



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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

1. Name of Property

historic name MUNN PARK HISTORIC DISTRICT

other names/site number \_\_\_\_\_

2. Location

street & number various N/A  not for publication

city or town Lakeland N/A  vicinity

state FLORIDA code FL county Polk code 105 zip code 33801

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.)

[Signature] 9-12-97  
Signature of certifying official/Title Date

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

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

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

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

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register  See continuation sheet
  - determined eligible for the National Register  See continuation sheet.
  - determined not eligible for the National Register  See continuation sheet.
  - removed from the National Register.
  - other, (explain) \_\_\_\_\_

[Signature] 11/3/97  
Signature of the Keeper Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Munn Park Historic District  
Name of Property

Polk Co., FL  
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)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
48	24	buildings
2	0	sites
0	4	structures
1	0	objects
51	28	total

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

"N/A"

**Number of contributing resources previously listed in the National Register**

2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE: business

COMMERCE: professional

COMMERCE: financial

COMMERCE: specialty store

COMMEERCE: restaurant

COMMERCE: department store

GOVERNMENT: city hall

see continuation sheet

**Current Functions**  
(Enter categories from instructions)

COMMERCE: business

COMMERCE: professional

COMMERCE: financial

COMMERCE: specialty store

COMMERCE: restaurant

GOVERNMENT: city hall

GOVERNMENT: fire station

see continuation sheet

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Mediterranean Revival

Renaissance Revival

see continuation sheet

**Materials**  
(Enter categories from instructions)

foundation BRICK

walls BRICK

STUCCO

roof ASPHALT

other GLASS

TREER COTTA

**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 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

COMMERCE

ARCHITECTURE

**Period of Significance**

1884-1946

**Significant Dates**

1884

**Significant Person**

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Hosford, Edward C., architect

Talley, Wilbur B., architect

**Primary location of additional data:**

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

Name of Repository

# \_\_\_\_\_

Munn Park Historic District  
Name of Property

Polk Co., FL  
County and State

10. Geographical Data

Acreege of Property approx. 65 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	405890	3102460
Zone		Easting	Northing
2	17	406620	3102260

3	17	406300	3102000
Zone		Easting	Northing
4	17	405840	3102120

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 Lisa Parks/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1997

street & number R.A. Gray Building, 500 S. 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 contact: Randy Mathews, planner City of Lakeland

street & number 228 S. Massachusetts Ave. telephone 941-499-6021

city or town Lakeland state FL zip code 33801

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

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

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Continuation SheetSection number 7 Page 1MUNN PARK HISTORIC DISTRICT,  
LAKELAND, POLK COUNTY, FLORIDA**SUMMARY**

The Munn Park Historic District, located in the historic downtown of the City of Lakeland, Polk County, consists of 53 contributing resources consisting of 50 contributing buildings, 2 contributing sites, 1 contributing object, 24 non-contributing buildings, and 4 non-contributing structures. These numbers include the previously National Register listed Lake Mirror Promenade (NR 1983) and the Polk Theater (NR 1993). The district encompasses approximately 65 acres. Most buildings within the district are commercial, but included are a church and the city hall. The Munn Park Historic District was made a certified locally designated district in 1983, but this nomination modifies some of the resource descriptions and boundaries.

**SETTING**

The Munn Park Historic District is bounded on the north by Bay Street and Lake Mirror Drive, on the south by East Lemon and East Orange Street, on the east by Massachusetts Avenue and East Main Street, and on the west by North Florida Avenue. The district includes the historic Munn Park, and Lake Mirror surrounded by the Promenade. North of the park, the district is bisected by the east/west CSX Railroad and a 100 foot right-of-way. Munn Park is situated on high ground that slopes down to Lake Mirror on the east. There are few trees except within the park. Munn Park forms the center of an essentially east/west, and north/south platting arrangement (Photos #1-4).

**PHYSICAL DESCRIPTION**

The commercial character of the district is reflected in the two and three story, masonry construction, total lot coverage, and one-way streets with sidewalks. The typical building height is interrupted by three high rise buildings from the 1920s, known as "cloud scrapers." Most of the buildings are not architect designed, being of vernacular construction, but good examples of many historic styles are present. Mediterranean Revival, and

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Renaissance Revival style are well represented, with several examples of Classical Revival and one Art Deco style building. Lakeland's oldest remaining residence is located within the district; it is being used commercially.

**ARCHITECTURAL STYLES****Vernacular**

One of the most picturesque commercial buildings is the 1903 Clonts Building at 228 East Pine Street (Photo #5). It is a vernacular building with eclectic elements, most prominent being the circular, corner tower with conical roof. Large Romanesque arched display windows are located on the south and east elevations. At the second story, pilasters with Ionic capitals are located between the windows. A cornice defines the roof, and the pilasters are continued at the parapet.

The c.1920 Boswell and Kinsinger Building at 256 North Kentucky Avenue is a vernacular commercial building at the northern end of the district (Photo #6). The modest design has a central doorway with Roman arch transom, flanked by three store fronts. The stores have recessed entrances, and display windows with multi-pane transoms. There is regular fenestration of paired, double hung sash wooden windows across the second story with ornamental brick work between them. The parapet roof is elaborated by decorative brick work, and interrupted by barrel tiled pent roofs.

A 1927 "Autotel," Lakeland's first automobile garage, is a three story, reinforced concrete vernacular building (Photo #7). The garage was poured in place, and had a capacity of 240 cars. The building underwent adaptive reuse in 1992 and is now occupied by the Citrus and Chemical Bank.

The brick, c.1912 Deen-Bryant Building at 221 East Main Street, is a vernacular design incorporating Italianate decorative elements (Photo #8). The tiled, bracketed awning above the second story windows is its most prominent ornament.

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LAKELAND, POLK COUNTY, FLORIDA**Mediterranean Revival**

The earliest Mediterranean Revival styled building within the district is the All Saints Episcopal Church, built in 1923, at 202 South Massachusetts Avenue (Photo #9). The church has a stucco exterior, arched windows, and sculpted parapets. A square bell tower is the most prominent feature, positioned at the southeast corner of Massachusetts and Lemon Streets. The interior features an excellent exposed wooden truss system, and monumental figural stained glass window in the west end. The church has several non-historic additions. A 1992 addition to the south along Massachusetts Avenue repeats the stylistic elements, but is distinct from the historic building through its set-back from the sidewalk line.

The New Florida Hotel at 128 South Massachusetts Avenue, is a 1926, nine-story hotel (Photo #10). Built in the Mediterranean Revival style, the building has a stucco exterior, arched windows and entrances along the first floor, a bell tower, and bracketed, pent tile roof along the south and west elevations. Construction of the hotel was delayed by the end of the speculation Boom of the 1920s, not being completed until 1935. The hotel is one of three "cloud scrapers" that mark the downtown's 1920s development.

Lakeland Cash Feed Company, built c.1929, at 502 Lake Mirror Drive, is a large commercial building with modest Spanish Mission styling in its stucco exterior, sculpted pediments, and two large arched windows (Photo #11). The southern extension, second story overhang, which shelters a loading dock is supported by steel "I" beam posts.

**Renaissance Revival**

The 1926, two-story, Lakeland City Hall is an excellent example of Renaissance Revival architecture with stucco exterior, and arched windows on the first story (Photo #12). The tiled hip roof has a broad eave supported by carved brackets. The central main entrance has an elaborate stone door surround that is continued around the window above it at the second story. A

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continuous fresco band is above the second story windows. A hip roof caps a three story square tower centered on the northern elevation. In 1991 a large two-story addition onto the north elevation was accomplished in the same style. It is connected to the historic block by a glass enclosed lobby which serves both building blocks.

An example of Renaissance Revival style architecture is the 1937 Lakeland Coca Cola Bottling Company (Photo #13). The brick building has a two story, rectangular main block, with a one story rear extension which served for loading and distribution. The hip roof has barrel tiles, and extended eaves with brackets. The brick exterior has soldier belt courses above the foundation, between the stories, and at the top of the wall. The main door is off-center to the south, and is accented with an ornamental cast stone surround. A cast stone Coca Cola sign is within the spandrel on the south elevation. Windows are paired, multi-pane, metal sashes. A pair of display windows to the north are non-historic.

The most elaborate example of the Renaissance Revival style buildings is the 1929 Kress Building at 109 Kentucky Avenue (Photo #14). The department store facade is divided into three bays by pilasters with Corinthian capitals. A cornice with dentils is topped with a balustraded parapet with urns. The central bay is capped with an ornate pediment. The facade is clad with terra cotta which includes colored ornamental swags and ribbons.

**Skyscraper**

The 1926 Marble Arcade, at 129 Kentucky Avenue, was the first of three "cloud scrapers" built in the downtown (Photo #15). The modern building was detailed with some Renaissance ornamentation. The high rise is brick clad above the second story with a dentil cornice at this level. The entrances are flanked by Doric columns, and a frieze with sculpted swags tops the elevations. A balustraded parapet lines the roof.



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LAKELAND, POLK COUNTY, FLORIDA**ART DECO**

The district's one good example of Art Deco commercial design is the Florida National Bank at 113 S. Tennessee Avenue (Photo #16). The two story, three bay building is clad in stone veneer. The central entrance, and two large side windows, are separated by fluted pilasters. The recessed front doors are flanked by curved walls, and vertical decorative copper trim accents the over-door windows. A short vestibule has a floor and walls of polished marble.

**Sites and Object**

Munn Park is a landscaped block at the planned center of the historic downtown (Photo #17). It was platted by Abraham Munn in 1884. The park contains intersecting sidewalks, shrubbery and trees. Within the park is a 1910 statue, Monument to the Soldiers of the Confederacy, erected by the Lakeland Chapter of the United Daughters of the Confederacy.

The 1928 Lake Mirror Promenade, which serves to define Lake Mirror as an entrance to the city's downtown, was listed in the National Register in 1983 (Photo #18). The walls, railings, arcade and decorative columns are in the Classical Revival style.

**Non-Contributing Resources**

The 1913 Lakeland City Hall at 100 East Main Street (Photo #19), is a non-contributing resource because of extensive non-historic alterations. In 1987 the entire exterior was recovered in new brick, and a distinctive tower, which had been removed decades earlier was reconstructed. Typical examples of non-contributing buildings present within the district include the two-story masonry building at 301 East Main Street (Photo #20), and the one-story masonry building at 102 East Pine Street (Photo #21). The drive-through bank teller at Main Streets and Tennessee Avenue is an example of a non-historic structure.

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MUNN PARK HISTORIC DISTRICT CONTRIBUTING RESOURCES LISTING

(53 resources = 50 buildings, 2 sites, 1 object)

Location	Date	Style
211-215 E. Bay St.	c1925	vernacular
113-115 S. Florida Ave.	1921	vernacular
125 S. Florida Ave.	1927	vernacular
237 N. Florida Ave.	c1926	vernacular
112 S. Kentucky Ave.	c1917	Med. Rev.
125-127 S. Kentucky Ave.	c1925	vernacular
129 S. Kentucky Ave.	c1926	skyscraper
101-105 N. Kentucky Ave.	1904	Ren. Rev.
109 N. Kentucky Ave.	c1929	Ren. Rev.
115-115 ½ N. Kentucky Ave.	c1905	vernacular
121-123 N. Kentucky Ave.	c1932	vernacular
201-205 N. Kentucky Ave.	1902	vernacular
207-211 N. Kentucky Ave.	c1917	vernacular
213-221 N. Kentucky Ave.	c1908	vernacular
234 N. Kentucky Ave.	1923	vernacular
236 N. Kentucky Ave.	c1926	vernacular
240 ½ N. Kentucky Ave.	c1926	vernacular
255 N. Kentucky Ave.	1914	vernacular
256 N. Kentucky Ave.	c1920	vernacular
502 Lake Mirror Dr.	c1929	Med. Rev.
Promenade at Main/Lemon Sts.	1928	Classical
106-114 E. Main St.	c1925	vernacular
118 ½ E. Main St.	c1912	vernacular
205-209 ½ E. Main St.	1903	vernacular
211 E. Main St.	c1912	vernacular
217 ½ E. Main St.	c1912	vernacular
221 E. Main St.	c1912	vernacular
306-310 E. Main St.	c1908	vernacular
329 E. Main St.	1924	Med. Rev.

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730 E. Main St.	1937	Ren. Rev.
128 S. Massachusetts Ave.	1926	Med. Rev.
202 S. Massachusetts Av.	1923	Med. Rev.
228 S. Massachusetts Ave.	1926	Ren. Rev.
234 N. Massachusetts Ave.	c1930	vernacular
238 N. Massachusetts Ave.	C1926	Med. Rev.
Park at Tennessee/Main/ Kentucky/Cedar Sts.	1884	site
Statue at Tennessee/Main/ Kentucky/Cedar Sts.	1910	object
106 E. Pine St.	c1926	vernacular
116 E. Pine St.	c1924	vernacular
118-122 E. Pine St.	c1920	vernacular
204 E. Pine St.	c1910	vernacular
206-208 E. Pine St.	c1910	vernacular
210-212 E. Pine St.	c1904	vernacular
228 E. Pine St.	1903	vernacular
112 S. Tennessee Ave.	c1924	vernacular
113 S. Tennessee Ave.	1946	Deco
114 S. Tennessee Ave.	c1924	vernacular
118 S. Tennessee Ave.	c1923	vernacular
122 S. Tennessee Ave.	c1924	vernacular
124 S. Tennessee Ave.	1917	Classical Rev.
114 N. Tennessee Ave.	1927	vernacular
231-233 N. Tennessee Ave.	c1912	vernacular
214 Traders Alley	c1920	vernacular

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**Non-contributing Resources**

(28 resources = 24 buildings, 4 structures)

321 E. Bay St.

Florida/Pine/Tennessee - garage-structure

112 S. Florida Ave.

117-119 S. Florida Ave.

124 S. Florida Ave.

124-A S. Florida Ave. - drive-in teller-structure

124-B S. Florida Ave. - clock tower-structure

223 N. Florida Ave.

229 N. Florida Ave.

243 N. Florida Ave.

108 ½ S. Kentucky Ave.

111-117 S. Kentucky Ave.

118 S. Kentucky Ave.

120-128 S. Kentucky Ave.

121 S. Kentucky Ave.

123 S. Kentucky Ave.

125 N. Kentucky Ave.

200 N. Kentucky Ave.

100 E. Main St.

102-104 E. Main St.

201 E. Main St.

301 E. Main St.

102 E. Pine St.

110 E. Pine St.

214-222 E. Pine St.

224 E. Pine St.

113-A S. Tennessee Ave. - drive-in teller-structure

106 N. Tennessee Ave.

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# National Register of Historic Places Continuation Sheet

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LAKELAND, POLK COUNTY, FLORIDA**

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## Summary

The Munn Park Historic District is locally significant under Criteria A and C in the areas of Community Planning and Development, Commerce, and Architecture. The district by the retention of Munn Park, the street arrangement, lot size and distribution, and commercial property use, retains the design and intention of the original 1884 town plat. The development and uses of downtown Lakeland reflect the history of commercial development within Lakeland during the historic period. The district's architecture represents good examples of regional and national trends in construction and design through the historic periods, and most buildings are associated with the commercial development of the city. The period of significance is 1884-1946.

## HISTORIC CONTEXT

Central Florida in the 1880s developed as a result of the discovery and mining of phosphate, the cultivation of oranges, and the promotion of the region as a tourist destination. These new developments paralleled the development of Lakeland. The state government owned extensive acreage in Polk County and the Board of Trustees of the Internal Improvement Trust Fund were eager to sell to major developers. In 1881, Abraham G. Munn, a wealthy manufacturer from Louisville, Kentucky, bought several thousand acres of what would become Lakeland. The expansion of the railroad was critical to the development of central Florida, and the South Florida Railroad was built through the region in the early 1880s.

Polk County initiated extensive road construction during the period of 1914 through 1920, passing a bond issue, the largest ever passed in the South exclusively for road construction, to create "A road from every town in Polk County to every other town", which was a goal of 217 miles of new hard-surfaced roads. By 1925, an official with the American Automobile Association stated that Polk County was the only county in the United States for which this was true. This construction had the desired

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effect of gaining recognition for Polk County, and its largest municipality, Lakeland. To compliment this accessibility, Lakeland established its first tourist headquarters in 1916.

By 1920 Lakeland became a city of more than 7,000 permanent residents, but by 1925, the population grew to 17,064. With this increase in population, the building industry became a new economic base. The state of Florida and City of Lakeland had a coordinated system of aggressive business promotion in the Chamber of Commerce. The Lakeland Chamber promoted their local municipality, and had one of the largest organizations in the country, second only to Los Angeles.

**HISTORIC SIGNIFICANCE**

Abraham Godwin Munn is considered the "founding father of Lakeland." Born in New Jersey in 1819, Munn first visited Florida in 1877 as a tourist and became a regular winter visitor. A part of his 1881 purchase from the state was an eighty acre tract of land where he decided to establish a town. The new railroad crossed this land. In 1884, Abraham Munn platted the lots and blocks adjoining the railroad and the first commercial buildings were located within his subdivision, many surrounding a platted public square (Illustration #1). While Mr. Munn rejected the naming of the town Munnville, the park, which Munn deeded to the City in 1898, was later named in his honor and retains the name of Munn Park.

Munn granted the railroad significant concessions to ensure a train stop was brought to Lakeland. In addition to the right-of-way and several acres for terminals and tracks, Munn constructed at his own expense a large station more typical of larger communities. The line from Tampa to Sanford, running through Lakeland, was opened to the public on February 11, 1884. This was the beginning of Lakeland's importance as a railroad town and contributed to its development.

In 1884 Munn organized the Lakeland Building and Improvement Company along with Samuel A. Hartwell and Charles E. Hillman. The company was to market the lots. As an astute businessman, Munn completed his marketing strategy by building the Tremont

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Hotel, Lakeland's first "elegant resort hotel" to accommodate visiting prospective customers and newly-arriving residents. Lakeland became incorporated within one year on January 1, 1885. By 1889 the public square was surrounded by frame commercial and public buildings, the train station and freight depot. By 1893, Lakeland had become an important shipping and rail yard site with twenty trains arriving and departing daily.

Downtown growth was significant, with the population rising to 1,000 by 1901. Additional frame commercial buildings were built around the public square. This public park was called Drane Park until 1898, at which time it was formally deeded to the City and renamed Munn Park. In 1902, the Bowyer Building, built of masonry materials, was constructed on the northeast corner of Pine Street and Kentucky Avenue. The construction set a precedent for subsequent commercial buildings, including the Clonts Building (1903) and the Kentucky Building (1903), which was owned by Munn's Lakeland Improvement Company. The adoption of masonry construction was accelerated when a fire in 1904 razed an entire block on the east side of Munn Park (100 block of North Kentucky Avenue). While shopkeepers set up temporary shelters in the park, Mr. Raymondo built a series of eight brick storefronts where his frame buildings had burned. Between 1903 and 1913 Lakeland had grown from 1,200 residents to 8,000. The commercial growth had established a downtown center with the park at its heart, further recognized with the erection in 1910 of the Confederate Memorial statue. Commercial development then began to press south.

During the mid-teens and through the war years, population growth slowed as did development within the Munn Park District. Building styles and techniques changed little. Following World War I the town began to grow again with tourism and building important elements in the economy. To support this growth, the city strove to provide public services. In 1924 bond issues totaling \$2,474,000 were passed in Lakeland to build a series of municipal buildings. Within the downtown district, the first high-rises were constructed reflecting the optimism of the period. With the 1920's construction came the Mediterranean Revival style popularized by south Florida's architect, Addison

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Mizner. Polk County's road expansion program increased tourist activity within the city and consequently attracted more future residents. Munn Park lay just west of the intersection of two major highways: State Road 98 which ran to Bartow, and 92 which ran to Winter Haven on the east, and Plant City on the west. Designed by the nationally prominent landscape architect, Charles Wellford Leavitt, the Lake Mirror Promenade was intended to introduce these travelers to downtown Lakeland.

Lakeland had its share of land speculation during the Boom years, and the economic downturn started appearing in the city as early as the latter part of 1925. After the crash of Florida's Land Boom in 1926, Lakeland banks failed. Had it not been for DuPont Corporation interests, the city would have been without a bank. The Florida National Bank was opened by DuPont in September 1929, and a second bank, Peoples Savings Bank, was opened in 1931. It remains a privately held institution today. Except for a bottling plant in 1937, and a permanent Florida National Bank building in 1946, downtown grew little during those years. What little construction occurred at this time was out of downtown, most notably Frank Lloyd Wright's, Florida Southern College and Drane Air Force Field.

**ARCHITECTURAL CONTEXT**

Vernacular construction reflects indigenous or regional building traditions, and is not reliant on architect trained design, but rather skills of self taught builders. Materials are largely locally supplied, and the building form is adapted to its geographic locale and cultural patterns. The American industrial revolution made standardized building components and the expanded railroad system distributed them widely. Popular periodical publications educated the population to an international array of building and art styles and traditions. Suppliers' catalogues promoted a broad selection of fashionable, shippable components. Widely popular styles would be reflected in the building styles and ornamentation distributed by suppliers.

The Mediterranean Revival style was prevalent from the late 19teens into the 1930s, in Florida and the western states where



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Colonial Spanish building originally occurred. The style borrowed from the building traditions from around the Mediterranean Sea, principally from Spain, Italy and Morocco. The style encompassed diverse traditions from simple Spanish Mission style, to ornate geometric Moorish ornamentation, or Italian Renaissance ornamentation. The thick walled masonry construction insured a cool interior in a hot climate. The style was popularized in Florida by South Florida architect Addison Mizner, and is associated with the Florida real estate Boom of the 1920s. Characteristic of the style were irregular main facades and often footprints. Exteriors were most often stucco, with sculpted parapets and a tiled hip roof. The main door and a main window have ornamental surrounds accented by carved stone, tile, or terra cotta.

The Renaissance Revival style was popular from the 1890s-1930s, and borrowed from the Italian and French Renaissance traditions. Most often the main facade was symmetrical, and the building block was rectangular. The exterior was almost always masonry with tiled, low-pitched hip roofs. Windows on the first story were usually larger than on the second story, and were arched, as were doors. Main entrances were usually accented by columns or pilasters. Inspired by a "rebirth" of classical art, the style incorporated various elements from the classical orders of building and ornamentation, such as garlands and scrolling foliate designs, depicted in relief carving, fresco, and terra cotta.

Art Deco was the first of the modernistic styles to become popular in America. It represented a break with traditional design, emphasizing futuristic concepts, rather than invoking architectural antecedents. The style got its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925 as a showcase for new artistic designs. Like the European Art Nouveau movement of the 1890s and early twentieth century, Art Deco was an artistic movement that transcended all areas of the art world, from painting to architecture. Its decorative geometric patterns were mimicked in a wide variety of household furnishings, appliances, and jewelry. Art Deco was most popular as a commercial building style during

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the 1920s and early 1930s because its decorative designs were especially suited to tall buildings. Few private residences can be considered true examples of high-style Art Deco.

**ARCHITECTURAL SIGNIFICANCE**

The district contains many good examples of buildings whose style reflects regional and national building trends.

The vernacular buildings within the district are unique local examples reflecting the builders' exposure to the pattern and style books of the period. The Clonts Building is a picturesque mixing of styles. The inclusion of Italianate style elements within vernacular construction is prevalent within the district.

The state-wide trend toward Mediterranean Revival architecture popular in the 1920s is reflected in a sky scraper, a church, and commercial buildings. The 1923 Christ Church reflects the Spanish Mission style, having no elaborate exterior ornamentation while the church's interior is richly furnished.

Renaissance Revival style building is represented within the district by several good examples, including the 1926 City Hall. The building's massing and rich Renaissance detailing defines it as such, but its stucco exterior integrated it with the Mediterranean Revival popular at the time, and illustrates the relatedness of the two styles. The elaborate terra cotta facade of the Kress store reflects the French influence on Renaissance design.

The Art Deco style as applied to the 1946 Florida National Bank, is a good example of a variation of the style that relied on Classical elements. This variation was often used on banks and libraries. The bank, clad with a smooth granite veneer, has four, two-story, fluted pilasters with capitals decorated with repeating ridges. These pilasters, which constitute a third of bank's facade, are reminiscent of Classical Doric columns.

The district contains buildings by two of Florida's most prominent, early twentieth-century architects. Edward Columbus Hosford, architect, was born and trained in Georgia, having attended the Gordon Military School and the Georgia School of

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Technology. After serving as a draftsman in the Atlanta area, Mr. Hosford practiced his profession at Eastman, Georgia. Following his travels throughout Florida while contracted to design several county courthouses, Hosford decided to relocate to Lakeland. He is responsible for the design of several prominent downtown Lakeland buildings, including the National Register listed Lakeland Senior High School (NR 1993), and Oates Building (NR 1995). Both of these structures are immediately outside of the Munn Park Historic District boundaries. Within the district Hosford designed the commercial A.D. Hartsell Building at 106-114 East Main Street.

Wilbur Bert Talley, one of Florida's leading architects and designer of many public buildings, was responsible for important Lakeland buildings. Although born in 1871 in Missouri, his father became one of Lakeland's early pioneers. Talley was involved in architectural work in Lakeland between 1900 and 1906, at which time he opened offices in Jacksonville where he remained for 16 years and grew in prominence designing plans and supervising the Duval County Court House and Duval County Armory among many other business and apartment houses. Other courthouses under his design included those in Flagler and Palm Beach as well as approximately 22 school buildings throughout the state. In 1922 he returned to Lakeland and was responsible for the design of the district's Kentucky Building.

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**VERBAL BOUNDARY**

Munn Park Historic District is roughly bound by East Lemon Street on the south, North Florida Avenue on the west, East Bay Street and Lake Mirror Drive on the north, and Massachusetts Avenue on the east. See the Munn Park Historic District scaled map.

**BOUNDARY JUSTIFICATION**

The historic resources with the district are historically associated with the commerce, construction, and growth of downtown Lakeland. Most of the district falls within the original 1884 platted Munn map of Lakeland.

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**PHOTOGRAPH LIST**

1. Munn Park Historic District
2. Lakeland, Polk County, Florida
3. L. L. Parks
4. 1995
5. City of Lakeland, Community Development Department
6. Northwest corner of Munn Park, camera facing east
7. Photo #1 of 21

Items 1 through 5 above are the same for the following photographs.

6. Northwest corner of Lemon and Florida Ave., camera facing northwest
7. Photo #2 of 21
  
6. Northeast corner of Main and Kentucky St., camera facing east
7. Photo #3 of 21
  
6. Eastern street front of N. Kentucky, camera facing north
7. Photo #4 of 21
  
6. Clont's Building, camera facing northwest
7. Photo #5 of 21
  
6. Keslinger Building, camera facing west
7. Photo #6 of 21
  
6. "Autotel" (currently bank), camera facing west
7. Photo #7 of 21
  
6. Deen-Bryant Building, camera facing east
7. Photo #8 of 21



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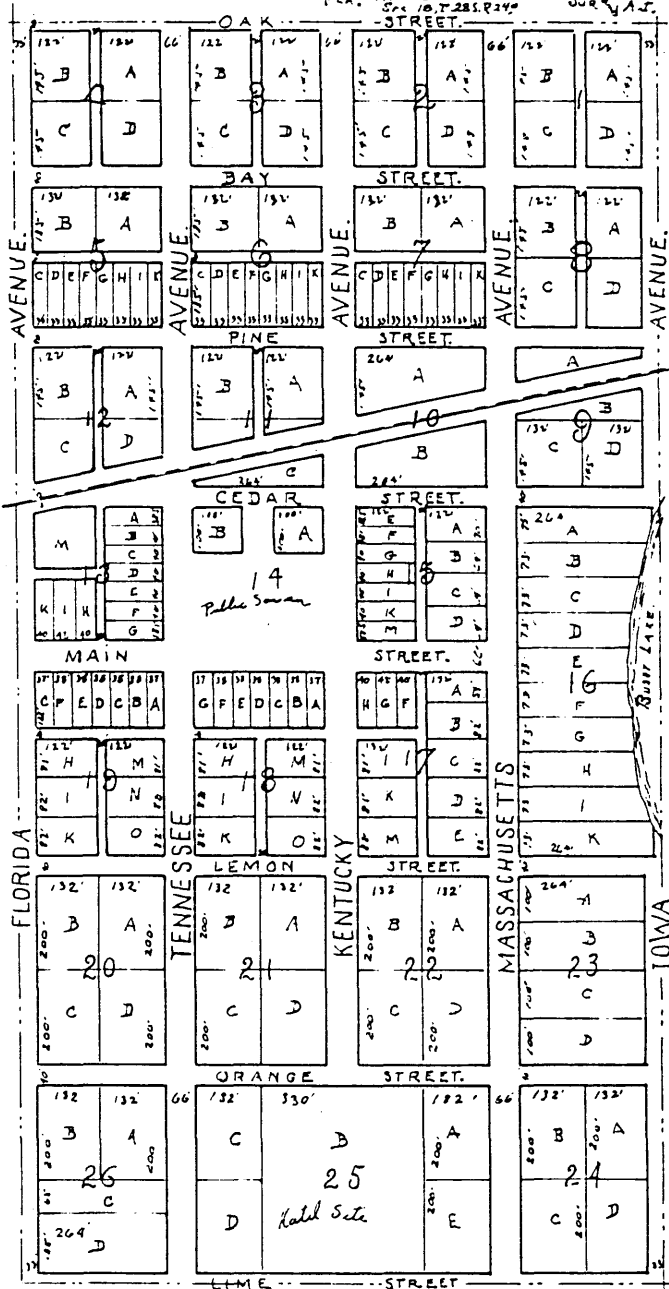
Photographs  
Section number \_\_\_\_\_ Page 2

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- 6. All Saints Church, camera facing east
- 7. Photo #9 of 21
  
- 6. New Florida Hotel, camera facing northeast
- 7. Photo #10 of 21
  
- 6. Lakeland Cash Feed Company, camera facing north
- 7. Photo #11 of 21
  
- 6. Lakeland City Hall, camera facing northeast
- 7. Photo #12 of 21
  
- 6. Cocoa Cola Bottling Company, camera facing northeast
- 7. Photo #13 of 21
  
- 6. S.H. Kress & Company, camera facing east
- 7. Photo #14 of 21
  
- 6. Marble Arcade, camera facing north
- 7. Photo #15 of 21
  
- 6. Florida National Bank, camera facing west
- 7. Photo #16 of 21
  
- 6. Munn Park and statue, camera facing southeast
- 7. Photo #17 of 21
  
- 6. Promenade, camera facing north
- 7. Photo #18 of 21
  
- 6. Non-contributing Old City Hall, camera facing north
- 7. Photo #19 of 21
  
- 6. Non-contributing 301 E. Main St., camera facing east
- 7. Photo #20 of 21
  
- 6. Non-contributing 102 E. Pine St., camera facing north
- 7. Photo #21 of 21

MAP  
OF  
LAKELAND.

Feb. 1884. Polk Co. Fla. *Samuel H. Munn* Surveyor A.S.

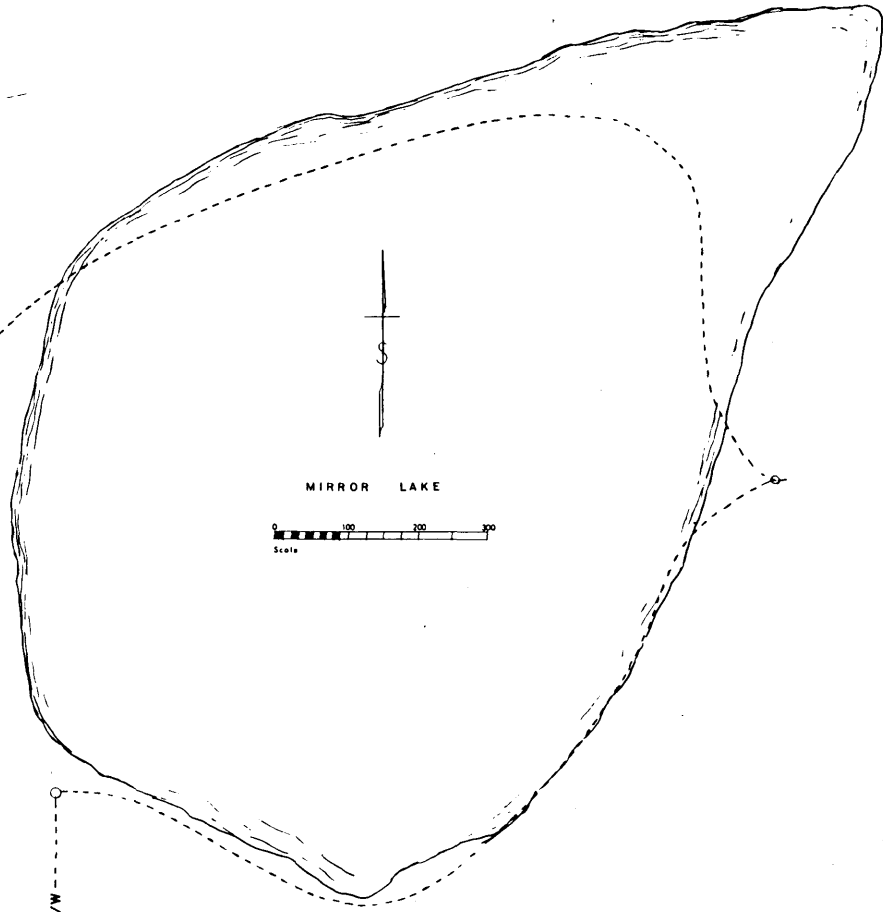
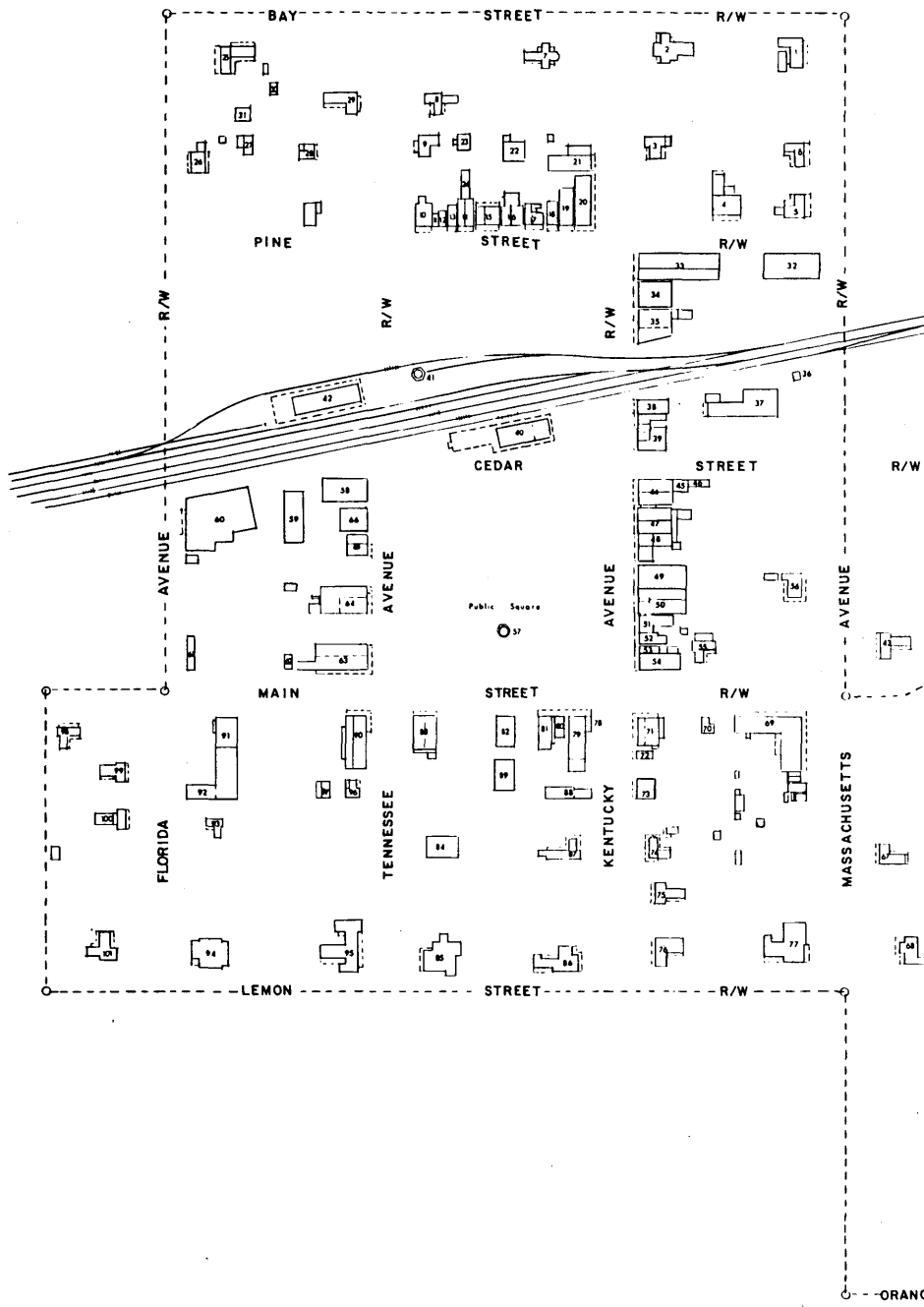


TRUE COPY OF ORIGINAL "MUNN MAP OF LAKELAND"  
RECORDED FEBRUARY 26, 1884-08"G, PG 392-BARTOW, FLORIDA

ILLUSTRATION # 1

VICINITY MAPS  
1885-1980  
CITY OF LAKELAND, FLORIDA  
MUNN PARK HISTORIC DISTRICT

LAKELAND COMMUNITY DEVELOPMENT DEPARTMENT  
LAKELAND HISTORIC PRESERVATION BOARD



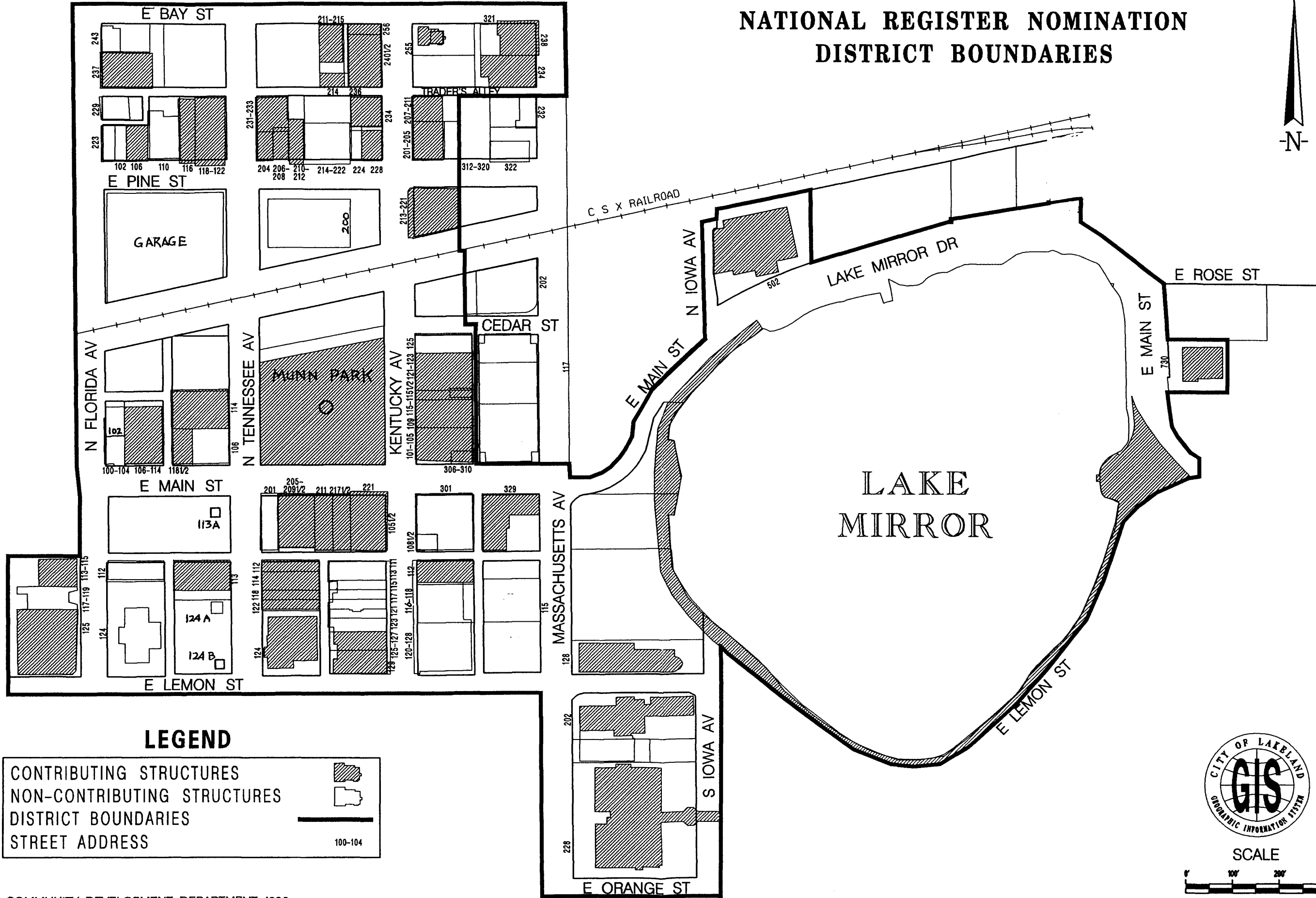
MIRROR LAKE  
Scale 0 100 200 300

1900  
CITY OF LAKELAND, FLORIDA  
MUNN PARK HISTORIC DISTRICT

LAKELAND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
LAKELAND HISTORIC PRESERVATION BOARD  
S. F. FULGHUM

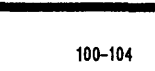
ILLUSTRATION #2

# MUNN PARK HISTORIC DISTRICT NATIONAL REGISTER NOMINATION DISTRICT BOUNDARIES



## LEGEND


CONTRIBUTING STRUCTURES	
NON-CONTRIBUTING STRUCTURES	
DISTRICT BOUNDARIES	
STREET ADDRESS	

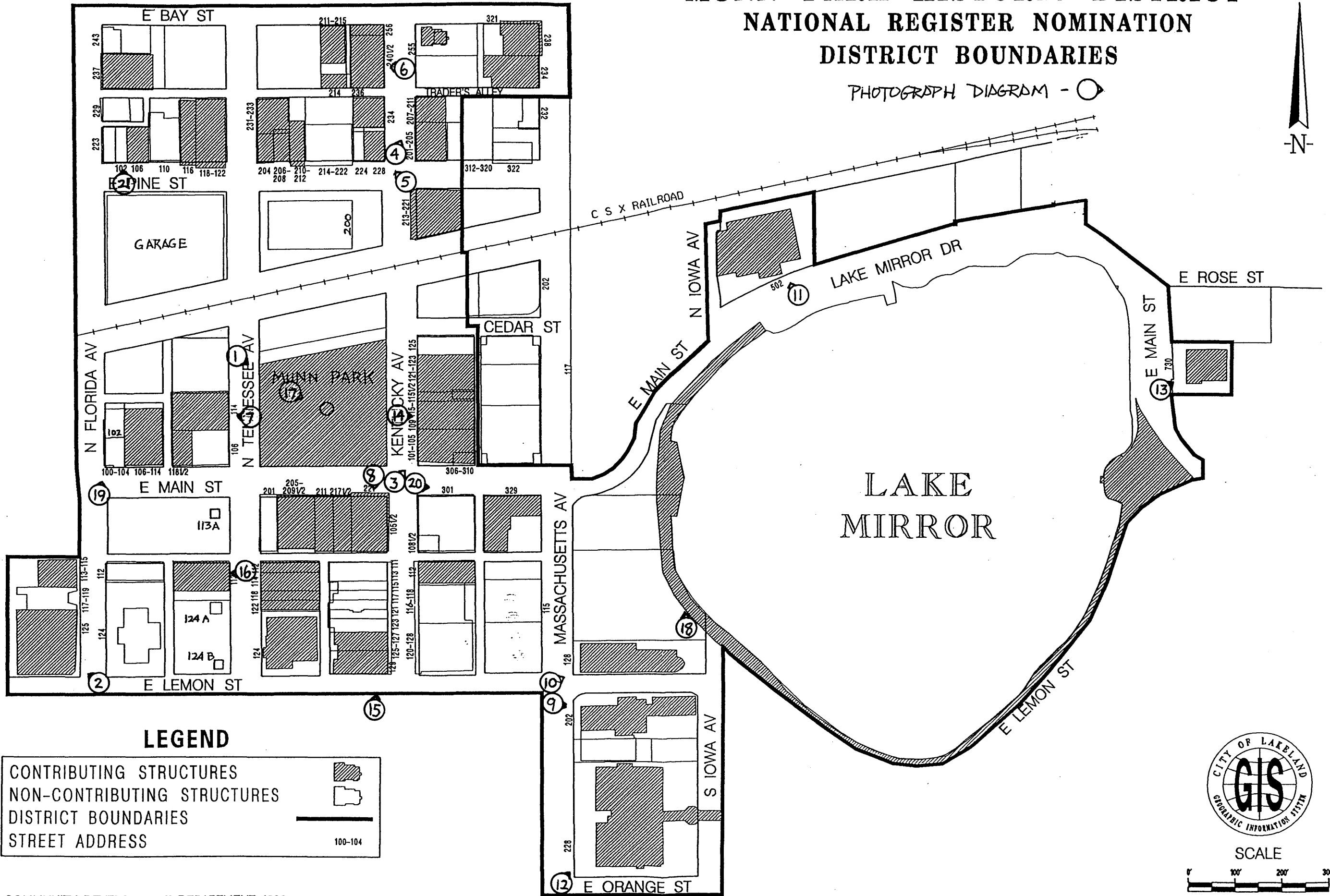


SCALE







# MUNN PARK HISTORIC DISTRICT NATIONAL REGISTER NOMINATION DISTRICT BOUNDARIES

PHOTOGRAPH DIAGRAM - 



## LEGEND

CONTRIBUTING STRUCTURES	
NON-CONTRIBUTING STRUCTURES	
DISTRICT BOUNDARIES	
STREET ADDRESS	

100-104



SCALE

