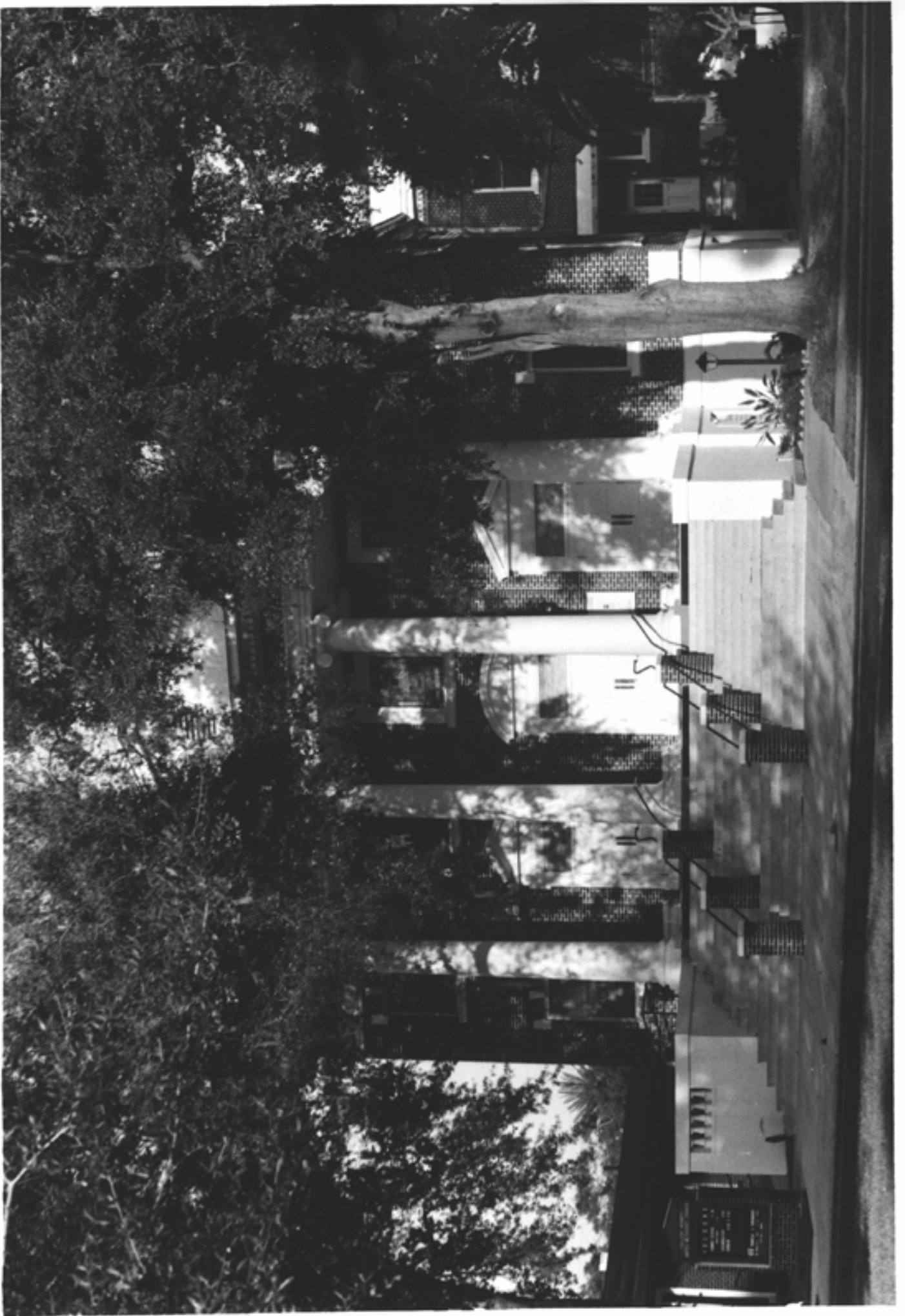
P. 1011



1. Contributing Residence
2. 945 S. Pennsylvania Ave., South Lake Morton Dis.
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 5 of 18.

38

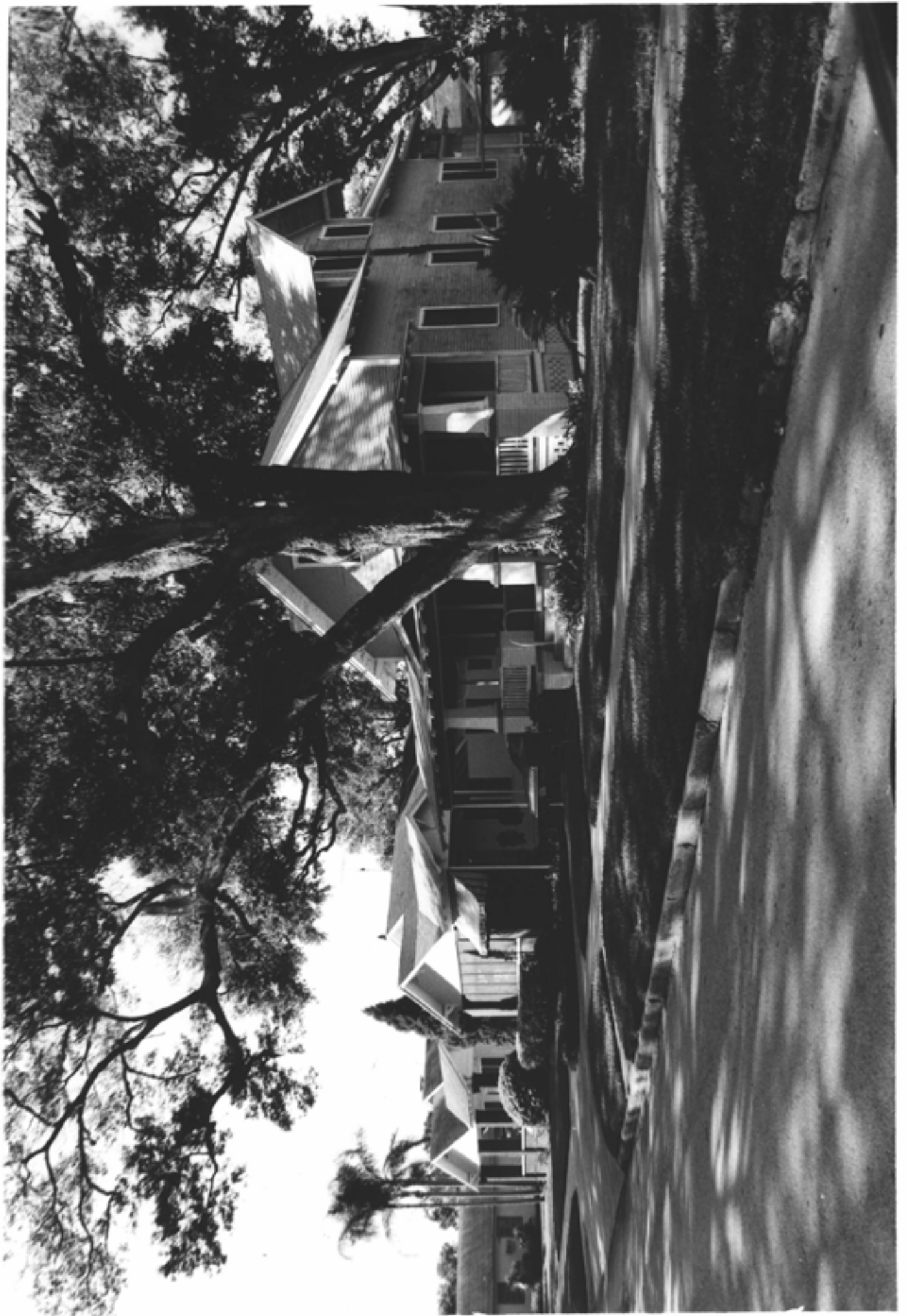
B. 1011



1. Contributing Church Building
2. 930 S. Boulevard, South Lake Morton District,
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) facade.
7. Photo 6 of 18.

82

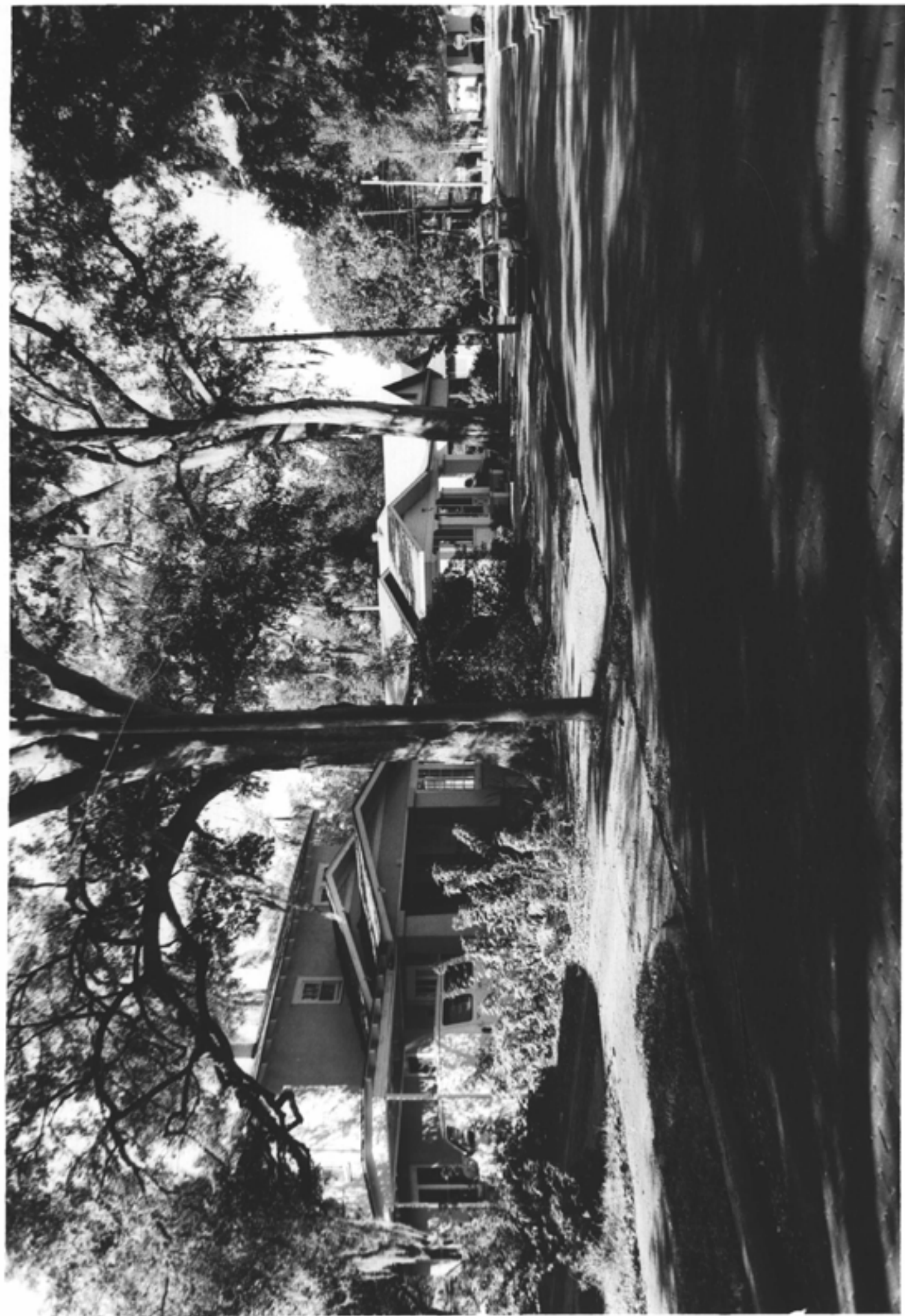
Po 1011



1. Typical Street Scene (Bungalows)
2. 900 Block, S. Tennessee Ave., South Lake
Morton District, Lakeland (Polk County), Fl.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West Side of Block.
7. Photo 7 of 18.

40

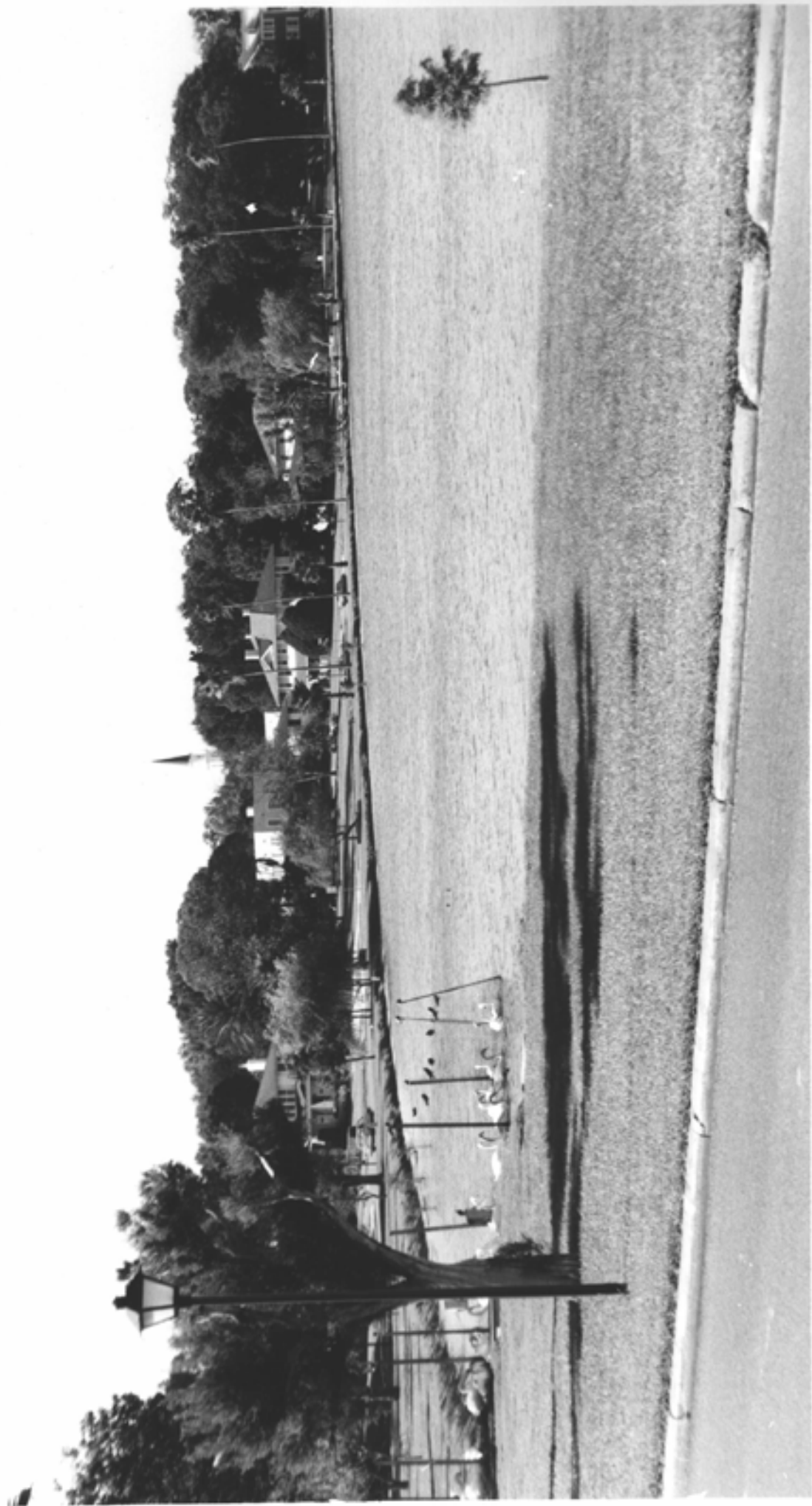
A. 1011



1. Typical Street Scene (Bungalows)
2. 800 Block, Cumberland St., South Lake Morton District, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development, City Hall/Lakeland, Florida.
6. South Side of Block.
7. Photo 8 of 18.

42

A1011



1. View Across Lake Morton to District
2. Lake Morton Drive, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development, City Hall/Lakeland, Florida.
6. Southwest to Northern Boundary of District.
7. Photo 9 of 18.

44

P. 1011



1. Contributing Residence
2. 817 South Boulevard, South Lake Morton
District, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo /D of 18 (Supplementary).

46

P81011



1. Contributing Residence
2. 734 S. Mississippi Ave., South Lake
Morton District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) facade.
7. Photo 2 of 3 (~~Supplementary~~).

50

P01011



1. Contributing Residence
2. 824 S. Mississippi Ave., South Lake
Morton District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) facade.
7. Photo ~~13 of 18~~ (Supplementary).

52

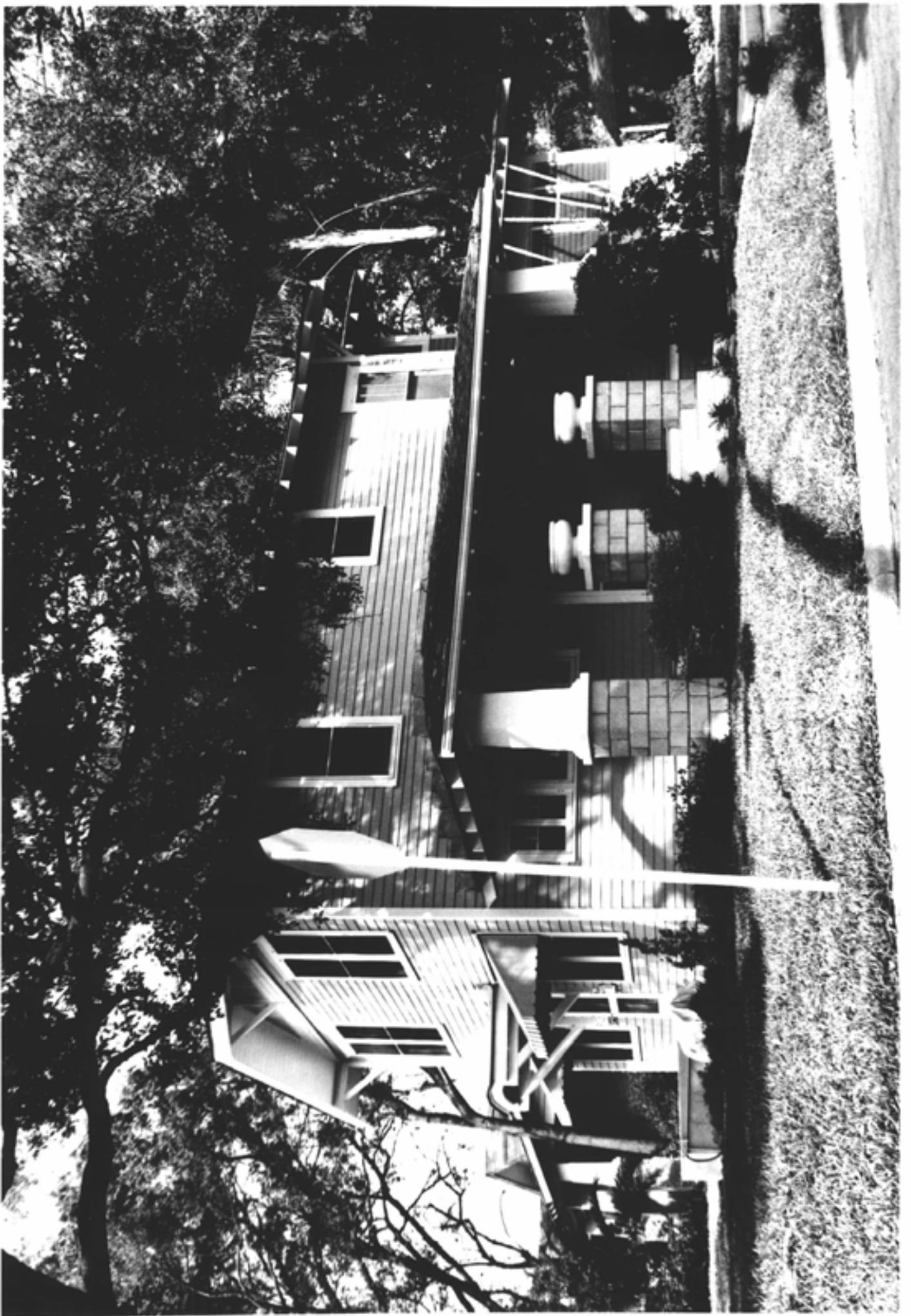
P. 1011



1. Contributing Residence
2. 1222 Lake Hollingsworth Dr., South Lake
Morton District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. Northwest (entrance) facade.
7. Photo ~~14~~ of ~~18~~ (Supplementary).

54

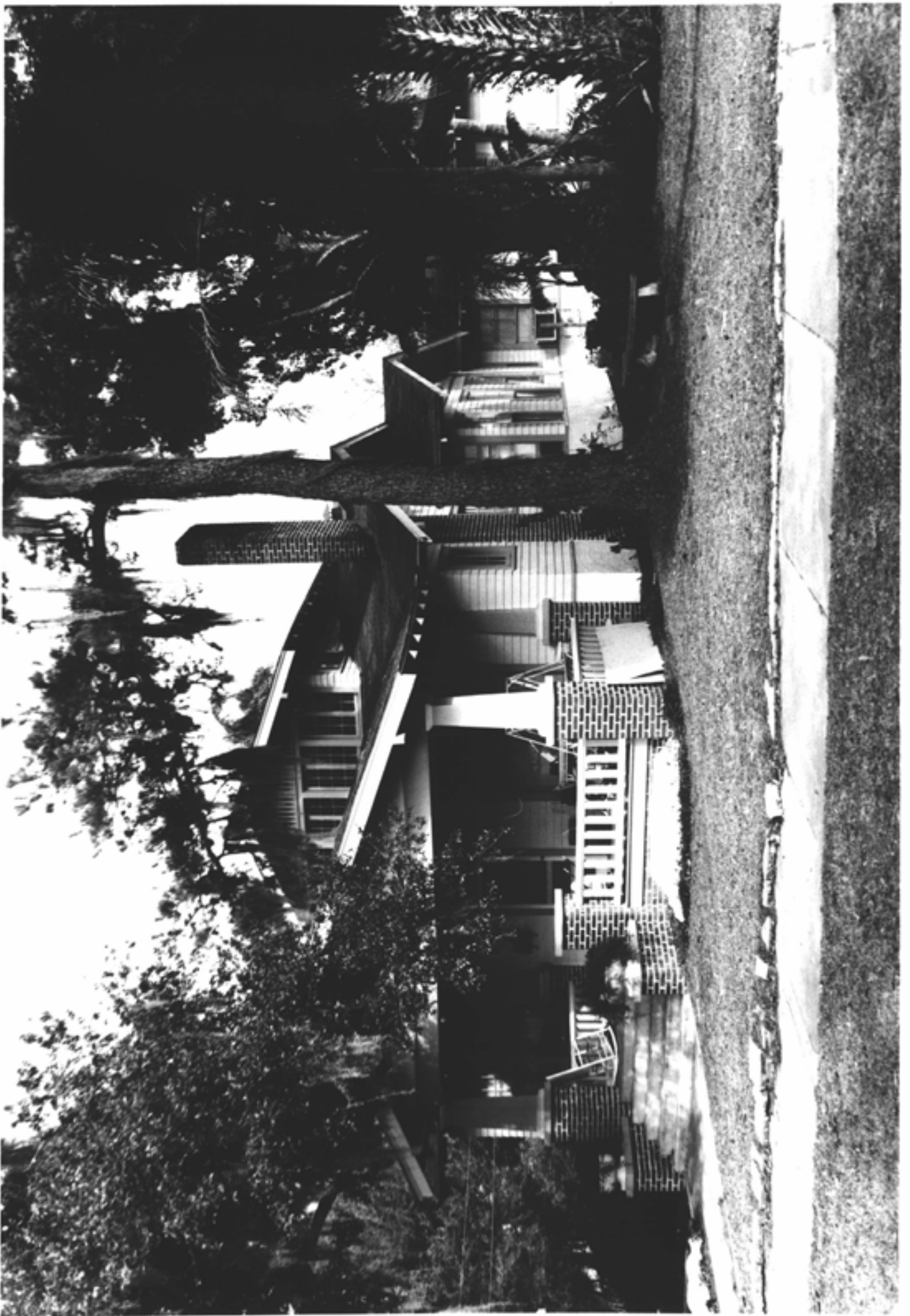
Po 1011



1. Contributing Residence
2. 1042 South Boulevard, South Lake Morton
District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. South facade.
7. Photo of / (Supplementary).

56

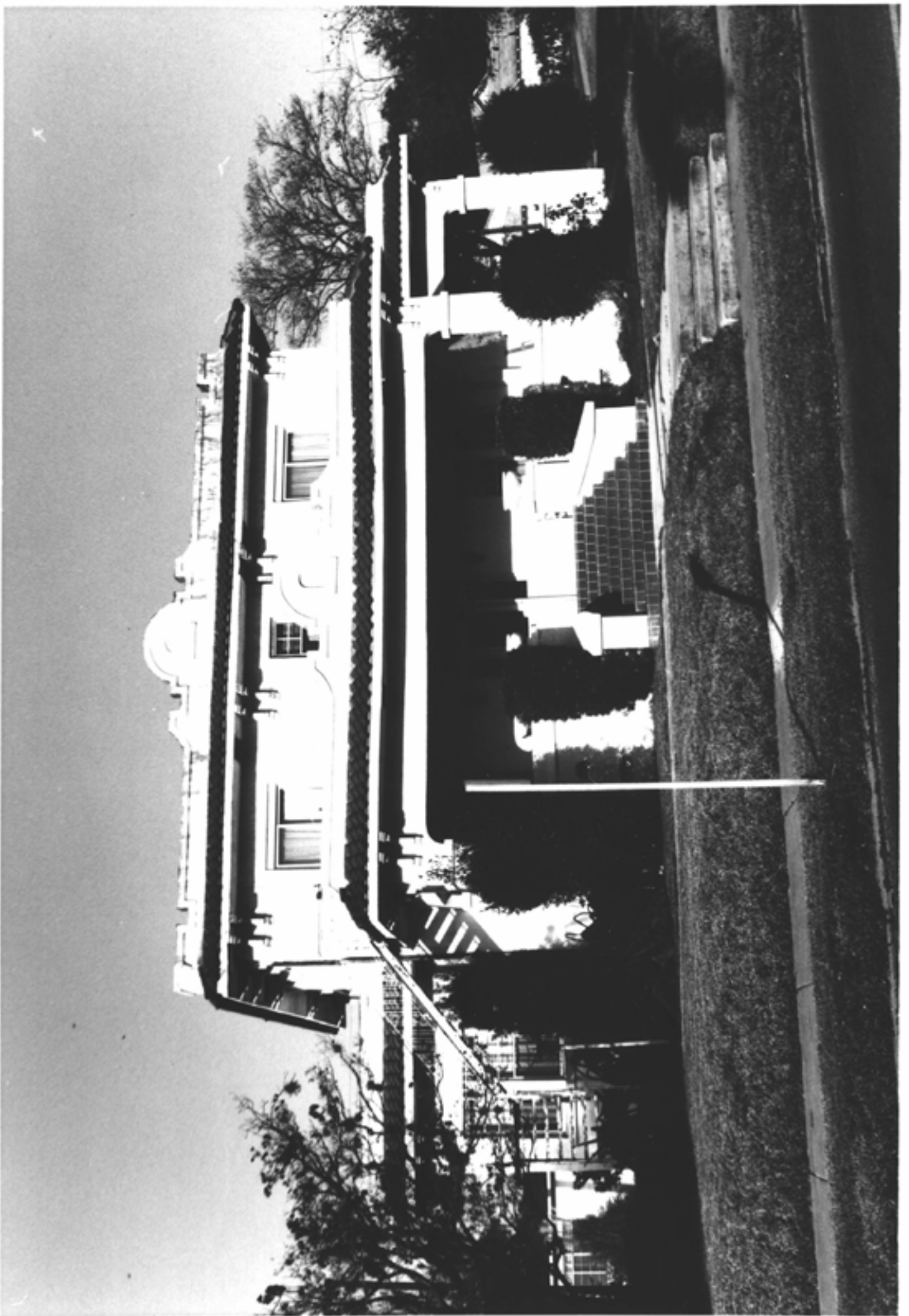
P01011



1. Contributing Residence
2. 802 S. Orange Park, South Lake Morton
District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West & South facades.
7. Photo's of ~~18~~ (Supplementary).

58

16 1011



1. Contributing Residence
2. 937 S. Success Ave., South Lake Morton
District, Lakeland (Polk County),
Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 17 of 18 (Supplementary).

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P. 1011



1. Contributing Residence
2. 417 E. McDonald St., South Lake Morton
District, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East facade.
7. Photo ¹⁸/₁₈ of ¹⁸/₁₈

80

B1011



1. Altered Residence
2. 1028 S. Pennsylvania Ave., South Lake
Morton Dist., Lakeland (Polk Cnty.)Florida
3. James H. Edwards
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 7 of

62

E-2-3

B 1011



1. Altered Residence
2. 1006 S. Pennsylvania Ave., South Lake
Morton Dist., Lakeland (Polk Cnty.) Florida
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. West (entrance) facade.
7. Photo 8 of

64

C-11-12

P-1011



1. Altered Residence
2. 955 S. Pennsylvania Ave., South Lake Morton
Dist., Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 9 of

66

C-12 13

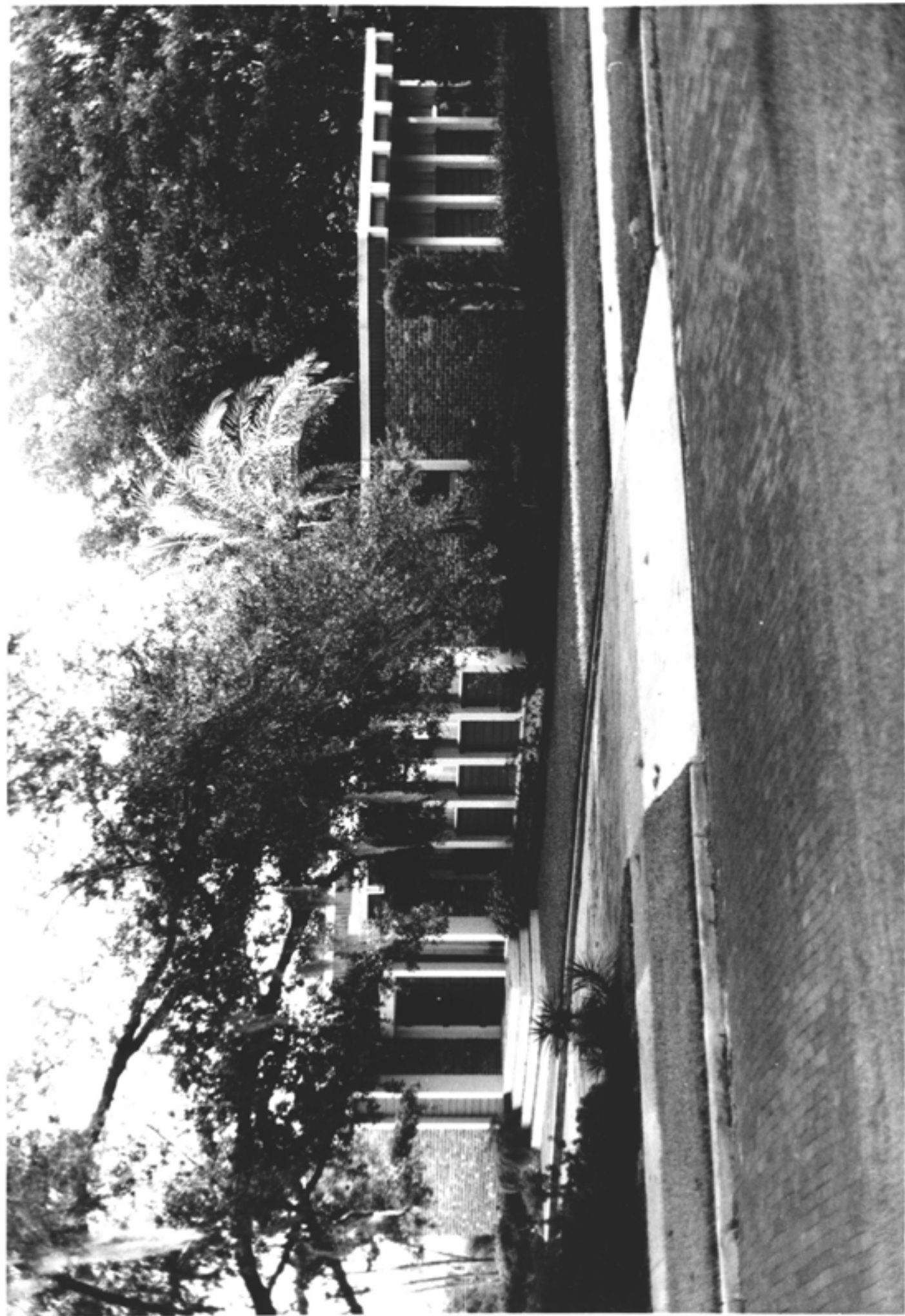
PG 1011



1. Altered Residence
2. 951 S. Pennsylvania Ave., South Lake
Morton Dist., Lakeland (Polk County), Fla.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 10 of

68

Ag 1011



1. Non-Contributing Residence
2. 1103 S. Johnson Ave., South Lake Morton
Dist., Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) and North facades.
7. Photo 11 of

70

B
26-27

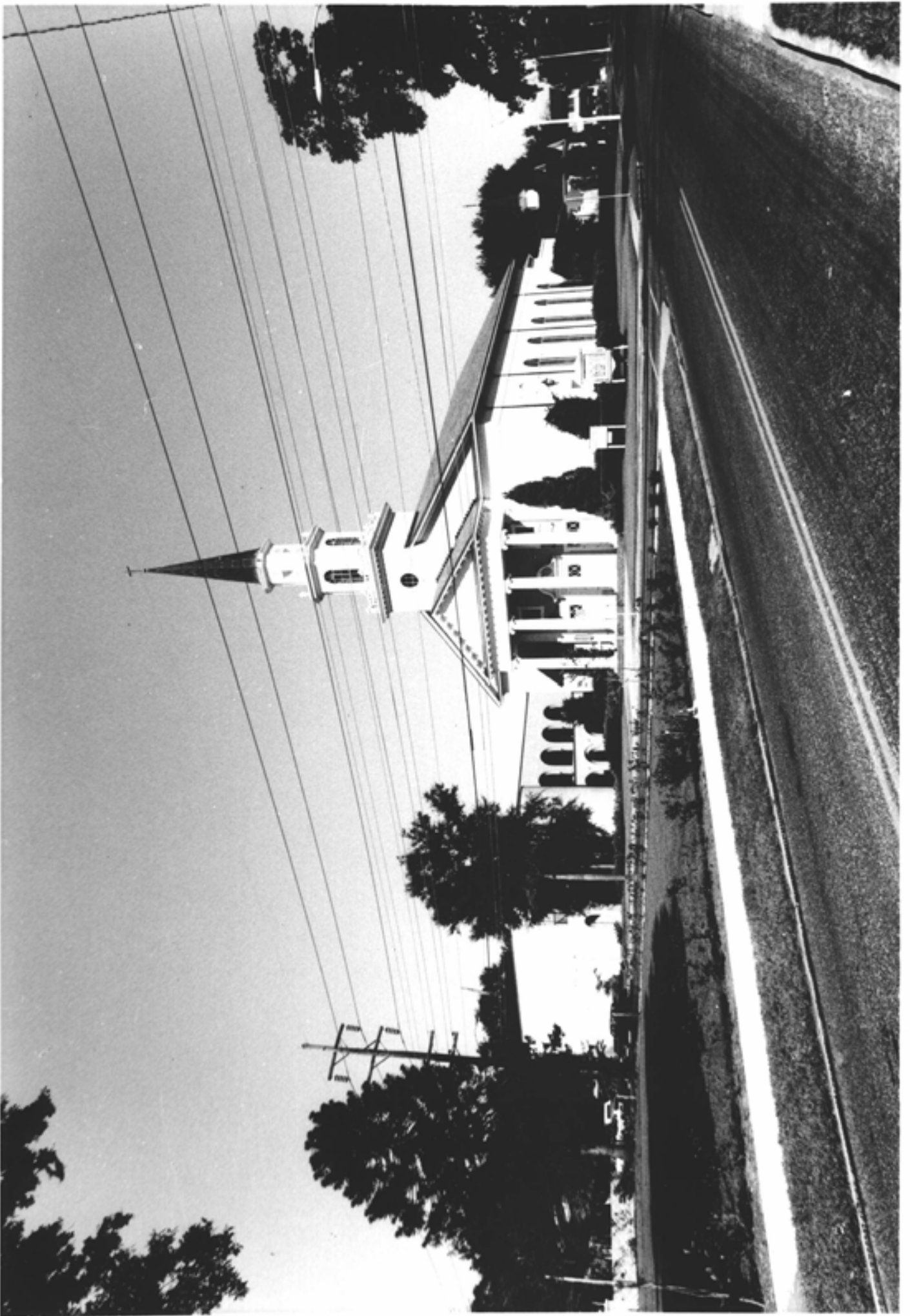
444



1. Non-Contributing Residence
2. 720 E. Park St., South Lake Morton Dist.,
Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 12 of

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AD1011



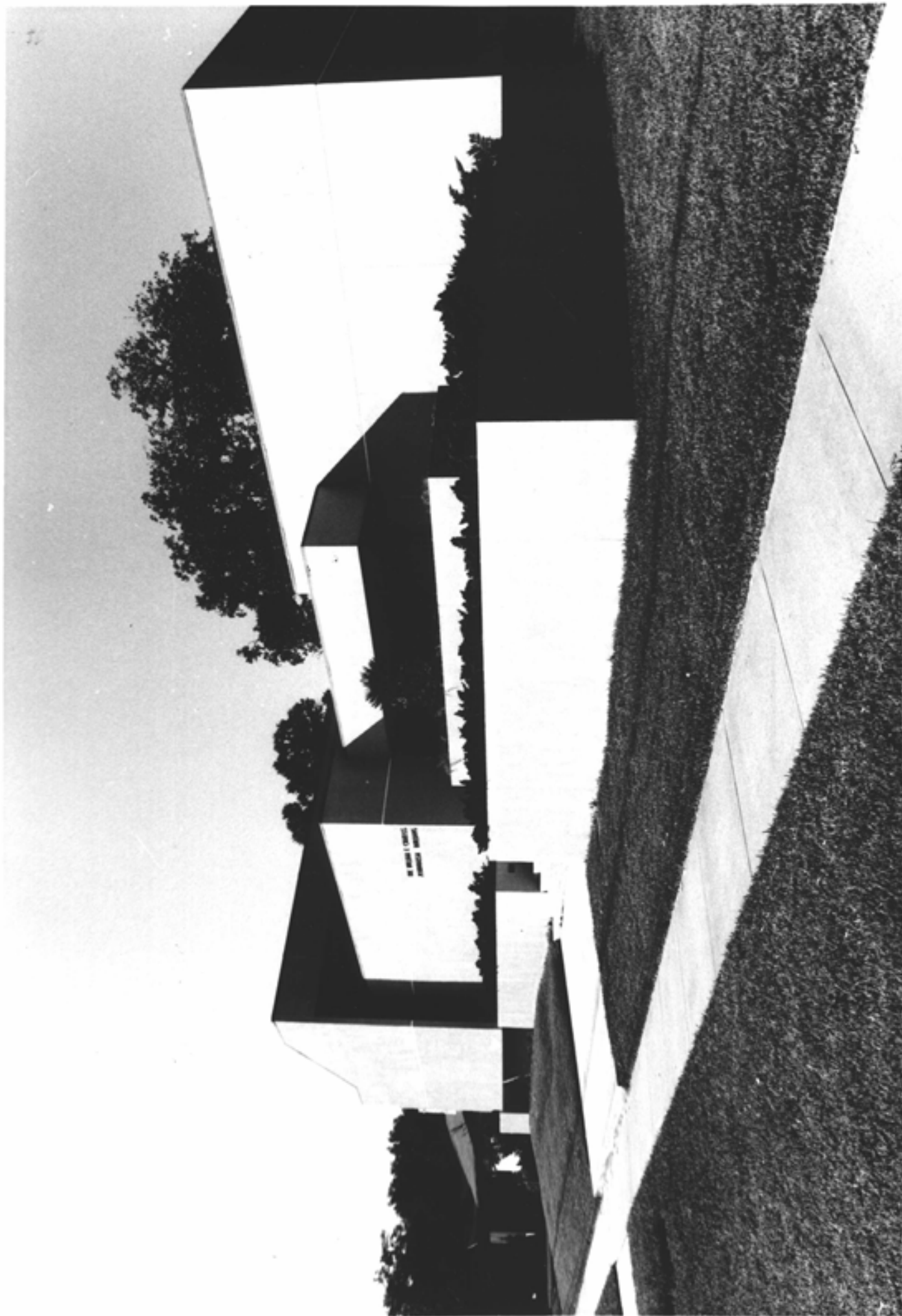
1. Non-Contributing Church Building
2. 310 E. McDonald St., South Lake Morton
District, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. South (entrance) and East facades.
7. Photo 13 of .

74

4-

Church

6-10-84



1. Non-Contributing Institutional (educational)
Building - Florida Southern College
2. 939 S. Johnson St., South Lake Morton
Dist., Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. East (entrance) facade.
7. Photo 14 of

76

A-13A-14

76/84



1. Scene along Lake Morton Drive
2. South Side/Lake Morton, South Lake Morton District, Lakeland (Polk County), Florida.
3. James H. Edwards.
4. 1984
5. Dept. of Planning & Comm. Development, City Hall/Lakeland, Florida.
6. East along North boundary of District.
7. Photo 17 of

78

Potential



101

125'1.
Cover

1. Contributing Residence
2. 121 E. Mosswood, South Lake Morton
District, Lakeland (Polk County), Florida
3. James H. Edwards.
4. 1985
5. Dept. of Planning & Comm. Development,
City Hall/Lakeland, Florida.
6. Northeast (entrance) facade.
7. Photo # of ~~18~~ (Supplementary).

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Po 1011

47

RESOURCE GROUP FORM

Site #8: PO01011

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 198511

Cultural resource type: Resource group (hist. district or bldg complex)

Resource Group Type Buildings and NR structures, non-archaeolog. only

FORM TYPE CODE NORMAL form (new System 3 forms)

form status code Active Form code

FORM QUALITY RANKING Newly scattered form of standard quality

Field Date: 11/15/1985

Form Date: 11/15/1985

Staffer: Heather Percy - FMSF Staff

Date of FMSF computer entry: 07/03/2001

National register category: District, a coherent group of bldgs, strux, sites

Site number of FMSF building complex included within district ** blank **

Manuscript # for the survey report on the district or complex ** blank **

Resource Group Name SOUTH LAKE MORTON HISTORIC DISTRICT

[Other name(s)]: ** blank **

Project name: ** blank **

LOCATION & IDENTIFICATION

City/town: LAKE LAND

In current city limits? Definitely within the limits of city

County or Counties: POLK

Ownership Categories: Multiple categories of ownership

Describe Boundary of RG: SEE SITE FORM

Name of pubtract (e.g., park): ** blank **

MAPPING

USGS map name/year of publication or revision: LAKE LAND/**

Township/Range/Section/Qtr: 28 South/24 East/19/**

Landgrant: ** blank **

Plat or other map (map's name, location): ** blank **

DESCRIPTION & HISTORY

Total number of individual resources in this RG 760

Total # individual resources contributing to RG 760

Primary time period(s) of significance 1904-1942

Narrative description: SEE SITE FORM

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: ** blank **

Potential contributor to NR district? No evaluation of NR district contrib given on form

Area(s) of historical significance: Architecture

[Other historical associations]: ** blank **

Summary of Significance THE SOUTH LAKE MORTON HISTORIC DISTRICT IS SIGNIFICANT ARCHITECTURALLY BECAUSE OF ITS LARGE CONCENTRATION OF BUNGALOW STYLE STRUCTURES.

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe All documents and collections at same repository/Florida Division of Historical Resources, ex-DAHRM/**/**

RECORDER

Recorder name (last name first): EDWARDS, JIM & PRIMELLES, DIANA

Recorder address and phone: THE CAPITAL, TALLAHASSEE

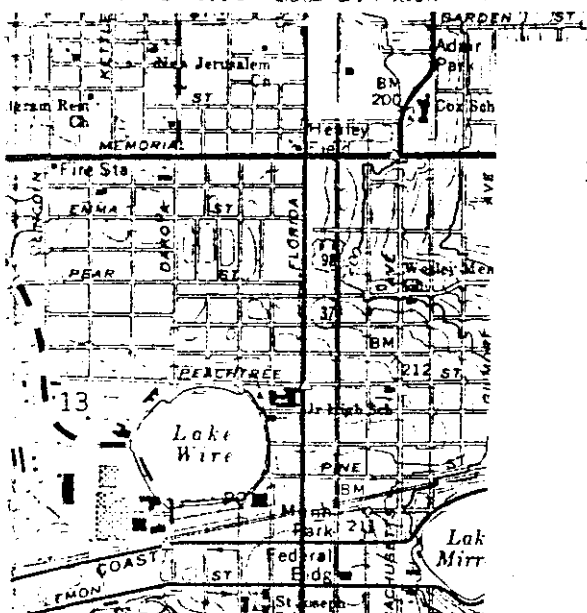
Recorder affiliation: Florida Division of Historical Resources, ex-DAHRM

[Other affiliation]: ** blank **

TEXT ONLY SUPPLEMENT FILE STATUS NO SUPPLEMENTARY INFORMATION EXISTS or is required

Memo information status: NO supplementary INFO BY SURVEYOR for this form

Form comments by FSF staff: ** blank **



SOUTH LAKE MORTON HISTORIC DISTRICT
Lakeland, Florida

UTM Reference:

- | | |
|----------------------|----------------------|
| a. 17/406940/3101500 | b. 17/407120/3101240 |
| c. 17/407120/3101020 | d. 17/406540/3100340 |
| e. 17/405900/3100340 | f. 17/405900/3101500 |

