

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1477
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NOV 15 1994
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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

1. Name of Property

historic name Dixieland Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Walnut Street, Florida Avenue, Lake Hunter and Hartsell Avenue, and Belvedere Street N/A not for publication

city or town Lakeland N/A vicinity

state Florida code FL county Polk code 105 zip code 33803

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Suzanne P. Walker / Deputy SHPO 11/9/94
Signature of certifying official/Title Date
State Historic Preservation Officer, Division of Historical Resources
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____
Signature of the Keeper Elson H. Beall Date of Action Entered in the National Register 12.23.94

Dixieland Historic District
Name of Property

Polk, Florida
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
556	274	buildings
		sites
		structures
		objects
556	274	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Family Dwelling

Current Functions

(Enter categories from instructions)

Domestic/Single Family Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow

No Style/Wood Frame Vernacular

Mediterranean Revival

Materials

(Enter categories from instructions)

foundation Brick

walls Wood

roof Asphalt Shingle

other Wood: Porch

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

c. 1905-1940

Significant Dates

c. 1905

c. 1925

c. 1940

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Dixieland Historic District
Name of Property

Polk, Florida
County and State

10. Geographical Data

Acreeage of Property 300 apprx.

UTM References

(Place additional UTM references on a continuation sheet.)

1

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

3

1	7
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4	0	5	9	0	0
---	---	---	---	---	---

3	1	0	0	0	0	0
---	---	---	---	---	---	---

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date August 8, 1994

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name N/A

street & number _____ telephone _____

city or town _____ state _____ zip code _____

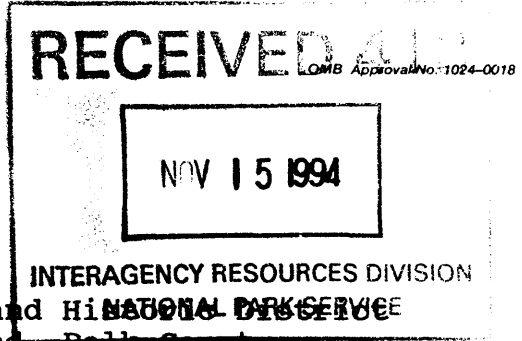
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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

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National Register of Historic Places Continuation Sheet

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Dixieland Historic District
Lakeland, Polk County
Description

Summary Paragraph

The Dixieland Historic District encompasses approximately 300 acres and comprises 830 buildings, the vast majority of which are single family dwellings. Of these, 556 (67 percent) contribute to the historic character of the neighborhood, while 274 are considered noncontributing. The historic residences date mainly from the 1920s and represent a variety of architectural styles. The majority of the houses are bungalows but the district also contains a number of wood frame and masonry vernacular buildings, and there are examples of formal styles such as Classical Revival, Mediterranean Revival, and Colonial Revival. However, most of the houses are simple in design and examples of elaborate styling are largely absent. All of the contributing buildings in the district were constructed between c. 1905 and 1940, with the majority being built between 1915 and 1925. The noncontributing structures are those that are less than fifty years old or earlier buildings that have been severely altered.

Supporting Narrative

The Dixieland residential neighborhood is found immediately west of South Florida Avenue, just south of downtown Lakeland, a community of 60,000 people located about thirty miles east of Tampa in Polk County. The houses in the historic district display a wide variety of sizes, forms, and styles, but the area draws its ambience mainly from the large number of small dwellings (mostly bungalows) that contrast with large dwellings and apartment buildings scattered throughout the area. The district lies five blocks south of the downtown business district of Lakeland and encompasses an approximately 300 acre area defined by Lake Hunter on the west, West Walnut Street on the north, South Florida Avenue on the east, and Belvedere Street on the south. South Florida Avenue is also a section of U.S. Highway 98 and is a major north/south traffic corridor running through the heart of Lakeland.

The Dixieland neighborhood covers almost the entire eastern shore of Lake Hunter, which itself covers about 100 acres. From there the historic district stretches east and south. The approximate center of the district is found at the intersection of South Dakota Avenue and West Hunter Street. The narrowest point lies in the northern half of the district, north of West Highland Street and east of South Lakeside Avenue, where the construction of a Presbyterian retirement center and the Lakeland Civic Center near Lake Hunter prompted the demolition of

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a number of historic residences in the vicinity of Lake Hunter. The commercial redevelopment of South Florida Avenue in recent decades also led to the destruction of many historic buildings. At its widest point on the south the district is about five blocks wide, running along Ariana Street between South Florida Avenue and King Avenue. The district stops on the southern end just north of the houses facing Belvedere Street. This point marks the historical termination of the Dixieland neighborhood and the beginning of the Beacon Hill/Alta Vista neighborhood, which forms a historic district already listed in the National Register of Historic Places. Although the houses in the Beacon Hill/Alta Vista district were constructed during the same approximate period as those in Dixieland, The appearance of the area and layout of the streets is distinctly different.

The blocks in the south half of the historic district tend to be larger and wider than those in the northern section of the neighborhood. Like many such residential districts, Dixieland comprises more than one historical subdivision. The area bounded by Patterson and Ariana streets, Florida Avenue, and Lake Hunter Drive, was platted as part the Dixieland subdivision. North of the original Dixieland plat lie eight smaller historic subdivisions. These were platted separately, establishing the irregular street and development pattern found in that section of the district. Drane Park and Naylor Park are the only public green spaces in the district and provide visual breaks in the otherwise dense concentration of buildings. Another public area in the neighborhood, Dobbins Park, is located south of Ariana Street, just outside the boundaries of the historic district.

The Dixieland Historic District was established as an essentially working class suburban neighborhood, and contains one of the largest concentrations of small bungalows in Lakeland. A scattering of larger revival style houses, several large apartment building, a church, and a school contribute to the character of the neighborhood. The few commercial structures in the district are found along South Florida Avenue. The area has an organic quality. It developed with no definite overall plan. The terrain is relatively flat throughout the area but slopes gently toward Lake Hunter about one block east of the shore line. Mature oaks, pine, palmettos, and other trees offer shade and contribute to the beauty of the historic district. The oak trees in particular form canopies over a number of streets. Most of the streets are now paved with modern asphalt, but a few like Hillcrest, Hunter, and Patterson still retain their original bricks on some of the blocks.

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Several historic districts are found in the vicinity of Dixieland. Immediately to the east of South Florida Avenue is the South Lake Morton Historic District (NR, 1985), and adjoining Dixieland on the south is the Beacon Hill-Alta Vista Historic District (NR, 1993). The East Lake Morton Historic District (NR, 1993) lies several blocks northeast of Dixieland and the Florida Southern College Architectural District (NR, 1975) is located about six blocks to the east. Munn Park, a certified local commercial district, is found downtown not far from the Lake Mirror Promenade which was listed in the National Register in 1983.

Architectural Styles

The typical historic residential building in Dixieland is a small, one-story structure with a gable roof. Porches or verandas are common features of most houses which are constructed of wood, although there are some masonry residences in the neighborhood. Decorative treatments on the exterior of houses tend to be limited, and there are no examples of residences with the elaborate millwork that is the hallmark of the late Victorian era or the complex ornate vocabularies of any of the full-blown revival styles. The greatest variety of details is found in the many bungalow designs present in the neighborhood. These display rooflines with a variety of angles and pitches, wood shingle and drop siding exterior wall fabrics, knee braces, and other features that exemplify this remarkably adaptable house type.

Bungalows

Bungalows account for more than 300 houses in the historic district, the largest number of all residential types in the neighborhood. Several large examples, like the one at 304 West Hillcrest Street (photo 13) are scattered throughout the area. Built in 1915, the residence features a gable roof, an "airplane" cross gable, and a corbeled brick chimney. An end porch extends across the facade and carved purlins and attic vents protected with lattice adorn the gable ends. Weatherboard serves as the exterior wall fabric and fenestration is asymmetrical, consisting of 1/1 light double hung sash windows. Listed below are three examples that are typical of the better specimens in the district.

Built about 1919, the residence at 214 West Cresap Street (photo 19) exhibits a series of intersecting gable roof lines, pressed metal

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shingle roof surfacing, finials at the gable ends, a gable camelback, and knee braces and carved rafter ends. The entrance porch displays tapered square wood columns resting on brick piers and wood siding infill. Board-and-batten and drop siding serve as exterior wall fabrics. Double hung sash windows with 3/1 lights admit natural interior light. A flared foundation skirt protects brick piers that support the building.

The bungalow at 826 South New York Avenue (photo 16), also constructed about 1919, has a cross gable roof, stuccoed chimney, and wood shingles and weatherboard exterior wall fabrics. Distinctive details include the entrance and sleeping porches, clusters of collar beams, and squat wood columns that rest on stuccoed masonry piers connected by stuccoed curvilinear knee walls. Exposed rafter ends in the gables, and "ducktail" fascia ends also give this bungalow a distinctive air. The building rests on an articulated foundation finished with stucco. Double hung sash windows with 6/1 lights provide natural interior lighting.

The two-story residence at 320 West Cresap Street (photo 21) is a good example of an "airplane" style bungalow built in the mid-1920s. The house has a front facing gable roof intersected by a long, narrow cross gable roof that protects the veranda. A large gable second story rises at the rear of the house. The veranda and attached porte-cochere are composed of a gable roof, brick columns and piers, and knee walls pierced with scuppers. Other features include a corbeled brick chimney, exposed rafter ends, and beaded board exterior wall fabric. Fenestration is irregular, consisting of double hung sash and casement windows. Extended purlins and slotted attic vents fill the gable ends.

Wood Frame Vernacular

Wood frame vernacular construction accounts for fewer than 100 residences in Dixieland. There are also some small frame vernacular apartment buildings in the historic district. Most of these, like the house at 118 West Highland Street (photo 26), constructed c. 1910, are among the older structures in the neighborhood. This simple building has a side facing gable roof, gable ventilator centered over the main entrance, and a hip roof veranda that extends the width of the main facade. The veranda roof is supported by Tuscan columns, and 1/1 light double hung sash windows set in pairs comprise the main

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Dixieland Historic District
Lakeland, Polk County
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fenestration. Alterations to the building include the application of asbestos siding over the original exterior wood fabric.

Another good example of early frame vernacular construction is the house at 910 South Missouri Avenue (photo 22). The building was erected about 1912 and features a hip roof with a cross gable ell, a brick chimney, full width entrance porch with tapered columns, drop siding exterior wall fabric, and 1/1 light double hung sash windows.

An example of a wood frame apartment building in Dixieland is the one at 212 West Belmar Street (photo 51), which displays a gable roof, exposed rafter ends, beaded board exterior siding, and 1/1 light double hung sash windows. The two-story porch extends the width of the main facade and is supported on the ground story by tapered columns resting on brick piers. The second story porch features thin Tuscan columns that support a hip roof. A plain balustrade surrounds the porch on the second story.

Another good example of frame vernacular construction applied to an apartment building is located at 841 South Missouri Avenue (photo 17). Notable architectural features include a hip roof with cross gable extensions, tiered porches, a central entrance with a shed roof, corbeled brick chimneys, and exposed rafters and extended purlins. Beaded board serves as the exterior wall fabric and fenestration includes double hung sash and 6 light casement windows.

Mediterranean Revival Style

Fifteen buildings in the district embody Mediterranean Revival styling. Most of these are small dwellings like the one at 126 West Belmar Street (photo 49) which is a stuccoed masonry building with a flat roof surrounded by a high shaped parapet embellished with diamond tiles and barrel tile cresting. The arched entrance porch has a crenellated parapet and statuary niches. The fenestration of the structure is a combination of 5 light casements and 6/1 light double hung sash windows.

The McGam Apartments (photo 25) at 320 West Cannon Street is a Mediterranean Revival style applied to an apartment building of modest size. It has a flat roof with curvilinear parapets pierced by cluster canals, a barrel tile cresting, stucco exterior walls, and 6/1 light double hung sash windows set in pairs in arched openings.

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Dixieland Historic District
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Dixieland Grammar School (photo 62) at 416 West Ariana Street features three projecting bays accented by curvilinear parapets, and cast concrete ornamental friezes and panels. This brick structure was built in 1924 and was completely rehabilitated in 1992. Modifications made to the building at that time include the installation of replacement metal awning windows, a porte cochere at the entrance, and a hip extension at the west elevation. Nevertheless, the building retains much of its architectural integrity and has an important presence near the south boundary of the district.

Colonial Revival Style

Among the better examples of the Colonial Revival style in the historic district is the two-story brick house at 320 West Hillcrest Street (photo 15), which was built around 1926. The residence features a symmetrical facade, hip roof flanked by a pair of brick chimneys, and a small entrance porch with a pediment supported by pairs of Tuscan columns. The main entrance has sidelights and a sunburst transom. Most of the other Colonial Revival style houses in Dixieland are distinguished from frame vernacular only by the use of columns on the porch and some details in the areas of the main entrance and windows.

Classical Revival Style

The First Christian Church (photo 3) at 541 South Florida Avenue is perhaps the only genuine example of Classical Revival architecture in the district. The large brick building features a shallow pitched gable roof hidden from view by a plain parapet. The most distinctive features are found in the colossal but shallow portico on the main facade. Paired pilasters support a simple entablature crowned by a large pediment. The words "First Christian Church" are embossed on the frieze. The arched windows on the main facade and side elevation contain stained glass, as do the rectangular windows set in the basement of the facade. Other features include brick pilasters, string courses, and dentils.

Noncontributing Buildings

Noncontributing buildings constitute 33 percent of those found in the historic district. The majority of these are generally relatively small residences less than fifty years old or historic structures that have been extensively modified. The dwelling at 218 West Hunter Street (photo 30) dates from the mid 1920s, but has been altered and

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no longer possesses any its original architectural integrity. The building at 412-414 West Park Street (photo 43), is a typical example of the kind of small houses and duplexes built in the area during the 1950s and 1960s.

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Dixieland Historic District
Lakeland, Polk County
Photographs

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List of Photographs

1. 114-118 West Walnut Street, Dixieland Historic District
2. Lakeland, Florida
3. Sidney Johnston
4. 1993
5. Historic Property Associates
6. Main (North) Facade, Looking South
7. Photo No. 1 of 67

Numbers 2-5 are the same for the remaining photographs.

1. 505 South Missouri Avenue
6. Main (East) Facade, Looking West
7. Photo No. 2 of 67

1. 541 South Florida Avenue
6. Main (East) Facade, Looking Northwest
7. Photo No. 3 of 67

1. 120 West Hickory Street
6. Main (North) Facade, Looking Southeast
7. Photo No. 4 of 67

1. 713 South Florida Avenue
6. Main (East) Facade, Looking West
7. Photo No. 5 of 67

1. 717 South Florida Avenue
6. Main (East) Facade, Looking West
7. Photo No. 6 of 67

1. 711 South Missouri Avenue
6. Main (East) Facade, Looking West
7. Photo No. 7 of 67

1. 726 South Missouri Avenue
6. Main (West) Facade, Looking East
7. Photo No. 8 of 67

1. 712 South New York Avenue
6. Main (West) Facade, Looking East
7. Photo No. 9 of 67

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Lakeland, Polk County
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-
1. 737 South Missouri Avenue
 6. Main (East) Facade, Looking West
 7. Photo No. 10 of 67

 1. 803 South Missouri Avenue
 6. Main (East) Facade, Looking West
 7. Photo No. 11 of 67

 1. 300 Block of West Hillcrest Street
 6. Looking West from South New York Avenue
 7. Photo No. 12 of 67

 1. 304 West Hillcrest Street
 6. Main (North) Facade, Looking South
 7. Photo No. 13 of 67

 1. 315 West Hillcrest Street
 6. Main (South) Facade, Looking North
 7. Photo No. 14 of 67

 1. 320 West Hillcrest Street
 6. Main (North) Facade, Looking South
 7. Photo No. 15 of 67

 1. 826 South New York Avenue
 6. Main (West) Facade, Looking Northeast
 7. Photo No. 16 of 67

 1. 837 & 841 South Missouri Avenue
 6. Main (East) Facades, Looking Northwest
 7. Photo No. 17 of 67

 1. 847 South Missouri Avenue
 6. Main (East) Facade, Looking West
 7. Photo No. 18 of 67

 1. 214 West Cresap Street
 6. Main (North) Facade, Looking South
 7. Photo No. 19 of 67

 1. 220 West Cresap Street
 6. Main (North) Facade, Looking South
 7. Photo No. 20 of 67

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-
1. 320 West Cresap Street
 6. Main (North) Facade, Looking South
 7. Photo No. 21 of 67

 1. 910 South Missouri Avenue
 6. Main (West) Facade, Looking East
 7. Photo No. 22 of 67

 1. 208 West Cannon Street
 6. Main (North) Facade, Looking South
 7. Photo No. 23 of 67

 1. 217 West Cannon Street
 6. Main (South) Facade, Looking North
 7. Photo No. 24 of 67

 1. 320 West Cannon Street
 6. Main (North) Facade, Looking South
 7. Photo No. 25 of 67

 1. 118 West Highland Street
 6. Main (North) Facade, Looking South
 7. Photo No. 26 of 67

 1. 425 West Highland Street
 6. Main (South) Facade, Looking North
 7. Photo No. 27 of 67

 1. 33 Lake Hunter Drive
 6. Main (North) Facade, Looking Southeast
 7. Photo No. 28 of 67

 1. 208 West Hunter Street
 6. Main (North) Facade, Looking South
 7. Photo No. 29 of 67

 1. 218 West Hunter Street
 6. Main (North) Facade, Looking South
 7. Photo No. 30 of 67

 1. 408 West Hunter Street
 6. Main (North) Facade, Looking South
 7. Photo No. 31 of 67

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-
1. 424-506 West Hunter Street
 6. Main (North) Facades, Looking Southwest
 7. Photo No. 32 of 67

 1. 509 West Hunter Street
 6. Main (South) Facade, Looking North
 7. Photo No. 33 of 67

 1. 544 West Hunter Street
 6. Main (North) Facade, Looking South
 7. Photo No. 34 of 67

 1. 1051 South Florida Avenue
 6. Main (East) Facade, Looking West
 7. Photo No. 35 of 67

 1. 501 West Patterson Street
 6. Main (South) Facade, Looking Northwest
 7. Photo No. 36 of 67

 1. 500 Block of West Patterson Street
 6. Looking Southeast from South Dakota Avenue
 7. Photo No. 37 of 67

 1. 701 West Patterson Street
 6. Main (South) Facade, Looking North
 7. Photo No. 38 of 67

 1. 706 West Patterson Street
 6. Main (North) Facade, Looking South
 7. Photo No. 39 of 67

 1. 840 West Patterson Street
 6. Main (North) Facade, Looking South
 7. Photo No. 40 of 67

 1. 215 West Park Street
 6. Main (South) Facade, Looking North
 7. Photo No. 41 of 67

 1. 325 West Park Street
 6. Main (South) Facade, Looking North
 7. Photo No. 42 of 67

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-
1. 412-414 West Park Street
 6. Main (North) Facade, Looking South
 7. Photo No. 43 of 67

 1. 1100 Block of South Dakota Avenue
 6. Looking South from West Park Street
 7. Photo No. 44 of 67

 1. 509 West Park Street
 6. View Main (South) Facade, Looking North
 7. Photo No. 45 of 67

 1. 602-612 West Park Street
 6. Main (North) Facades, Looking East
 7. Photo No. 46 of 67

 1. 621 West Park Street
 6. Main (South) Facade, Looking North
 7. Photo No. 47 of 67

 1. 710-714 West Park Street
 6. Main (North) Facades, Looking Southwest
 7. Photo No. 48 of 67

 1. 126 West Belmar Street
 6. Main (North) Facade, Looking South
 7. Photo No. 49 of 67

 1. 205 West Belmar Street
 6. Main (South) Facade, Looking North
 7. Photo No. 50 of 67

 1. 212 West Belmar Street
 6. Main (North) Facade, Looking South
 7. Photo No. 51 of 67

 1. 305 West Belmar Street
 6. Main (South) Facade, Looking North
 7. Photo No. 52 of 67

 1. 315 West Belmar Street
 6. Main (South) Facade, Looking North
 7. Photo No. 53 of 67

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-
1. 420-506 West Belmar Street
 6. Main (North) Facades , Looking West
 7. Photo No. 54 of 67

 1. 615-619 West Belmar Street
 6. Main (South) Facades Belmar Street, Looking East
 7. Photo No. 55 of 67

 1. 300 Block of West Hancock Street
 6. Looking West from South New York Avenue
 7. Photo No. 56 of 67

 1. 402 West Hancock Street
 6. Main (North) Facade, Looking South
 7. Photo No. 57 of 67

 1. 718 West Hancock Street
 6. Main (North) Facade, Looking South
 7. Photo No. 58 of 67

 1. 811-815 West Hancock Street
 6. Main (South) West Hancock Street, Looking East
 7. Photo No. 59 of 67

 1. 1215 South King Avenue
 6. Main (East) Facade, Looking West
 7. Photo No. 60 of 67

 1. 201 West Ariana Street
 6. Main (South) Facade, Looking North
 7. Photo No. 61 of 67

 1. 416 West Ariana Street
 6. Main (North) Facade, Looking South
 7. Photo No. 62 of 67

 1. Boone Place
 6. Looking South from Lenox Street
 7. Photo No. 63 of 67

 1. 1507 Boone Place
 6. Main (East) Facade, Looking West
 7. Photo No. 64 of 67

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Dixieland Historic District
Lakeland, Polk County
Photographs

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1. 1512-1514 Boone Place
6. Main (West) Facade, Looking East
7. Photo No. 65 of 67

1. 1511 South New York Avenue
6. Main (East) Facade, Looking West
7. Photo No. 66 of 67

1. 1520 South New York Avenue
6. Main (West) Facade, Looking East
7. Photo No. 67 of 67

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Lakeland, Polk County
Contributing BuildingsSection number 7 Page 15List of Contributing Buildings

<u>Address</u>	<u>Date</u>	<u>Style</u>
<u>W. Ariana Street</u>		
116	c. 1925	Colonial Revival
116 A	c. 1925	
122	c. 1925	Bungalow
201	c. 1925	Frame Vernacular
301	c. 1925	Bungalow
302	c. 1921	Frame Vernacular
302 A	c. 1921	
312	c. 1925	Bungalow
312 A	c. 1925	
315	c. 1925	Bungalow
316	c. 1925	Frame Vernacular
319	c. 1925	Bungalow
319 A	c. 1925	
403	c. 1925	Bungalow
411	c. 1925	Bungalow
416	c. 1924	Mission
723	c. 1925	Bungalow
<u>Banks Place</u>		
1501	c. 1925	Bungalow
1501 A	c. 1925	
1507	c. 1925	Bungalow
1508	c. 1925	Bungalow
1508 A	c. 1925	
1511	c. 1925	Bungalow
1512	c. 1925	Bungalow
1516	c. 1925	Bungalow
1517	c. 1925	Bungalow
1520	c. 1925	Bungalow
1521	c. 1925	Bungalow
1523	c. 1925	Bungalow
1523 A	c. 1925	
1524	c. 1925	Bungalow

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Lakeland, Polk County
Contributing Buildings

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West Belmar Street

119	c. 1921	Bungalow
120	c. 1915	Frame Vernacular
120 A	c. 1915	
121	c. 1925	Bungalow
126	c. 1925	Mediterranean Revival
127	c. 1925	Mediterranean Revival
127 A	c. 1925	
202	c. 1925	Bungalow
205	c. 1919	Colonial Revival
212	c. 1925	Frame Vernacular
215	c. 1925	Bungalow
215 A	c. 1925	
216	c. 1925	Bungalow
219	c. 1925	Bungalow
219 A	c. 1925	
220-222	c. 1925	Bungalow
302	c. 1921	Bungalow
305	c. 1925	Bungalow
306	c. 1925	Bungalow
309	c. 1921	Bungalow
310	c. 1935	Bungalow
314	c. 1921	Bungalow
315	c. 1935	Frame Vernacular
318	c. 1921	Frame Vernacular
319	c. 1921	Frame Vernacular
322	c. 1925	Frame Vernacular
322 A	c. 1925	
402	c. 1925	Bungalow
403	c. 1925	Bungalow
420	c. 1925	Bungalow
502	c. 1925	Bungalow
502 A	c. 1925	
506	c. 1925	Bungalow
506 A	c. 1925	
507	c. 1925	Bungalow
510	c. 1925	Bungalow
510 A	c. 1925	
513	c. 1925	Bungalow
514	c. 1935	Bungalow
514 A	c. 1935	
514 B	c. 1935	
523	c. 1925	Bungalow

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Lakeland, Polk County
Contributing BuildingsSection number 7 Page 17West Belmar Street (cont.)

523 A	c. 1925	
527	c. 1925	Mediterranean Revival
530	c. 1925	Bungalow
530 A	c. 1925	
534	c. 1925	Bungalow
536	c. 1925	Bungalow
544	c. 1925	Bungalow
605	c. 1925	Bungalow
609	c. 1920	Bungalow
615	c. 1935	Bungalow
615 A	c. 1935	
618	c. 1920	Bungalow
619	c. 1925	Bungalow
629	c. 1925	Bungalow
629 A	c. 1925	
706	c. 1920	Bungalow
710	c. 1925	Bungalow
710 A	c. 1925	
711	c. 1935	Bungalow
722	c. 1925	Bungalow
722 A	c. 1925	
723	c. 1925	Bungalow
811	c. 1925	Bungalow
811 A	c. 1925	
814	c. 1925	Bungalow
822	c. 1925	Bungalow
822 A	c. 1925	

Boone Place

1507	c. 1925	Bungalow
1508	c. 1925	Bungalow
1511	c. 1925	Bungalow
1511 A	c. 1925	
1512-14	c. 1925	Mediterranean Revival
1515	c. 1925	Bungalow
1516	c. 1935	Bungalow
1519	c. 1925	Bungalow
1523	c. 1925	Bungalow

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Continuation SheetDixieland Historic District
Lakeland, Polk County
Contributing BuildingsSection number 7 Page 18West Cannon Street

122	c. 1925	Bungalow
126	c. 1925	Bungalow
126 A	c. 1925	
204	c. 1915	Bungalow
204 A	c. 1915	
208	c. 1915	Bungalow
213	c. 1916	Bungalow
214	c. 1915	Bungalow
217	c. 1916	Bungalow
217 A	c. 1916	
320	c. 1926	Mediterranean Revival

West Cresap Street

214	c. 1919	Bungalow
220	c. 1916	Bungalow
220 A	c. 1916	
310	c. 1915	Frame Vernacular
310 A	c. 1915	
320	c. 1925	Bungalow

South Dakota Avenue

1011	c. 1940	Bungalow
1013	c. 1920	Frame Vernacular
1034	c. 1920	Bungalow
1038	c. 1920	Bungalow
1038 A	c. 1920	
1039	c. 1920	Bungalow
1039 A	c. 1920	
1041	c. 1935	Bungalow
1315	c. 1925	Bungalow
1321	c. 1935	Bungalow
1502	c. 1924	Bungalow
1506	c. 1924	Bungalow

South Florida Avenue

541	c. 1926	Classical Revival
713	c. 1915	Bungalow
717	c. 1910	Frame Vernacular
723	c. 1915	Bungalow

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Continuation SheetDixieland Historic District
Lakeland, Polk County
Contributing BuildingsSection number 7 Page 19South Florida Avenue (cont.)

937	c. 1919	Bungalow
1217	c. 1919	Bungalow

West Hancock Street

103	c. 1925	Colonial Revival
114	c. 1925	Bungalow
117-19	c. 1925	Bungalow
125	c. 1925	Bungalow
125 A	c. 1925	
127-129	c. 1925	Bungalow
127-129 A	c. 1925	
127-129 B	c. 1925	
202	c. 1925	Bungalow
202 A	c. 1925	
217	c. 1940	Bungalow
301-03	c. 1940	Frame Vernacular
312	c. 1921	Bungalow
312 A	c. 1921	
315	c. 1925	Bungalow
315 A	c. 1925	
316	c. 1921	Bungalow
319	c. 1925	Frame Vernacular
320	c. 1925	Bungalow
321	c. 1925	Bungalow
324	c. 1925	Bungalow
402	c. 1921	Bungalow
414	c. 1925	Bungalow
502	c. 1921	Bungalow
506	c. 1925	Bungalow
506 A	c. 1925	
506 B	c. 1925	
514	c. 1935	Bungalow
515	c. 1925	Bungalow
515 A	c. 1925	
519	c. 1925	Bungalow
519 A	c. 1925	
523	c. 1925	Mediterranean Revival
523 A	c. 1925	
527	c. 1925	Frame Vernacular
536	c. 1925	Bungalow
538	c. 1925	Bungalow

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Lakeland, Polk County
Contributing Buildings

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West Hancock Street (cont.)

539	c. 1925	Bungalow
548	c. 1925	Bungalow
602	c. 1920	Frame Vernacular
607	c. 1925	Bungalow
614	c. 1920	Bungalow
622	c. 1920	Bungalow
625	c. 1925	Bungalow
627	c. 1925	Bungalow
627 A	c. 1925	
702	c. 1925	Bungalow
702 A	c. 1925	
706	c. 1925	Mediterranean Revival
706 A	c. 1925	
708	c. 1925	Bungalow
708 A	c. 1925	
709	c. 1921	Bungalow
712	c. 1925	Bungalow
718	c. 1925	Bungalow
718 A	c. 1925	
724	c. 1925	Mediterranean Revival
811	c. 1925	Bungalow
815	c. 1925	Bungalow
819	c. 1925	Bungalow
822	c. 1926	Bungalow
822 A	c. 1926 229	

West Hickory Street

120	c. 1935	Bungalow
120 A	c. 1935	
213	c. 1919	Frame Vernacular

West Highland Street

115	c. 1925	Bungalow
118	c. 1910	Frame Vernacular
118 A	c. 1910	
119	c. 1921	Bungalow
128	c. 1925	Frame Vernacular
202	c. 1935	Bungalow
215	c. 1925	Bungalow
218	c. 1925	Bungalow

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Lakeland, Polk County
Contributing BuildingsSection number 7 Page 21West Highland Street (cont.)

219	c. 1916	Bungalow
219 A	c. 1916	
220	c. 1925	Bungalow
404	c. 1920	Bungalow
404 A	c. 1920	
417	c. 1925	Bungalow
425	c. 1925	Bungalow
426	c. 1925	Bungalow

West Hillcrest Street

115	c. 1920	Colonial Revival
119	c. 1925	Bungalow
119 A	c. 1925	
301	c. 1925	Bungalow
304	c. 1915	Bungalow
305	c. 1925	Bungalow
305 A	c. 1925	
314	c. 1920	Bungalow
315	c. 1905	Classical Revival
320	c. 1924	Colonial Revival

West Hunter Street

115-117	c. 1925	Bungalow
115-117 A	c. 1925	
123	c. 1925	Bungalow
201	c. 1919	Frame Vernacular
201 A	c. 1919	
205	c. 1925	Bungalow
208	c. 1916	Bungalow
209	c. 1925	Bungalow
209 A	c. 1925	
210	c. 1916	Bungalow
210 A	c. 1916	
214	c. 1940	Frame Vernacular
217	c. 1923	Bungalow
315	c. 1940	Bungalow
318	c. 1925	Bungalow
322	c. 1925	Bungalow
322 A	c. 1925	
405 A	c. 1925	

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Lakeland, Polk County
Contributing BuildingsSection number 7 Page 22West Hunter Street (cont.)

408	c. 1925	Bungalow
408 A	c. 1925	
409	c. 1920	Bungalow
409 A	c. 1920	
410	c. 1925	Bungalow
410 A	c. 1925	
411	c. 1925	Mediterranean Revival
412	c. 1935	Bungalow
424	c. 1925	Bungalow
424 A	c. 1925	
425	c. 1925	Frame Vernacular
502	c. 1925	Bungalow
502 A	c. 1925	
503	c. 1919	Bungalow
506	c. 1925	Bungalow
506 A	c. 1925	
507	c. 1925	Frame Vernacular
509	c. 1925	Bungalow
509 A	c. 1925	
511	c. 1920	Bungalow
515	c. 1925	Bungalow
519	c. 1925	Bungalow
528	c. 1925	Bungalow
528 A	c. 1925	
531	c. 1920	Bungalow
532	c. 1920	Frame Vernacular
537	c. 1925	Bungalow
544	c. 1919	Bungalow

South King Avenue

1058	c. 1925	Frame Vernacular
1105	c. 1925	Bungalow
1105 A	c. 1925	
1114	c. 1925	Bungalow
1119	c. 1925	Bungalow
1119 A	c. 1925	
1209	c. 1925	Bungalow
1215	c. 1925	Bungalow
1215 A	c. 1925	

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Dixieland Historic District
Lakeland, Polk County
Contributing Buildings

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Lake Hunter Drive

29	c. 1925	Mediterranean Revival
29 A	c. 1925	
33	c. 1919	Bungalow
60	c. 1925	Bungalow
61	c. 1920	Bungalow
61 A	c. 1920	

South Lakeside Avenue

913	c. 1925	Bungalow
913 A	c. 1925	
933	c. 1925	Bungalow
933 A	c. 1925	
938	c. 1925	Bungalow
938 A	c. 1925	
947	c. 1925	Bungalow

West Lennox Street

115	c. 1925	Bungalow
115 A	c. 1925	
119	c. 1925	Bungalow
119 A	c. 1925	
201	c. 1925	Bungalow
201 A	c. 1925	
202	c. 1925	Bungalow
203	c. 1925	Masonry Vernacular
203 A	c. 1925	
213	c. 1925	Frame Vernacular
214	c. 1925	Bungalow
301	c. 1921	Bungalow
302	c. 1921	Bungalow
402	c. 1928	Frame Vernacular

South Lincoln Avenue

1027	c. 1925	Bungalow
1027 A	c. 1925	
1201	c. 1925	Mediterranean Revival
1207	c. 1925	Bungalow
1207 A	c. 1925	
1215	c. 1925	Bungalow

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Lakeland, Polk County
Contributing Buildings

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South Lincoln Avenue (cont.)

1301 c. 1925 Bungalow

South Missouri Avenue

505	c. 1915	Bungalow
509	c. 1915	Bungalow
513	c. 1915	Bungalow
517	c. 1915	Bungalow
521	c. 1915	Bungalow
614	c. 1935	Frame Vernacular
617	c. 1935	Frame Vernacular
617 A	c. 1935	
622	c. 1919	Frame Vernacular
704	c. 1913	Bungalow
704 A	c. 1913	
707	c. 1925	Frame Vernacular
711	c. 1925	Frame Vernacular
711 A	c. 1925	
712	c. 1925	Bungalow
712 A	c. 1925	
720	c. 1925	Frame Vernacular
720 A	c. 1925	
723	c. 1925	Bungalow
726	c. 1919	Colonial Revival
727	c. 1905	Frame Vernacular
731	c. 1905	Frame Vernacular
737	c. 1919	Bungalow
803	c. 1915	Colonial Revival
803 A	c. 1915	
803 B	c. 1915	
811	c. 1925	Bungalow
815	c. 1919	Bungalow
831	c. 1925	Frame Vernacular
831 A	c. 1925	
837	c. 1925	Frame Vernacular
837 A	c. 1925	
841	c. 1925	Frame Vernacular
841 A	c. 1925	
847	c. 1925	Masonry Vernacular
910	c. 1912	Frame Vernacular
910 A	c. 1912	
911	c. 1912	Bungalow

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Lakeland, Polk County
Contributing BuildingsSection number 7 Page 25South Missouri Avenue (cont.)

911 A	c. 1912	
914	c. 1940	Tudor Revival
914 A	c. 1940	
915	c. 1925	Bungalow
915 A	c. 1925	
919	c. 1915	Bungalow
935	c. 1915	Bungalow
939	c. 1915	Bungalow
939 A	c. 1915	
941	c. 1940	Frame Vernacular
941 A	c. 1940	

South New York Avenue

702	c. 1925	Colonial Revival
703	c. 1925	Frame Vernacular
711	c. 1925	Bungalow
712	c. 1924	Frame Vernacular
715	c. 1940	Masonry Vernacular
719	c. 1925	Bungalow
719 A	c. 1925	
720	c. 1925	Frame Vernacular
720 A	c. 1925	
727	c. 1921	Bungalow
727 A	c. 1921	
727 B	c. 1921	
728	c. 1925	Colonial Revival
728 A	c. 1925	
826	c. 1919	Bungalow
917	c. 1925	Frame Vernacular
944	c. 1925	Bungalow
944 A	c. 1925	
1017	c. 1925	Frame Vernacular
1021	c. 1921	Bungalow
1029	c. 1921	Frame Vernacular
1033	c. 1925	Bungalow
1036	c. 1925	Frame Vernacular
1036 A	c. 1925	
1037	c. 1925	Bungalow
1038	c. 1925	Bungalow
1038 A	c. 1925	
1040-42	c. 1925	Bungalow

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Lakeland, Polk County
Contributing Buildings

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South New York Avenue (cont.)

1040-42 A	c. 1925	
1041	c. 1925	Bungalow
1045	c. 1935	Frame Vernacular
1045 A	c. 1935	
1051	c. 1925	Bungalow
1114	c. 1925	Frame Vernacular
1115	c. 1921	Frame Vernacular
1511	c. 1935	Bungalow
1511 A	c. 1935	
1515	c. 1935	Bungalow
1520	c. 1925	Tudor Revival
1524-1528	c. 1925	Bungalow
1524-1528 A	c. 1925	
1524-1528 B	c. 1925 17	
1525	c. 1925	Bungalow
1525 A	c. 1925	

South Ohio Avenue

1036	c. 1925	Frame Vernacular
1040	c. 1925	Bungalow

West Palmetto Street

119	c. 1925	Bungalow
213	c. 1925	Bungalow
217	c. 1925	Bungalow
221	c. 1925	Bungalow

West Park Street

115	c. 1912	Frame Vernacular
120	c. 1925	Frame Vernacular
120 A	c. 1925	
121	c. 1922	Bungalow
124	c. 1925	Bungalow
124 A	c. 1925	
127	c. 1925	Bungalow
127 A	c. 1925	
205	c. 1921	Frame Vernacular
208	c. 1921	Bungalow
208 A	c. 1921	

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Contributing Buildings

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West Park Street (cont.)

209	c. 1925	Bungalow
212	c. 1921	Bungalow
214	c. 1921	Frame Vernacular
215	c. 1925	Bungalow
215 A	c. 1925	
217	c. 1925	Bungalow
218	c. 1925	Bungalow
302	c. 1921	Bungalow
302 A	c. 1921	
306	c. 1925	Bungalow
306 A	c. 1925	
320	c. 1925	Bungalow
322	c. 1925	Bungalow
323	c. 1921	Bungalow
325	c. 1925	Mediterranean Revival
326	c. 1925	Frame Vernacular
405	c. 1925	Bungalow
407	c. 1925	Bungalow
413	c. 1925	Bungalow
413 A	c. 1925	
420	c. 1920	Bungalow
501	c. 1925	Bungalow
509	c. 1925	Mediterranean Revival
512	c. 1925	Bungalow
513	c. 1925	Bungalow
514	c. 1925	Bungalow
514 A	c. 1925	
519	c. 1925	Bungalow
523	c. 1925	Bungalow
526	c. 1920	Bungalow
532	c. 1920	Bungalow
533	c. 1925	Bungalow
536	c. 1920	Frame Vernacular
536 A	c. 1920	
537	c. 1925	Bungalow
538	c. 1925	Bungalow
538 A	c. 1925	
601	c. 1925	Bungalow
602	c. 1925	Bungalow
602 A	c. 1925	
604	c. 1925	Bungalow
612	c. 1925	Bungalow

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Contributing Buildings

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West Park Street (cont.)

612 A	c. 1925	
618	c. 1925	Bungalow
621	c. 1923	Bungalow
621 A	c. 1923	
623	c. 1925	Bungalow
625	c. 1925	Bungalow
625 A	c. 1925	
701	c. 1925	Bungalow
701 A	c. 1925	
705	c. 1925	Mediterranean Revival
710	c. 1925	Bungalow
714	c. 1926	Bungalow
717	c. 1920	Bungalow
720	c. 1920	Bungalow

West Patterson Street

116	c. 1921	Bungalow
116 A	c. 1921	
201	c. 1925	Bungalow
202	c. 1919	Frame Vernacular
203	c. 1921	Bungalow
203 A	c. 1921	
210	c. 1935	Bungalow
212	c. 1921	Bungalow
213	c. 1925	Frame Vernacular
219	c. 1920	Frame Vernacular
222-224	c. 1925	Colonial Revival
308	c. 1925	Frame Vernacular
310	c. 1920	Bungalow
310 A	c. 1920	
319	c. 1935	Bungalow
320	c. 1925	Bungalow
321	c. 1925	Frame Vernacular
324	c. 1925	Bungalow
325	c. 1925	Bungalow
402	c. 1925	Bungalow
405	c. 1925	Bungalow
408	c. 1915	Bungalow
414	c. 1915	Bungalow
414 A	c. 1915	
418	c. 1920	Bungalow

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West Patterson Street (cont.)

504	c. 1925	Frame Vernacular
504 A	c. 1925	
506	c. 1920	Bungalow
507	c. 1925	Frame Vernacular
515	c. 1920	Bungalow
519	c. 1925	Mediterranean Revival
522	c. 1925	Bungalow
522 A	c. 1925	
526	c. 1920	Frame Vernacular
530	c. 1925	Bungalow
531	c. 1925	Bungalow
535	c. 1920	Bungalow
536	c. 1920	Bungalow
540	c. 1925	Bungalow
542	c. 1935	Bungalow
546	c. 1925	Mediterranean Revival
602	c. 1920	Bungalow
606	c. 1925	Bungalow
606 A	c. 1925	
612	c. 1925	Frame Vernacular
618	c. 1925	Bungalow
622	c. 1925	Bungalow
622 A	c. 1925	
624-626	c. 1920	Bungalow
624-626 A	c. 1920	
625	c. 1920	Bungalow
625 A	c. 1920	
625 B	c. 1920	
630	c. 1920	Frame Vernacular
701	c. 1940	Bungalow
706	c. 1919	Bungalow
706 A	c. 1919	
710	c. 1919	Bungalow
710 A	c. 1919	
711	c. 1925	Bungalow
711 A	c. 1925	
723	c. 1935	Frame Vernacular
725	c. 1925	Bungalow
806	c. 1940	Bungalow
840	c. 1908	Queen Anne

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Lakeland, Polk County
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West Walnut Street

114-18

c. 1926

Masonry Vernacular

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Noncontributing Buildings

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West Ariana Street

128
204
207
210
213
215
219
315 A
318
320
405

Banks Place

1507 A
1511 A
1512 A
1516 A
1517 A
1521 A
1523 A

West Belmar Street

205 A
302 A
310 A
321
401
404
411
415
419
509
518
529
535-537
548
549
549 A

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Lakeland, Polk County
Noncontributing Buildings

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West Belmar Street (cont.)

549 B
602
602 A
610
610 A
613
618 A
624
628
631
632
632 A
632 B
714
715
715 A
719
728
818

Boone Place

1500

West Cannon Street

213 A
218
218 A
312
312 A

West Cresap Street

214 A

South Dakota Avenue

1042
1042 A
1072
1119

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Lakeland, Polk County
Noncontributing Buildings

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South Dakota Avenue (cont.)

1302-1304

West Hancock Street

113-115

116

116 A

122

204

206-216

207

211

213

217 A

220

220 A

305

318 A

405

405 A

410

411

419

419 A

502 A

503-505

503-505 A

509

518-520

524-526

524-526 A

535

541

544

601

606

610

611

617

617 A

626

632

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West Hancock Street (cont.)

703
705
711

West Highland Street

115 A
128 A
206
212
215 A
314
318
324
407
410
415

West Hillcrest Street

115 A
214
217

West Hunter Street

217 A
218
314
314 A
315 A
315 B
319
323
323 A
405
409 A
514
518
518 A
521
521 A

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West Hunter Street (cont.)

522
538
538 A

Lake Hunter Drive

33 A
63

King Avenue

1058 A
1114 A
1115
1120
1199
1201
1201 A
1211

South Lakeside Avenue

921
932
941

West Lennox Street

202 A
219
221-223
301 A
309
313
315
317
317 A
317 B
317 C

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South Lincoln Avenue

1020
1020 A
1059
1105
1111
1121
1121 A
1220

South Missouri Avenue

521 A
607

South Missouri Avenue (cont.)

713
715
727 A
817
821
905

South New York Avenue

705
712 A
723
814
814 A
901-903
927
947
1005
1013
1041 A
1051 A
1073
1305
1307
1404
1504
1510
1510 A

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South New York Avenue (cont.)

1511 B
1516

South Ohio Avenue

1044
1044 A

West Palmetto Street

210

West Park Street

121 A
130
214
217
305
311
310-312
310-312 A
313
314-316
319
412-414
502
505
513 A
522
522 A
526 A
531
531 A
533 A
541
544
545
545 A

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West Park Street (cont.)

605
609 614
615
622
628-630
631
702-704
711
717 A
840

West Patterson Street

219 A
302
308 A
313
316
407
407 A
501
509
509 A
509 B
510
511-513
518
530 A
536 A
602 A
614
618 A
631
702
705
712
716

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Lakeland, Polk County
SignificanceSection number 8 Page 1Summary Paragraph

The Dixieland Historic District is significant at the local level under criteria A and C in the areas of Architecture and Community Planning and Development. The district is an early residential neighborhood that grew up southwest of downtown Lakeland during the period from c. 1905 to 1940. The buildings represent a wide variety of residential styles that were popular during the decades before World War II. The buildings were erected during a period that saw the community evolve from its rural beginnings to an important commercial and transportation center. Dixieland is among the largest historic residential areas in the city and was home mainly to working class residents of Lakeland, particularly those persons associated with railroad activities and building trades. The district is particularly notable for its large number of bungalows, but the area also contains some examples of Mediterranean Revival style buildings, plus a number of other type that distinguished residential neighborhoods in the United States more than fifty years ago.

Historical ContextEarly Development of the Dixieland Neighborhood (1905-1919)

Lakeland was founded in 1884 by Abraham Munn, a wealthy Kentucky investor who believed he could carve a settlement from the wilds of central Florida. He purchased several thousand acres that formed the nucleus around which the settlement of Lakelands. The South Florida Railroad had begun extending its tracks into Polk County in 1883, and Munn encouraged the company to run its rails through his property, offering the company the gift of a 100-foot right-of-way and land on which to build rail yards, a freight terminal, and a large passenger depot. A post office was established in 1884 and the following year Lakeland was incorporated. The extension of additional tracks through the community by the Florida Southern Railroad made Lakeland an important rail center. By 1886, the community contained hotels, saw mills, churches, several general stores, a newspaper, and a school. In 1890, the population reached 552.

Phosphate mining in the area of Lakeland stimulated further development. In 1883, the mineral was discovered and within a decade several companies established mines near Lakeland. By 1895, the population of Lakeland nearly doubled to 1,000, placing it among the fifteen largest cities in Florida. Most of the construction in the town during the period was concentrated in the commercial district and

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immediately surrounding residential neighborhoods. Growth slowed temporarily following the 1894-1895 freezes, which devastated the Florida citrus industry and the economy of Lakeland. Within a few years, however, the groves had been replanted and Lakeland regained its status as an important citrus center.

The city government and business and civic organizations began to take steps to improve the comfort and safety of their community. Local businessmen formed the Board of Trade in 1897, and a telephone system was installed in 1901. Street lights and water mains were soon added, and progress was delayed for only a short period when the downtown area was swept by fire. The commercial district was quickly rebuilt with impressive brick buildings and roads were extended around several lakes to provide additional residential areas for constantly expanding population.

Several large residential developments were established in the vicinity of Lake Mirror and Lake Morton before the end of the nineteenth century. These areas immediately east and southeast of downtown provided attractive homesites that were quickly filled with dwellings. Lake Hunter, located southwest of the commercial center, also attracted developers but few settlers constructed homes there in the first decade of the twentieth century because the locale was too wild and distant from downtown. The first plat in the area that was to become Dixieland was Riggins and Stephenson's Addition, platted by Norman Riggins and Thomas Stephenson in 1885. This tract contained twenty-two blocks along the northeast shore of Lake Hunter. Few lots were sold, however, because more appealing sites were available nearer to downtown and the subdivision had been carved out of land that largely remained poorly drained low hammocks.

Little further subdivision activity to place southwest of downtown Lakeland until 1904 with the platting of Drane's 2nd Addition and Cannon & Johnson's Addition, which followed in 1905. These developments opened building sites on higher ground east of Lake Hunter. Few houses remain from this period of development. The Dixieland Subdivision was platted on the east shore of Lake Hunter in 1907. The developers of this largest residential subdivision in the area at the time were John Patterson, Edward Finney, and John F. Cox. The initial development extended between lakes Hollingsworth and Morton, east of Florida Avenue, but the property was soon acquired by the Carter-Deen Realty Company which made changes to the plat.

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The slightly modified version of the subdivision plan contained twenty-four blocks located between lakes Hollingsworth and Morton, an area presently contained within the South Lake Morton Historic District. Promoted as "The Fashionable Suburb of Lakeland," Dixieland became an instant success. Flushed with enthusiasm from their sales, the developers acquired several hundred additional acres from John Patterson between Florida Avenue and the east shore of Lake Hunter, which the company included in another revision of the Dixieland subdivision, which was filed in August 1907.

The revision opened a large twenty-nine block area containing approximately 600 building lots. The hopes of the Carter-Deen Company for developing the new area west of Florida Avenue went largely unfulfilled, primarily because many choice lots were still available between lakes Hollingsworth and Morton. By 1915, the Dixieland neighborhood contained only about fifty houses and a few commercial buildings found along South Florida Avenue. A few dwellings were built along the shore of Lake Hunter and some were scattered along interior streets of the neighborhood, but most of the houses were concentrated along the eastern edge of the area close to South Florida Avenue.

Although development was relatively slow in the Dixieland Subdivision, construction soared in the commercial center of Lakeland and in the residential area between lakes Hollingsworth and Morton. The population increased from 1,180 in 1900 to 3,719 in 1910 and then doubled to 7,062 by 1920, surpassing Bartow, the county seat. Citrus continued to play a major role in the local economy. By 1910, Polk County was second in size only to Orange County in citrus production. In response to the revitalized citrus market, and to help regulate freight rates, the Florida Citrus Exchange was formed in 1909. A Polk County exchange was formed in Bartow and a Lakeland exchange was organized in 1912. By 1915, nearly 1,000 acres of land were devoted to citrus production in the vicinity of Lakeland.

The physical and economic growth of Lakeland in the early twentieth century development remained heavily dependent upon rail lines. Prior to 1910, the Atlantic Coast Line Railroad was the dominant line in Polk County. The Seaboard Air Line Railroad developed its interest in the region in the 1910s. The Seaboard Air Line constructed rails across Polk County in 1913, and the following year the Atlantic Coast Line ensured the role of Lakeland as a rail center by investing \$400,000 in yards and other facilities. By 1920,

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the monthly payroll of the Atlantic Coast Line Railroad in Lakeland alone amounted to nearly \$100,000.

Notwithstanding slow development of the Dixieland area west of Florida Avenue, developers platted several new subdivisions in the incipient neighborhood. In 1911, T.L. Waring replatted a large portion of the Cannon & Johnson's Addition in 1911. Two years later the Brantley, Thompson, and Worrel Company established Lake Hunter Heights, a small plat near the northern edge of the Dixieland subdivision. The area east of Florida Avenue became more heavily developed after 1915, and investors and potential home buyers began to turn to the Dixieland area west of Florida Avenue as a neighborhood in which to build houses.

By 1919, the area that is now called Dixieland contained nearly 100 buildings. Most were concentrated along Florida, Missouri, and New York avenues with residences more widely scattered along Hunter, Patterson, and Park streets. During the period 1905-1919, the neighborhood had taken shape and future development was guided by subdivisions platted during the interval.

Florida Land Boom (1920-1928)

In the 1920s, the nation entered a period of enthusiastic economic expansion. In Florida, a land boom began almost immediately after World War I. It is difficult to exaggerate the speculative proportions of the boom. Miami and Palm Beach are generally regarded as the scenes of most hectic activity, but few communities in the state failed to experience a fever for real estate. Property values in many cities rose dramatically. In virtually every community new subdivisions were platted and lots sold and resold for quick profits. Polk County shared in the growth. Property assessments country-wide increased from \$15 million in 1917 to \$35 million by 1927. Bank deposits swelled and numerous real estate companies were established. The population of Lakeland grew from 7,062 in 1920 to 18,554 by 1930, resulting in Lakeland becoming the second largest inland city in Florida. A city sponsored road paving program produced nearly 150 miles of paved streets in Lakeland by 1928. This street paving program facilitated the platting and development of many subdivisions where new construction filled many lots. In December 1924, the city limits were extended and in 1925, residential construction costs approached \$5 million annually with nearly 1,300 homes built that year.

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Between 1921 and 1925, eight new subdivisions were platted in the Dixieland neighborhood. Most were small, containing about twenty lots and several were carved from existing plats. Bungalows were particularly popular in the neighborhood as inexpensive but comfortable and modern housing. Because of its relatively low cost--generally between \$1,000 and \$2,500--and small "footprint," the houses could be constructed on narrow lots. The attractive exterior appearance and convenient interior features lured prospective buyers and renters to take up residence in Dixieland. The proximity of the area to downtown also made Dixieland a popular place to live. Primarily blue-collar working class families made their homes in the area.

The larger and more expensive houses were erected on building sites close to Lake Hunter and in the northern tier of the Dixieland neighborhood were developed with more elaborate homes by permanent residents. The central and southern areas of the neighborhood attracted developers who often held onto homes for rental income. Because many of the property owners did not live in the neighborhood, Dixieland became a rather transient area with tenants and families staying for only limited periods. Many of the residents worked in citrus groves, for the railroad or phosphate companies, or for merchants in the downtown. By 1926, at the end of the land boom, there were approximately 400 houses in the Dixieland neighborhood.

Florida's speculative land bubble began to deflate in 1925. Bank deposits statewide began to decline in the late months of 1925. Bankers and businessmen throughout the nation voiced concerns about investing in Florida, and newspapers began to run stories about alleged fraud in land sales. Large withdrawals of funds caused many banks to close, and the value of real estate began to plummet. Potential investors were also frightened away by devastating hurricanes that hit southeast Florida in 1926 and 1928, killing thousands of people. The effects of the real estate bust were moderated somewhat in Lakeland by the town's diversified economy, but building construction slowly tapered off in 1926 and 1927.

Great Depression and Early Years of World War II (1929-1943)

Although the foundations of the local economy appeared solid, it began to crumble in the late 1920s. In a move to cut overhead expenses, the Atlantic Coast Line Railroad removed the bulk of its railroad repair shops from Lakeland in 1927, dealing the community a

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severe economic blow. Bank failures also rocked the community, and a number of residents found themselves unemployed as businesses began to fail and new construction in the community waned. Nevertheless, Lakeland's population rose during the Great Depression from 18,554 in 1930 to 21,017 by 1935. About forty houses were built in Dixieland during the 1930s, most of them filling lots that remained empty from previous periods of development. Nearly all of the residences built during this era were small bungalows and wood frame vernacular dwellings.

Areas of Significance

Architecture

The Dixieland Historic District derives its architectural significance mainly from the large number of bungalows found in the neighborhood. The more than 300 examples exhibit many variations of the type, the most popular of which is the Craftsman type. The bungalow style grew out of the Arts and Crafts Movement of the turn of the century and those in the district display a variety of sizes, massing, and detailing. Frame vernacular houses account for just over sixty buildings in Dixieland. These plain residences complement the surrounding bungalows, which are also constructed mainly of wood. Few distinctive Victorian and revival residential types are found in the historic district. The most numerous revival style is Mediterranean Revival which accounts for fifteen buildings in the neighborhood. This eclectic type borrows forms mainly from the Spanish colonial heritage, particularly the Mission style. Architectural styles such as Colonial Revival and Classical Revival are few and the examples in Dixieland exhibit only a few bare decorative details.

Community Planning and Development

The Dixieland Historic District is significant for exemplifying a pattern of suburban residential development that became common in many Florida communities after the beginning of the twentieth century. Florida had remained a largely unpopulated state since its admittance to the Union in 1845. Most of the small settlements were loosely organized and many residences stood within the downtown area and immediately nearby. The absence of adequate streets and roads discouraged the development of remote subdivisions in the pre-railroad era, which for Florida persisted until the early 1880s. The development of the state railroad network brought new settlers and a more vigorous economy, making it possible for what had been

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unincorporated farming villages to blossom into cities capable of providing the necessary amenities for civilized life.

Ambitious city governments began to install modern infrastructures, among the most important of which was streets and roads capable of accommodating constant traffic. Residential subdivisions began to appear and expand outward from the city center as traffic facilities improved and communities began to extend their corporate limits into what had been wilderness. Private investors began to plat large areas, often with a central scenic vista, to be dedicated to solely residential purposes. These developments united with others to form large neighborhood with hundreds--and in some cases thousands--of residential building lots. Although there was no single unifying force linking the separate developments in Dixieland, the neighborhood has a sense of continuity that grows out of the use of materials and the economic class of the residents that settled there.

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Dixieland Historic District
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Boundary Description and
Justification

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Boundary Description

The boundaries of the Dixieland Historic District are those shown on the map of the district included with this nomination proposal.

Boundary Justification

The boundaries of the Dixieland Historic District were drawn to encompass the greatest concentration of buildings in the neighborhood that reflect the period between 1900 to 1940. The neighborhood now bearing the name Dixieland does not extend beyond the gross boundaries exhibited by the map. Despite the high number of noncontributing properties within the historic district, the area still reflects a definite sense of place and period of development.