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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 LAKE WALES HISTORIC RESIDENTIAL DISTRICT

other names/site number /PO5364

2. Location

street & number _____ N/A not for publication

city or town Lake Wales N/A vicinity

state FLORIDA code FL county Polk code 105 zip code 33853

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] 7-7-97
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper

8/8/97
Date of Action

Name of Property

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)

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, total). Values range from 0 to 206.

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

4

6. Function or Use

Historic Functions (Enter categories from instructions)

- DOMESTIC/single, multiple dwelling; secondary structure, EDUCATION/school, education-related, TRANSPORTATION/rail-related, RECREATION & CULTURE/outdoor recreation, RELIGION/religious facility, COMMERCE/restaurant

Current Functions (Enter categories from instructions)

- DOMESTIC/single, multiple dwelling; secondary structure, RECREATION & CULTURE/outdoor recreation, museum, RELIGION/religious facility, COMMERCE/specialty store

7. Description

Architectural Classification (Enter categories from instructions)

SEE CONTINUATION SHEET

Materials (Enter categories from instructions)

- foundation BRICK, CONCRETE, walls WOOD/weatherboard, shingle, log, STUCCO, BRICK, roof ASPHALT, CERAMIC TILE, ASBESTOS, TIN, other GLASS, SYNTHETICS

Narrative Description

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

Name of Property

County and State

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, designated 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, EDUCATION, TRANSPORTATION

Period of Significance

1911 - 1947

Significant Dates

1911

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Trimble, F.H.

Talley, Wilbur B.

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreege of Property approximately 130 acres

UTM References

(Place additional references on a continuation sheet.)

1	17	442780	3086880
Zone	Easting	Northing	
2	17	442810	3086080

3	17	442260	3086080
Zone	Easting	Northing	
4	17	442160	3086880

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 Stephen Olausen, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date July, 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 Mimi Hardman, Director, Lake Wales Depot Museum

street & number 325 South Scenic Highway telephone (941) 678-4209

city or town Lake Wales state Florida zip code 33853

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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Lake Wales, Polk County, Florida

ARCHITECTURAL CLASSIFICATIONS

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revivals, Colonial Revival, Tudor Revival, Classical Revival

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Lake Wales, Polk County, Florida

SUMMARY

The Lake Wales Residential Historic District is comprised of a concentrated collection of contributing resources located between the historic downtown commercial area and the western shore of Lake Wales. There are a total of 315 elements in the district, including 210 contributing buildings, two contributing landscape features, and 103 non-contributing buildings. Primarily residential in nature, the district also contains buildings and sites that originally served recreational, educational, religious, transportation, and commercial functions. Four properties in the district are already listed in the National Register. They are: the First Baptist Church, the Atlantic Coast Line Railroad Passenger Depot, and the homes of Lake Wales founders, C. L. Johnson and G. V. Tillman.

SETTING

Lake Wales is located in the center of the Florida peninsula, at the southern end of the Central Highlands, a shallow ridge of land that runs for about 75 miles in a north-south direction, forming a peninsular spine. The surrounding landscape consists of low, gently rolling hills, in marked contrast to the flat coastal plains that extend to the seas from the eastern and western slopes of the ridge. Where the land has not been taken over by buildings or citrus groves, grasses, along with sable palms and palmetto dominate.

Two state highways intersect within the City of Lake Wales. U. S. Highway 27, which in the 1920s formed the original highway between Tallahassee and Miami, proceeds north/south; State Road 60 leads eastward through the city on its route from Tampa to Vero Beach. The nearest metropolitan complexes are Tampa, some sixty miles west of Lake Wales; and Orlando, sixty miles northeast of it. Lake Wales is thirty-five miles southwest of the Disney World entertainment center. The CSX Rail System, successor to the Atlantic Coast Line Railroad, one of two lines that once served the city, still runs trains through the city, though they no longer stop. The city's population in 1990 numbered about 10,000.

The district is roughly bounded by the abandoned Seaboard Air Line Railroad grade on the north, Lake Shore Boulevard on the east, Polk Avenue on the south, and Scenic Highway (Alternate U.S. 27) on the west. It is situated immediately east of the commercial core of the city, a portion of which was listed in the National Register as the Lake Wales Historic Commercial District in 1990. The commercial and residential areas are divided by a series of green spaces that were historically a part of the Atlantic Coast Line Railroad right-of-way. Now known as the CSX Historic Corridor, the green spaces serve as a buffer between the two areas and contain several significant historic buildings that have been relocated there to ensure their preservation.

East of the district lies Lake Wales, a scenic 300-acre body of water that forms the most distinctive natural feature of the city. Crystal Lake, which measures about six acres, and the park that surrounds it are the most

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significant natural features within the district boundaries. Both lakes had an impact on the way the area was developed by forcing the introduction of curving streets to the otherwise rectangular grid street pattern. The lots along the picturesque lake fronts were desirable building sites and many of the city's most impressive historic residences were constructed there.

Lots along the interior streets measure 75 by 200 feet. They are for the most part attractively landscaped with a variety of flowering plants and trees, including live oak, palm, citrus, and magnolia. Buildings constructed during the historic period generally conform to a standard setback close to the streets on which they front (photos 1-6). Those added during the post-World War II period are often sited farther back on their lots.

DESCRIPTION OF RESOURCES

The dense concentration of contributing resources in the district creates a distinctive sense of historic time and place that is readily distinguishable from the areas that surround it. Included within the boundaries are 210 contributing buildings, two contributing sites, and 103 non-contributing buildings. Of the 210 contributing buildings, 131 are primary structures and seventy-nine are outbuildings. A total of 107 of the primary structures were constructed as single family residences. Other functions represented by buildings in the district include nine multiple family dwellings, six educational buildings, two recreation buildings, two clubhouses, two railroad depots, two commercial buildings, and one church. The two sites--Crystal Park and the CSX Historic Corridor--are landscape features associated with recreation and transportation functions, respectively.

Buildings

The contributing buildings of the Lake Wales Residential Historic District exhibit designs that were common in small towns and cities throughout Florida during the early twentieth century. The superior materials used in their construction and the high level of craftsmanship that is apparent in their designs readily distinguishes them from the modular, pre-fabricated buildings that dominated construction in the post-World War II era. All of the contributing buildings date from between 1911, when the town was founded, and 1947. A total of twenty-five primary buildings were documented as being constructed during the city's first period of development between 1911 and 1918. Eighty-three buildings in the district date from the city's most significant period of development during the Florida Land Boom of the 1920s. The drop-off in new construction that the city experienced during the Great Depression and World War II era is evident in the district as only thirteen buildings were found to date from between 1929 and 1946.

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Residential Architecture

A relatively high percentage of the buildings constructed for residential purposes in the district exhibit architectural styles that were popular during the early twentieth century. The most common style is the Bungalow/Craftsman with fifty-one examples. Other styles represented include the Mediterranean Revival, Colonial Revival, Mission, Tudor Revival, Minimal Traditional, Classical Revival, and Monterey. Only thirty of the total of 116 residential buildings exhibit no definable architectural style.

Most of the residential buildings are one-story in height and have irregular plans consisting of either a gable or hip roof main unit and one or more extensions. Entrance, end, and verandah porches are common features. Wood shingles, drop siding, clapboard, weatherboard, stucco, and brick are the dominant exterior wall fabrics. Windows are usually double-hung sash with 1/1, 2/2, 3/1, or 6/6 lights. Foundations most often consist of brick or concrete piers.

Bungalow/Craftsman Style

The district contains a wide variety of Bungalow style buildings. The J.S. Whitehurst House at 403 East Central Avenue (photo 7) is an excellent example of a gable-over-gable version of the style. It has a low-pitched, front-facing gable roof with wide overhanging eaves that are supported by triangular brackets. The roof extends over a gable entrance porch with massive battered columns on masonry piers. A polygonal bay projects from the west side of the house. The main entrance is centered on the facade and has decorative sidelight surrounds. The entrance is flanked by pairs of double-hung sash windows with 9/1 lights. A single shoulder end, exterior chimney rises from the west side.

The C.C. Thullbery House at 239 North Lake Shore Boulevard (photo 8) is an example of a side gable Bungalow. The building has an irregular plan consisting of a side gable main unit and side shed and rear gable extensions. A gable roof entrance is centered on the facade and features triple truncated square columns on brick piers. The house is clad with clapboard and fenestration consists of single, paired, and grouped double-hung sash windows with 4/1 and 5/1 vertical lights.

An "airplane," or "camel back" type of Bungalow is found at 4 South Lake Shore Boulevard (photo 9). It is a one and one-half-story building with a low-pitched gable roof monitor unit over a one-story main unit. The roofs are surfaced with ceramic barrel tile and have boxed eaves with exposed beams. The exterior walls of the lower half of the house are covered with buff brick veneer, while the upper story has asbestos shingle siding. A cross-gable verandah wraps around the facade and north side.

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Vernacular

A typical early vernacular house in Lake Wales is the Samuel B. Curtis House at 23 North Lake Shore Boulevard (photo 10). The two-story building has a simple rectangular plan and a steeply-pitched, front-facing gable roof. The facade is asymmetrical. Its major elements are three double-hung sash windows with 1/1 lights in the second story and an offset entrance and paired double-hung sash windows on the ground floor. A hip verandah with square column supports wraps around the facade and north side of the house.

An example of a one-story wood frame vernacular building is the Zipprer House 451 East Sessoms Avenue (photo 11). It has a hip roof, which is pierced by three hip dormers with paired 2-light casement windows. A hip roof entrance porch with square column supports extends to cover a symmetrical facade consisting of a central doorway flanked by single double-hung sash windows.

Five of the thirty vernacular buildings are masonry. The most unique is the house at 300 North Fifth Street (photo 12). The one-story rectangular building is constructed of decorative poly-chromatic cast concrete block. The roof is covered with ceramic pantile. The facade was made asymmetrical by the slightly off-center placement of the main entrance. The windows are single double-hung sash windows with masonry sills and lintels.

Mediterranean Revival Style

There are thirteen Mediterranean Revival style buildings in the district. Most are relatively modest examples like the Wheeler-Durso House at 15 North Lake Shore Boulevard (photo 13). It is a one-story building with an irregular plan consisting of a rectangular flat roof main unit and a small flat roof extension. A boxed parapet with ceramic tile cresting extends above the roof line. An entrance porch extends from the junction of the main unit and the extension. It features a side shed roof entrance bay with a round arch opening and a forward-sloping shed roof unit with two elongated arch openings. The exterior walls of this wood frame building are covered with smooth stucco.

Another example of the Mediterranean Revival style is the house located at 417 East Seminole Avenue (photo 14). It is a one-story wood frame building with a rectangular flat roof main unit and two flat roof extensions. A shed roof entrance porch with wrought iron post supports extends from the eastern half of the facade. The exterior walls are surfaced with smooth stucco and fenestration consists of single and paired double-hung sash windows with 4/1 vertical lights.

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Colonial Revival Style

The G.V. Tillman House (NR 1990) at 301 East Sessoms Avenue (photo 15) is one of the finest examples of the Colonial Revival style in Lake Wales. It is a two-story wood frame building with a low-pitched hip roof. A hip dormer with a louvered vent flanked by two six-light casement windows is located in the center of the forward slope of the roof. The facade features a central entrance with decorative side light surrounds. Fenestration consists of a group of three small double-hung sash windows in the center of the second story and single double-hung windows with 16/1 lights. A hip roof verandah with a cross-gable entrance bay wraps around the facade and both sides. The verandah roof is supported by truncated Tuscan columns on brick piers. Two end, exterior chimneys with corbelled brick caps rise from the west side of the house.

Mission Style

There are four residential Mission style designs in the district. The Rutherford-Majors House at 428 East Johnson Avenue (photo 16) is one of two single family examples. It is a two-story, flat-roof building with a curvilinear parapet. The center bay of the facade is recessed and framed by two flat roof extensions. A group of paired 12-light casements with arched transoms and decorative composite pilaster and arched surrounds are located in second story of the center bay. The main entrance is topped by an arched transom and is flanked by pairs of rectangular 12-light casement windows. A secondary entrance consisting of a pair of French doors with arched transom and sidelight surrounds is located in the center of the eastern extension. Other significant architectural features include a pair of arched casement windows on the ground floor of the western extension, a decorative stringcourse between the second and first stories, a pent roof with flat Spanish tile surfacing, and ornamental ceramic tile appliqué.

The district also contains two apartment buildings designed in the Mission style. The Farmer Apartments at 241 East Seminole Avenue (photo 17) features a flat roof central unit with a curvilinear parapet and two flat roof wings with pantile cresting and decorative scroll corner caps. The exterior walls are covered with textured stucco. The apartments of the second story are reached through a covered stairway pierced with round arched openings.

Tudor Revival Style

There are three residential examples of the Tudor Revival style in the district. The A.L. Alexander House and Studio at 322 North Scenic Drive is the most elaborate (photo 18). It features a steeply-pitched front-facing gable roof faced with a sweeping arched brick gable parapet. The parapet extends to grade level and is pierced by an arched opening that leads to the main entrance to the building. A round window is centered on the gable

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end. The building is constructed of poly-chromatic brick set in a Flemish bond pattern. A large gable addition extends from the north side of the house, which now serves as a funeral home.

A more modest example of the Tudor Revival style is located at 135 East Fourth Street (photo 19). The dominant architectural features of this one-story duplex are the two entrance bays with steeply-pitched salt-box roofs that extend from each corner of the facade.

Minimal Traditional Style

Typical of the three Minimal Tradition style buildings in the district is the house at 418 East Park Avenue (photo 20). It is a one-story, brick veneered building with a low-pitched side gable roof. A gable extension projects from the center of the facade and contains a large picture window. The entrance is set under a one-bay portico with an ogee-shaped roof and round column supports.

Classical Revival Style

The S.D. Gooch, Jr. House at 302 South Lake Shore Boulevard (photo 21) is the only residential example of the Classical Revival style in the district. It has a side gable roof with returns and is covered with smooth stucco. A full-height flat roof entrance porch dominates the facade. The porch has a dental cornice and Tuscan columns supports. The facade of the house is symmetrical and features a central entrance with a decorative broken pediment and pilaster surround and single double-hung sash windows.

Monterey Style

The sole example of the Monterey style in the district is the Craige-Pearce House at 400 South Lake Shore Boulevard (photo 22). It has a side gable roof and a rear gable extension. The exterior wall fabric is smooth stucco. The primary identifying feature of the style is a shed balcony porch that is supported by wood beams and has decorative wrought iron posts and railings. The facade of the house is symmetrical and features a central entrance with transom and sidelight surrounds.

Outbuildings

Seventy-six of the seventy-nine outbuildings in the district are associated with residential properties. That total includes forty-nine auto garages, twelve sheds, seven apartments, and four combination garage apartments. Nearly all of the outbuildings are simple utilitarian wood frame structures located behind the main houses. Typical of the outbuildings in the district are those associated with the G.V. Tillman House at 301 East Sessoms

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Avenue (photo 23) and the house at 402 East Park Avenue (photo 24). The Tillman outbuilding is a rectangular structure with a gable roof and wood drop siding exterior wall fabric. It has a single garage door bay made of diagonal wood slates. The outbuilding at 402 East Park Avenue has a hip roof with decorative carved brackets under the eaves. The exterior walls are clad with clapboard. A two bay garage is located in the western half of the building and the eastern portion contains a single wood door entrance.

Education Buildings

The district contains five buildings that were constructed for educational purposes. They are concentrated in an area located at the north edge of the district between North Third and North Fourth streets. This complex includes the Lake Wales High and Grammar School Building at 309 East Seminole Avenue (photo 25), Central Cafeteria at 309A East Seminole Avenue (photo 26), Lake Wales Primary School at 401 North Fourth Street (photo 27), Lake Wales High School Gymnasium at 407 North Third Street (photo 28), and Lake Wales High School Band Building at 411 North Fourth Street (photo 29).

Constructed in 1918, the Lake Wales High and Grammar School is a two-story brick building with Colonial Revival style elements. The building has a central block with wings plan. A stepped parapet with a decorative corbelled brick cornice extends above a flat, built-up roof. The center bay of the main unit features an arched window with a brick surround in the second story and a square entrance with transom and sidelight surrounds on the ground level. A flat roof portico extends to cover the entrance. It has a turned baluster balcony and Tuscan column supports.

The Central Cafeteria is constructed of concrete block covered with stucco. It has a steeply-pitched side gable roof and a repeating double-hung sash windows with 6/6 lights. The entrance to the building is located in a gable extension and is recessed in an arched opening and has two doors topped by a fanlight.

The Lake Wales Primary School building is a long, narrow brick structure with a side gable roof that terminates at cross-gable extensions on either end. The extensions feature triple blind brick arches. The entrance to the building is centered in a parapet gable end extension. It has a blind arch brick surround and is flanked by Tuscan columns. The original windows and doors have been removed and many of the window openings have been infilled with brick.

The Lake Wales High School Gymnasium is a Quonset type building with an arched roof and arched parapet ends. Elements of the Art Deco style are apparent in the vertical masonry members of the arched facade and the cantilevered overhang that covers the three bay main entrance.

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The Lake Wales High School Band Building has a gable roof with gable parapet ends. A flat roof extension projects from the facade and contains the main entrance to the building. It features a brick front with decorative brick stringcourses.

Social Buildings

Crystal Lodge at 323 South Scenic Highway (photo 30) and the Lake Wales Community Center and Woman's Club at 275 East Park Avenue (photo 31) are the two buildings constructed to serve as social meeting places in the district. Originally located on the site where the present Woman's Club now stands, Crystal Lodge was designed in Bungalow/Craftsman style. Significant architectural details include a low-pitched side gable roof with a front-facing gable projection, exposed rafter ends and beams, a gable portico, and a side gable extension.

The Lake Wales Community Center and Woman's Club is possesses elements of the Colonial Revival style. It has a front-facing gable roof with returns, striated corner pilasters, decorative diamond pane fixed window in the gable end, and three-bay entrance with a traceried transom. The buff brick building is situated on an attractive corner lot overlooking Crystal Lake.

Transportation Buildings

The Atlantic Coast Line (ACL) Railroad Passenger Depot at 325 South Scenic Highway (photo 32) and the Seaboard Airline (SAL) Depot at 321 South Scenic Highway (photo 33) are the two buildings in the district associated with a transportation function. The Mission style ACL Depot building is constructed of hollow clay tile and has smooth stucco exterior wall fabric. It has a hipped roof with boxed eaves and barrel tile surfacing. A brick chimney with an arched hood projects from the center of the roof ridge. Cross-gable extensions with curvilinear parapet ends extend from either side of the building. The east side extension has a round arch entrance with a fanlight. The west side extension has a pair of round-arch double-hung sash windows. The remaining fenestration of the building consists of paired and single double-hung sash windows with 8/8 lights set in notched rectangular openings. A double-door entrance with a six-light transom is located on the north elevation. A similar entrance is located on the west side. The SAL Depot is a simple rectangular wood frame building. The steeply-pitched gable roof is surfaced with pressed metal shingles and the walls have clapboard siding. Two rectangular entrance bays are located on each side of the building.

Recreation Buildings

Three buildings in the district are associated with a recreation function. They are Lake Wales Tourist Club and outbuilding and the Crystal Park Recreation Building at 205 and 201 North Fifth Street, respectively (photos 34

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and 35). Both have concrete block structural systems and are covered with smooth stucco exterior. The Tourist Club has a prominent end exterior chimney centered on its north elevation. On either side of the chimney stack is a double door entrance flanked by 6/1 double-hung sash windows. The recreation building has a gable-on-hip roof with two gable extensions. It has a single door entrance flanked by 6/1 double-hung sash windows on the facade.

Commercial Buildings

The Hitching Post, located at 301 East Central Avenue (photo 36) is an unusual commercial building. It is constructed from pine logs and has a side gable roof, which is pierced by four shed dormers on its south slope. The seven bay facade is divided by vertical pine logs. Plate glass display windows make up the two westernmost bays. A recessed entrance is located in the third bay from the west. The remaining bays are filled with metal awning windows.

Church

The First Baptist Church (NR 1990) at 340 East Central Avenue (photo 37) is a two-story Classical Revival style building with a full basement. Notable architectural features include a modified cruciform plan consisting of two cross-gable roof blocks. A prominent octagonal dome projects from the intersection of the two gable roofs. The dome has a rounded cap with an urn finial. All roof surfaces are surfaced with pressed metal shingles. The cruciform plan is modified by the use of diagonal walls at the junction of the two main building blocks. The exterior fabric of the building is buff brick. The facade is dominated by a full-height pediment gable portico. The pediment is outlined by a classical entablature with dentils molding. A stained-glass oculus window is located in the gable end of the pediment. The roof of the portico is supported by Ionic columns, which are echoed by rectangular pilasters on the facade. A large cement stairway leads to the sidewalk and is flanked by concrete rails and two lamp posts with globe lights. A double door entrance with pediment and pilaster surrounds is centered on the facade. The entrance is flanked by two double-hung sash stained-glass windows with concrete slab lintels and sills. The second story fenestration consists of round-arch stained-glass windows with decorative brick and keystone lintels.

Sites

Crystal Lake and Park (photo 38) are the most distinctive natural landscape features of the district. The area is bounded by East Sessoms Avenue, North Fifth Street, Lake Shore Boulevard, East Park Avenue, and North Third Street. The lake, which measures approximately six acres, is located in a shallow swell. The park surrounding it is planted with live oak and palm trees which have been left, for the most part, to grow in their

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natural state. The eastern portion of the park has historically served as a playground area for the city's youth. Presently, a variety of modern playground equipment is located there. The Lake Wales Tourist Club maintains a lawn bowling field and shuffleboard courts on the northeastern bank of the lake. The northern part of the park contains six modern tennis courts.

The contributing portion of the CSX Historic Corridor (photos 39-41) consists of seven greenspaces bisected by the tracks of the CSX Railroad. The greens are planted with a variety of bushes and palm trees and act as a buffer between the residential and commercial areas of the city.

Non-contributing Buildings

Non-contributing buildings in the district fall into one of two categories--buildings constructed after the 1947, the cut-off year for the historic period, and those buildings constructed during the historic period that have been radically altered from their original appearance. An example of the former category is the duplex at 417 East Central Avenue (photo 42). It is constructed of modern concrete block and has a hip roof and two hip porch extensions. An example of an older building that has been significantly altered is located at 431 East Seminole Avenue. Constructed about 1924, the building has been changed by the use of replacement windows and siding and has a large addition on the rear.

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Section number Inventory Page 1 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

**Inventory of Contributing Elements in the Lake Wales Historic Residential District
(*) Previously listed in the National Register**

Buildings

Address	Name	Date	Style
408 East Bullard Avenue	408 East Bullard Avenue	c. 1928	Mediterranean Revival
408A East Bullard Avenue			
413 East Bullard Avenue	413 East Bullard Avenue	c. 1930	Masonry Vernacular
413A East Bullard Avenue			
427 East Bullard Avenue	Lamar-Vogt House	1923	Bungalow
427A East Bullard Avenue			
428 East Bullard Avenue	Kelley-Brock House	c. 1920	Bungalow
428A East Bullard Avenue			
432 East Bullard Avenue	432 East Bullard Avenue	c. 1928	Mediterranean Revival
432A East Bullard Avenue			
432B East Bullard Avenue			
433 East Bullard Avenue	433 East Bullard Avenue	c. 1938	Mediterranean Revival
433A East Bullard Avenue			
500 East Bullard Avenue	S.D. Gooch House	c. 1920	Bungalow
501 East Bullard Avenue	Johnson-Nelson House	1926	Mediterranean Revival
300 East Central Avenue	E.C. Stuart House	1920	Bungalow
300A East Central Avenue			
301 East Central Avenue	Log Cabin Tea Room	1926	Log
302 East Central Avenue	J.F. Townsend House	c. 1915	Bungalow
302A East Central Avenue			
302B East Central Avenue			
308 East Central Avenue	308 East Central Avenue	c. 1924	Frame Vernacular
308A East Central Avenue			
314 East Central Avenue	B.H. Alexander House	1919	Bungalow
314A East Central Avenue			
320 East Central Avenue	Anderson-Swanke-Ayers House	1917	Frame Vernacular
320A East Central Avenue			
324 East Central Avenue	J.M. Tillman House	c. 1920	Bungalow

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Section number Inventory Page 2 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

324A East Central Avenue			
325 East Central Avenue	325 East Central Avenue	c. 1928	Mission
325A East Central Avenue			
325B East Central Avenue			
335 East Central Avenue	335 East Central Avenue	c. 1925	Bungalow
335A East Central Avenue			
339 East Central Avenue	Presbyterian Manse	c. 1920	Bungalow
*340 East Central Avenue	First Baptist Church	1923	Classical Revival
403 East Central Avenue	J.S. Whitehurst Housec.	1919	Bungalow
403A East Central Avenue			
420 East Central Avenue	420 East Central Avenue	c. 1920	Frame Vernacular
426 East Central Avenue	426 East Central Avenue	c. 1920	Bungalow
426A East Central Avenue			
432 East Central Avenue	432 East Central Avenue	c. 1920	Bungalow
435 East Central Avenue	Jones-Perry House	1916	Frame Vernacular
435A East Central Avenue			
435B East Central Avenue			
435C East Central Avenue			
436 East Central Avenue	436 East Central Avenue	c. 1924	Bungalow
436A East Central Avenue			
437 East Central Avenue	437 East Central Avenue	c. 1920	Colonial Revival
201 North Fifth Street	Crystal Park Recreation Building	c. 1928	Masonry Vernacular
205 North Fifth Street	Lake Wales Tourist Club	c. 1940	Masonry Vernacular
205A North Fifth Street			
300 North Fifth Street	300 North Fifth Street	c. 1935	Masonry Vernacular
308 North Fifth Street	308 North Fifth Street	c. 1924	Log
315 North Fifth Street	315 North Fifth Street	c. 1930	Bungalow
309 South Fifth Street	309 South Fifth Street	c. 1924	Bungalow
309A South Fifth Street			
310 South Fifth Street	310 South Fifth Street	c. 1935	Frame Vernacular
11 North Fourth Street	11 North Fourth Street	c. 1920	Bungalow
15 North Fourth Street	Dr. W.L. Ellis House	1915	Bungalow
15A North Fourth Street			

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Section number Inventory Page 3 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

401 North Fourth Street	Lake Wales Primary School	1927	Masonry Vernacular
132 South Fourth Street	132 South Fourth Street	c. 1930	Frame Vernacular
135 South Fourth Street	135 East Fourth Street	c. 1930	Tudor Revival
200 South Fourth Street	200 South Fourth Street	c. 1928	Mediterranean Revival
319 East Johnson Avenue	319 East Johnson Street	c. 1930	Bungalow
319A East Johnson Avenue			
321 East Johnson Avenue	Pooser House	c. 1920	Bungalow
325 East Johnson Avenue	325 East Johnson Street	c. 1920	Colonial Revival
333 East Johnson Avenue	Tooth-White House	c. 1938	Tudor Revival
411 East Johnson Avenue	411 East Johnson Avenue	c. 1935	Tudor Revival
411A East Johnson Avenue			
415 East Johnson Avenue	415 East Johnson Avenue	c. 1935	Masonry Vernacular
415A East Johnson Avenue			
416 East Johnson Avenue	416 East Johnson Avenue	c. 1928	Mediterranean Revival
416A East Johnson Avenue			
427 East Johnson Avenue	Hartwig-Rhodes House	c. 1925	Bungalow
428 East Johnson Avenue	Rutherford-Majors House	c. 1925	Mission
428A East Johnson Avenue			
431 East Johnson Avenue	431 East Johnson Avenue	c. 1924	Bungalow
432 East Johnson Avenue	432 East Johnson Avenue	c. 1920	Frame Vernacular
432A East Johnson Avenue			
435 East Johnson Avenue	Elrod-Kerns House	1930	Mediterranean Revival
435A East Johnson Avenue			
435B East Johnson Avenue			
500 East Johnson Avenue	500 East Johnson Avenue	c. 1924	Frame Vernacular
506 East Johnson Avenue	506 East Johnson Avenue	c. 1924	Bungalow
3 North Lake Shore Boulevard	Robert Nelson Jones House	1914	Frame Vernacular
3A North Lake Shore Boulevard			
15 North Lake Shore Boulevard	Wheeler-Durso House	c. 1925	Mediterranean Revival
23 North Lake Shore Boulevard	Samuel Burt Curtis House	1914	Frame Vernacular
33 North Lake Shore Boulevard	Joe Briggs House	1913	Bungalow
33A North Lake Shore Boulevard			
33B North Lake Shore Boulevard			

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Section number Inventory Page 4 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

239 North Lake Shore Boulevard	C.C. Thullbery House	1915	Bungalow
231 North Lake Shore Boulevard	Ralph Clickener House	1915	Frame Vernacular
231A North Lake Shore Boulevard			
4 South Lake Shore Boulevard	Hardman-Roach House	c. 1923	Bungalow
12 South Lake Shore Boulevard	O'Byrne-Warfle House	c. 1919	Bungalow
12A South Lake Shore Boulevard			
24 South Lake Shore Boulevard	24 South Lake Shore Blvd.	c. 1924	Colonial Revival
110 South Lake Shore Boulevard	Varn House	c. 1920	Bungalow
110A South Lake Shore Boulevard			
116 South Lake Shore Boulevard	Curtis-Connor House	c. 1920	Bungalow
116A South Lake Shore Boulevard			
214 South Lake Shore Boulevard	Harold Norman House	1925	Mediterranean Revival
214A South Lake Shore Boulevard			
222 South Lake Shore Boulevard	Watkins-Johnson House	c. 1920	Colonial Revival
302 South Lake Shore Boulevard	S.D. Gooch, Jr. House	1938	Classical Revival
322 South Lake Shore Boulevard	Frank Rinaldi House	1918	Frame Vernacular
322A South Lake Shore Boulevard			
400 South Lake Shore Boulevard	Craig-Pearce House	c. 1923	Monterey
275 East Park Avenue	Lake Wales Community Center & Woman's Club	1939	Colonial Revival
282 East Park Avenue	282 East Park Avenue	c.1928	Mission
344 East Park Avenue	A.C. Thullbery House	1914	Vernacular
350 East Park Avenue	Earl V. Norton House	1916	Frame Vernacular
350A East Park Avenue			
358 East Park Avenue	Dan McCorquodale House	1914	Frame Vernacular
402 East Park Avenue	402 East Park Avenue	c.1920	Colonial Revival
402A East Park Avenue			
418 East Park Avenue	418 East Park Avenue	c.1935	Minimal Traditional
436 East Park Avenue	Court of Seven Chimneys	1925	Tudor Revival
502 East Polk Avenue	502 East Polk Avenue	c.1925	Bungalow
502A East Polk Avenue			
220A North Scenic Highway	Lake Shore Hotel Outbuilding		
220B North Scenic Highway	Lake Shore Hotel Outbuilding		
322 North Scenic Highway	Johnson Funeral Home	1923	Tudor Revival
436 North Scenic Highway		c. 1928	Mission

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Lake Wales, Polk County, Florida

321 South Scenic Highway	Seaboard Air Line Depot	1916	Frame Vernacular
323 South Scenic Highway	Crystal Lodge	1920	Bungalow
*325 South Scenic Highway	Atlantic Coast Line Depot	1928	Mission
218 East Seminole Avenue	218 East Seminole Avenue	c. 1920	Bungalow
224 East Seminole Avenue	224 East Seminole Avenue	c. 1924	Bungalow
224A East Seminole Avenue			
236 East Seminole Avenue	236 East Seminole Avenue	c. 1924	Bungalow
236A East Seminole Avenue			
241 East Seminole Avenue	Farmer Apartments	1926	Mission
241A East Seminole Avenue			
309 East Seminole Avenue	Lake Wales High and Grammar School	1918	Colonial Revival
309A East Seminole Avenue	Central Cafeteria	1937	Colonial Revival
342 East Seminole Avenue	342 East Seminole Avenue	c. 1930	Bungalow
342A East Seminole Avenue			
405 East Seminole Avenue	405 East Seminole Avenue	c. 1928	Frame Vernacular
405A East Seminole Avenue			
409 East Seminole Avenue	409 East Seminole Avenue	c. 1924	Bungalow
409A East Seminole Avenue			
412 East Seminole Avenue	412 East Seminole Avenue	c. 1935	Frame Vernacular
412A East Seminole Avenue			
413 East Seminole Avenue	413 East Seminole Avenue	c. 1928	Frame Vernacular
413A East Seminole Avenue			
417 East Seminole Avenue	417 East Seminole Avenue	c. 1928	Mediterranean Revival
417A East Seminole Avenue			
420 East Seminole Avenue	420 East Seminole Avenue	c. 1924	Bungalow
420A East Seminole Avenue			
424 East Seminole Avenue	424 East Seminole Avenue	c. 1930	Bungalow
424A East Seminole Avenue			
425 East Seminole Avenue	425 East Seminole Avenue	c. 1920	Bungalow
425A East Seminole Avenue			
432 East Seminole Avenue	432 East Seminole Avenue	c. 1924	Bungalow
432A East Seminole Avenue			
219 East Sessoms Avenue	Frink House	c. 1920	Bungalow
225 East Sessoms Avenue	225 East Sessoms Avenue	c. 1920	Bungalow

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Section number Inventory Page 6 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

225A East Sessoms Avenue			
229 East Sessoms Avenue	229 East Sessoms Avenue	c. 1930	Bungalow
229A East Sessoms Avenue			
233 East Sessoms Avenue	Brantley-Frink-Stanton House	c. 1922	Colonial Revival
233A East Sessoms Avenue			
*301 East Sessoms Avenue	G.V. Tillman House	1915	Colonial Revival
301A East Sessoms Avenue			
*315 East Sessoms Avenue	C.L. Johnson House	1914	Colonial Revival
315A East Sessoms Avenue			
315B East Sessoms Avenue			
333 East Sessoms Avenue	333 East Sessoms Avenue	c. 1920	Bungalow
337 East Sessoms Avenue	337 East Sessoms Avenue	c. 1920	Minimal Traditional
337A East Sessoms Avenue			
425 East Sessoms Avenue	425 East Sessoms Avenue	c. 1940	Masonry Vernacular
425A East Sessoms Avenue			
427 East Sessoms Avenue	427 East Sessoms Avenue	c. 1940	Masonry Vernacular
451 East Sessoms Avenue	451 East Sessoms Avenue	1914	Frame Vernacular
407 North Third Street	Lake Wales High School Gymnasium	1940	Masonry Vernacular
411 North Third Street	Lake Wales High School Band Building	1947	Masonry Vernacular
322 East Tillman Avenue	322 East Tillman Avenue	c. 1928	Bungalow
322A East Tillman Avenue			
338 East Tillman Avenue	338 East Tillman Avenue	c. 1928	Mediterranean Revival
342 East Tillman Avenue	342 East Tillman Avenue	c. 1928	Bungalow
348 East Tillman Avenue	348 East Tillman Avenue	c. 1928	Bungalow
348A East Tillman Avenue			
412 East Tillman Avenue	412 East Tillman Avenue	c. 1920	Frame Vernacular
412A East Tillman Avenue			
413 East Tillman Avenue	413 East Tillman Avenue	c. 1928	Frame Vernacular
413A East Tillman Avenue			
417 East Tillman Avenue	417 East Tillman Avenue	c. 1928	Mediterranean Revival
417A East Tillman Avenue			
421 East Tillman Avenue	421 East Tillman Avenue	c. 1920	Frame Vernacular

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Lake Wales, Polk County, Florida

424 East Tillman Avenue	424 East Tillman Avenue	c. 1928	Frame Vernacular
429-431 East Tillman Avenue	429-431 East Tillman Ave.	c. 1928	Mediterranean Revival
429-431A East Tillman Avenue			
430 East Tillman Avenue	Varn-Messer House	c. 1920	Bungalow
434 East Tillman Avenue	434 East Tillman Avenue	c. 1928	Mediterranean Revival
434A East Tillman Avenue			
434B East Tillman Avenue			
435 East Tillman Avenue	Pennington-Keen House	c. 1920	Frame Vernacular
435A East Tillman Avenue			
441 East Tillman Avenue	441 East Tillman Avenue	c. 1924	Bungalow
441A East Tillman Avenue			
450 East Tillman Avenue	450 East Tillman Avenue	c. 1920	Bungalow
301 North Wales Boulevard	E.D. Ellis House	1918	Bungalow
315 North Wales Boulevard	315 North Wales Boulevard	c. 1924	Bungalow
319 North Wales Boulevard	319 North Wales Boulevard	c. 1920	Bungalow
319A North Wales Boulevard			
411 North Wales Boulevard	Carlos Ahl House	1914	Frame Vernacular
Sites			
Sessoms, Fifth, Lake Shore & Third	Crystal Park	1911	
Scenic Highway	CSX Historic Corridor	1911	

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Lake Wales, Polk County, Florida

Inventory of Non-contributing Buildings in the Lake Wales Residential Historic District

East Bullard Avenue

406
409
410
414
417
420
421
500A

North Fourth Street

311

South Fourth Street

20
224
228

East Central Avenue

309
309A
309B
315
315A
323
323A
323B
339A
411
417-19
417-19A
431
432A

East Johnson Avenue

311-13
315-17
316
318
318A
322
322A
403
421
East Johnson Avenue (continued)
427A
430
431A

North Fifth Street

205B
205C
205D
413
413A

North Lake Shore Boulevard

7
15A
23A

South Lake Shore Boulevard

4A
12B
102
102A
200

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Lake Wales, Polk County, Florida

200A	338
302A	338A
302B	340
318	
318A	East Seminole Avenue (continued)
	404
East Park Avenue	416
282A	431
302	501
330	
358A	East Sessoms Avenue
412	317
424	327
	333A
East Polk Avenue	401
503	421
503A	423
516	510
North Scenic Highway	North Third Street
220	111
300	117
300A	117A
North Second Street	South Third Street
120	21
East Seminole Avenue	North Wales Boulevard
230	243
230A	319A
328	

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Section number 8 Page 1 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

SUMMARY

The Lake Wales Historic Residential District is being nominated for listing in the National Register under criteria A, and C at the local level in the areas of community planning and development, architecture, education, and transportation. The period of significance extends from the founding of Lake Wales in 1911 to 1947.

HISTORIC CONTEXT

Polk County, carved out of the eastern part of Hillsborough County and the southwestern tip of Mosquito County, was created by the Florida Legislature in 1861. In 1867 a permanent county seat was established when a wealthy cattleman donated 120 acres at Bartow (then Fort Blount) for the site. In anticipation of the railroad's advent, settlers began buying Polk County property in the 1870s. Rail lines pushed southward into the county early in the next decade, led by crews of the South Florida Railway Company. Railroad tycoon Henry B. Plant soon began buying up existing lines and spanned the county with another line of his own that linked Tampa with Sanford.

The naval stores industry, specifically the production of turpentine, provided the first economic activity in the area that eventually became Lake Wales. The first purchases of land in the area with a view to development were made in 1905 by representatives of the Sessoms Investment Company of Jacksonville, Florida. The firm, which maintained an office in Bartow, initially intended to establish a turpentine and naval stores extraction camp in the area, though its directors may have entertained at that early date ideas of developing land for commercial and residential sale as well. G.V. Tillman of Belleville, Georgia, who eventually became one of the four founders of Lake Wales, had inspected the area in 1902 to determine its naval stores potential. Not until 1909, however, was the first turpentine still and lumber camp established there. It was located on the northeast curve of Lake Wales. North of the still was a street along which a number of worker's houses and a church were situated.

That same year the Atlantic Coast Line Railroad began a preliminary survey for a railroad through the area, intending to link Lakeland with Haines City. Construction of the line, begun in 1910, was completed in 1911. The railroad improved the potential for developing the lumber and naval stores enterprises in the area, and it also opened the way for land development. The area was picturesque, situated on high ground atop fertile soil, surrounded by lakes, and located in a region whose possibilities for commercial agriculture and residential development were just beginning to be realized.

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Section number 8 Page 2 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT
Lake Wales, Polk County, Florida**

Organization of the Village (1906-1918)

The men who visited the Lake Wales area in the new century's first decade to establish a lumber and naval stores business saw the possibilities. The railroad's arrival probably confirmed their decision to expand their developmental activities. In 1906 G.V. Tillman, joined by three other men in the naval stores industry, C.L. Johnson, B.F. Bullard and E.C. Stuart, represented the Sessoms Investment Company in purchasing 180,000 acres of land in the region at a price ranging from \$2.25 to \$2.50 per acre. In 1911 the same group formed the Lake Wales Land Company, purchased 5,000 acres of land near Lake Wales from the Sessoms Investment Company, and employed an engineer, A. C. Nydegger of Winter Haven, to survey and plat their acreage. Earlier that same year, Nydegger had surveyed and platted the town of Sebring, some thirty miles south of the Lake Wales location.

Lake Wales drew its name from the lake on whose shores the future town was platted. The lake was named in 1879 by a government surveyor, J.W. Childs, for S.I. Wailes, the agent in Washington, D.C. for the State of Florida. Wailes had assisted Childs in obtaining the survey contract. In 1913, when the Atlantic Coast Line built its railroad depot, the "i" was omitted from "Wailes" on the depot sign. The suggestion to change the spelling was attributed to G.V. Tillman.

The railroad entered the future townsite on June 11, 1911. Meanwhile, the Lake Wales Land Company proceeded with the task of building a community infrastructure. Besides the turpentine complex, the town's structures in its first year included an ice plant, a general store, a small railroad depot, and a boarding house that provided accommodations for arriving settlers and workers engaged in construction activities.

A school, bank, post office, drug store, commercial buildings, churches, and many residences, numbering more than eighty structures in all, were either completed or under construction in 1915. A second railroad, the Seaboard Air Line, began construction of a line through the city. The SAL train entered the town on April 5, 1915. The tracks of its predecessor, the ACL, ran southward from Haines City; the SAL's ran east from Tampa. A fire department was organized in 1914, the same year that the town got its first telephone exchange. In 1916 the community's population was estimated to be 300, which is evidence of the rapid growth Lake Wales experienced in its early years.

The four founders of the town, Stuart, Tillman, Johnson, and Bullard, were the principal forces behind the town's development during its early years, either through their land company or through various businesses which they established. The first bank in the village was organized by T.J. Parker in a small general store he owned and managed. In 1915, as the village began to assume larger proportions, Stuart and an associate, T.J. Wetmore, obtained a state charter for a second bank. Tillman, Johnson, and Bullard joined them as directors of the new

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Lake Wales, Polk County, Florida**

institution, which within six months purchased Parker's banking interests. The four founders also carried on individual pursuits which contributed to Lake Wales' establishment: In addition to serving as president of the bank, Stuart owned the power and ice plants; Johnson played a significant role in the organization and management of local fruit growing associations; Bullard operated a large general department store, served in the state legislature, and remained actively engaged in the naval stores industry; and Tillman managed the affairs of the land company. All built handsome residences in Lake Wales.

The village of Lake Wales remained unincorporated until April 1917, when the first town government was organized and a proposed incorporation charter was drafted for submission to the state legislature. A mayor and five councilmen were chosen by popular election in June. B. K. Bullard served as president of the City Council and C. L. Johnson as tax assessor. Among the early acts of the council was an ordinance defining the town's fire limits, which provided for the regulation of use of building materials. The absence of such codes in the development of Florida communities in the nineteenth century had led in many cases to disastrous fires. The formal passage of Lake Wales from village to town occurred as America entered World War I. Soon after the conflict ended, Florida embarked upon the most frenzied era of speculative expansion in the state's history.

The Great Florida Land Boom and the Great Depression (1919-1947)

The Great Florida Land Boom of the 1920s was the most sensational period of speculative enterprise that the state experienced in its pre-World War II history. A combination of post-war factors, including changing leisure patterns, improved modes of transportation, and the massive publicity that the phenomena received, contributed to what became known as "Florida Fever." Labor reforms provided American workers with more vacation time. There was an increasing desire to discover new perspectives and break away from work routines and drab urban-industrial centers. The continued development of the nation's road and railroad systems and the availability of affordable automobiles brought previously remote places within reach. Finally, promotional literature in the form of books, brochures, magazine articles, and advertisements flooded northern markets. Extolling the virtues of the healthful climate and offering cheap land, the literature fanned the imaginations of adventure seekers, prospective settlers, and speculators.

Southern Florida was the favorite choice of the newcomers. Miami and Palm Beach are generally regarded as the scenes of most anxious activity, but few communities were left unaffected. It was estimated in December 1924 that twenty thousand people were entering the state each day. The previous fall, the Florida legislature issued an open invitation to wealthy investors with approval of a constitutional amendment prohibiting state income and inheritance taxes. The resulting capital influx accelerated an already well developed surge of land purchasing. In early 1925, some 20-25 trains filled with prospective residents arrived every day at Jacksonville, whose Chamber of Commerce reported also that 150,000 automobiles passed through the city that season.

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Lake Wales, Polk County, Florida**

Lake Wales shared in the experience, to the extent that the city might almost be regarded as a product of the Boom. Statistics alone tell a dramatic story. From a base of 795 residents in 1920, the population jumped in five years to an official count of 2,747, an increase which one contemporary writer said represented the greatest percentage gain made during that period by any Florida city or town. The Chamber of Commerce estimated that the population in 1925 in fact reached 4,000. The number of telephones in use rose from 117 to 1032 in that same span; power connections from 205 to 1,200; and water connections from 191 to 842. Together, such figures provide a reliable index to the enormous building activity that occurred. The town did not begin to compile building permits until 1922, when 49 permits were issued. In 1925 and 1926, 248 and 283 such permits were granted. The valuation of such activity rose from \$64,389 in 1922 to \$1,278,800 in 1926.

Most of the building activity occurred in the residential areas of the city. The lots around Crystal Lake were about seventy-five percent filled by 1924. The blocks bounded by Bullard and Polk avenues east of the railroad were occupied to approximately the same extent. Between 1924 and 1928 growth was characterized by additional infill of the already developed preferential areas around the lakes. The rapid population influx of the period put a serious strain on existing housing and prompted the construction of a number of apartment houses. The Dixie Walesbilt Hotel, an eleven-story, 120 room structure on 1st Street was completed in 1926 with funds raised by public stock subscription.

The speculative bubble began to deflate in August, 1925 when the Florida East Coast Railway announced an embargo on freight shipment to South Florida. Rail lines and ports in the Miami and West Palm Beach area had become clogged with incoming building materials. Bankers and businessmen throughout the nation had begun to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Florida's governor and a score of representatives from the state's press held a "Truth About Florida" meeting in New York in an effort to counter disparaging publicity. In spite of this effort, property values that in some locations had soared to exaggerated levels during the Boom's peak fell precipitously, bringing over-extended speculators down with them. Conditions worsened in 1926 and construction activity in most parts of the state shut down in 1927. The Great Depression descended upon Florida, three years in advance of the rest of the country.

The construction of a new City Hall and high school, the latter designed by noted Tampa architect M. Leo Elliott, and the continuing prosperity of the citrus industry may have insulated Lake Wales to some extent against the immediate effects of the Boom's collapse. During the early 1930s, however, development in the city ground to a virtual halt. The population of Lake Wales, which had reached a high of 5,000 in 1928, had by 1930 fallen off to about 3,400. Many residents were forced to seek assistance from federal relief programs established by President Franklin Roosevelt's administration.

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Lake Wales, Polk County, Florida**

Led by a bumper citrus crop and the return of a significant amount of tourism, the city began to recover from the most deleterious effects of the Depression after about 1935. Limited residential growth occurred in the late 1930s as the economy began to recover and Federal Housing Administration programs took effect, permitting easier access to credit for prospective home owners. Building permits issued in the city in 1936 were at their highest total since 1928. Aided by Federal assistance under the Works Progress Administration, several new buildings, including a gymnasium and cafeteria, were added to the Lake Wales school complex on Seminole Avenue. Another significant WPA project was the construction of the Lake Wales Post Office on West Park Street.

Conclusion

The physical development of Lake Wales, which came to an absolute standstill during World War II, resumed with vigor in the late 1940s as the state entered another period of rapid growth. Lake Wales was fortunately spared the devastating effects of the expansion of Florida's highway system, which ravaged the historic core of numerous cities throughout the state. The two major state highways, north-south U.S. 27, and east-west S.R. 60, which cross one another within the city, skirt both its downtown business district and historic residential neighborhoods. As a result, Lake Wales retains the appearance it acquired in the first thirty-five years of its development and growth.

In 1990, the U. S. Department of the Interior formally listed in the National Register of Historic Places the Lake Wales Historic District, which includes a cohesive part of the city's downtown section and a number of outlying buildings that possess historical and architectural significance. Municipal officials prepared a historic preservation element as part of the community's comprehensive plan, offering hope that the changes which are certain to occur in the twenty-first century will respect the city's historic past.

STATEMENT OF SIGNIFICANCE

Historic Residences, 1911-1918

The area in which the district is located was part of the original town plan platted in 1911 by A.C. Nydeggar. Nydeggar took care to use the natural features of the area to the advantage of potential building sites. The areas surrounding Crystal Lake and along the west shore of Lake Wales were the most picturesque and the lots fronting them were larger than those along the interior streets. The lakefront properties were the first to be developed and many of the city's most impressive historic residences are located there, including the homes of two of the city's founders.

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The first permanent residence constructed in Lake Wales was the Samuel B. Curtis House at 23 North Lake Shore Boulevard (photo 10). The two-story frame vernacular house was built for Curtis, his wife, and their three children who arrived from Minnesota in January 1914. Curtis worked briefly as a real estate salesman for J. Walker Pope before acquiring a citrus grove.

The two city founders' houses in the district are the G.V. Tillman House at 301 East Sessoms Avenue (photo 15) and the C.L. Johnson House at 315 East Sessoms Avenue (photo 44). George Vernon Tillman was born in 1861, in Belleville, Georgia. He first came to Florida in 1899 while working for Naval Stores Enterprises, a Georgia-based naval stores concern, in search of exploitable pinelands. A second trip in 1902 brought Tillman to the Highlands Ridge area of Florida where he first sighted the area of what was to become Lake Wales. Recognizing the potential for establishing a naval stores operation in the area, Tillman relocated his family to Bartow. In 1905 Tillman became acquainted with C.L. Johnson and B.F. and B.K. Bullard, representatives of the Sessoms Investment Company. Together, Tillman, Johnson, a native of Blackshear, Georgia, and the Bullards journeyed to a spot on the banks of Lake Wailes, and, being in agreement with Tillman as to the beauty and potential of the area, made plans to build a turpentine complex and establish a town there.

In 1911 Tillman, Johnson, B.K. Bullard, and E.C. Stuart incorporated the Lake Wales Land Company, Tillman and Johnson were also instrumental in establishing a commercial base for the fledgling settlement. In 1912, along with Bullard, they erected a turpentine complex and the community's first hotel. In ensuing years the two men participated in the formation of the Lake Wales Citrus Growers Association, the Lake Wales State Bank, and the Florida Ice and Power Company. Johnson served as the city's first tax collector when the municipality was incorporated in 1917.

Johnson was the first of the founders to construct a permanent residence in the community. He chose as the site for his large Colonial Revival style house (photo 44) a lot overlooking Crystal Lake. It was completed in late 1914, about the same time that Tillman began constructing his residence (photo 15) on the lot adjoining Johnson's property on the west. The impressive houses of the two founders reflect the confidence that they had in the ultimate success of the community and encouraged others to build permanent residences in the fledgling settlement. Both the Tillman and Johnson Houses were listed in the National Register as individual properties in 1990.

The district also includes other houses constructed for people important to the early development of the city. The residence at 33 North Shore Boulevard (photo 45) was constructed for Joe Briggs in 1914. Briggs, a retired insurance executive from Allerton, Illinois, migrated to Lake Wales in 1913. He earned the nickname "Booster" for his enthusiastic promotion of the town, especially in his native Illinois. He made frequent trips north to persuade people to invest in Lake Wales property and make their home in his adopted community.

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Among those who followed Briggs to Lake Wales were A.C. and C.C. Thullbery and R.N. Jones, all of whom made significant contributions to the early development of the community. Robert Nelson Jones, who was also from Allerton, Illinois, followed Briggs to Lake Wales in 1914 and constructed a home at 3 North Lake Shore Boulevard (photo 46). He became a prominent local businessman who dealt in hardware and lumber and engaged in property sales and development. A.C. Thullbery and his son, C.C. Thullbery, also came to Lake Wales in 1914 at the behest of Briggs. Both played important roles in the development of the local citrus industry and were active in civic affairs. A.C. Thullbery constructed a distinctive house overlooking Crystal Lake at 344 East Park Avenue (photo 47). Featuring a front-facing pedimented gable roof and an incorporated end porch with paired brick columns, the A.C. Thullbery house was built by J.J. Johnson, a Bartow contractor, in 1914. The following year C.C. Thullbery constructed one of the first Bungalow style homes in Lake Wales at 239 North Lake Shore Boulevard (photo 8).

Historic Residences, 1919-1947

The district experienced its most intensive period of residential development during the Florida Land Boom of the 1920s. Most of the remaining lots along the lakefronts were developed and the interior streets were lined with relatively modest houses. The Bungalow remained the dominant style, but a number of Mediterranean Revival and Mission style buildings constructed during the period changed the character of the architecture in the district. In addition to single family residences, several apartment houses and duplexes were built in response to the need for housing caused by the rapidly growing population of the community.

Among the most significant houses constructed during the period was that of S.D. Gooch at 500 East Bullard Avenue (photo 48). Born in 1888, Stapleton D. Gooch was a member of a prominent Virginia family that traced its roots to Colonial Virginia Governor William Gooch. After graduating from the University of Virginia in 1910, Gooch moved to Plant City, Florida, where he went to work for the Coronet Phosphate Company as a chemist. In 1913 he moved to New Jersey where he was employed by E.I. duPont de Nemours & Company high explosives plant. Upon his return to Florida in 1925 he formed a partnership with E.C. Stuart and C.G. Memminger and founded the Diamond Sand Company, which mined sand for the making of concrete. Through several mergers and expansions, the company and its subsidiaries grew to one of the leading mining operations of its type in the country. In 1928 Gooch was made manager of the Coronet Phosphate Company, which later became the Pembroke Chemical Corporation. For his scientific work in phosphorous and phosphate he was made Phi Beta Kappa by the University of Virginia.

Soon after settling in Lake Wales, Gooch constructed the large Bungalow style house at 500 East Bullard Avenue. He became very active in local civic affairs and served two terms as president of the Lake Wales Chamber of Commerce and was a member of the Lake Wales School Board. After the collapse of the phosphate

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industry in the 1930s, Gooch established several large cattle ranches and citrus groves in Hillsborough County. In 1938 his son, S.D. Gooch, Jr., constructed an impressive Classical Revival style house on an adjoining lot at 302 South Lake Shore Drive (photo 21).

Other significant houses constructed in the district during the period include the Harold Norman House at 214 South Lake Shore Boulevard (photo 49) and the A.L. Alexander House at 322 North Scenic Highway (photo 19). The Mediterranean Revival style Norman House was built in 1925. Norman came to Lake Wales in 1915 from Minnesota and was initially involved in the citrus industry. In 1919 he helped organize the Lake Wales Amusement Company, which developed the Scenic Theater in the downtown area. Norman also served several terms on the Lake Wales City Commission.

A native of Michigan, A.L. Alexander came to Lake Wales in 1914 and established a photography business. He designed his house from a drawing he saw on the cover of a contemporary home pattern book. The unusual Tudor Revival style building features a steeply-pitched parapet gable end with a graceful arched wing wall. His studio was located in a two-story building on the rear of the property. Alexander continued to live at the house with his wife, Stella, until his death in 1947. In 1952 the house was purchased by Amos and Pauline Griffith who converted the house into a funeral parlor, a function it continues to serve today.

Farmer Apartments at 241 East Seminole Avenue (photo 17) and the Court of Seven Chimneys Apartments at 436 East Park Avenue (photo 50) are two examples of apartment buildings constructed in the district during the land boom. Farmer Apartments was constructed 1926 and features a modified U-shaped plan and Mission styling. Built in 1925, The Court of Seven Chimneys overlooks Crystal Park and has a Tudor Revival style design.

Education Buildings

The district contains a significant collection of buildings associated with Lake Wales's early history of education. Included are the first building to serve as a schoolhouse and a complex of five buildings that were developed between 1918 and 1947 along East Seminole Avenue. The first building erected specifically for educational purposes in the community was the Zipprer House at 451 East Sessoms Avenue (photo 11). The Lake Wales Land Company began constructing the school in Crystal Park, at the southwest corner of East Sessoms Avenue and North Fifth Street, in November 1913. The following January the Land Company petitioned the Polk County Board of Public Instruction for assignment of a teacher to the community. The first classes at the school were held on January 20, 1914. The school remained open until 1918 when it was replaced by a larger facility. The original building was moved that year to its present site by local contractor J.F. Townsend and converted to a residence. It served as the long-time home of the Zipprer family.

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The building that replaced the original school house is located at 309 East Seminole Avenue (photo 25). The need for a new school to accommodate the growing number of school age children in the community was recognized as early as 1916. That year a group of local citizens petitioned the Polk County Board of Public Instruction for permission to establish a special taxing district to support the school and to issue \$25,000 in bonds for the erection of a new school building. It was to be constructed on property donated by the Lake Wales Land Company at the northeast corner of Seminole Avenue and 3rd Street. By the middle of February, 1917 the school bonds had been sold. Plans for what was to be originally called the Lake Wales Grammar and High School were drawn by F.H. Trimble, a prominent Orlando architect.

Trimble, born in Canada in 1878, was educated at Morning Side College in Sioux City, Iowa. In 1914, after serving as an architect for the Methodist Episcopal Church in China for several years, he relocated to Florida, where he established a practice in Fellsmere, a small town north of Vero Beach. Many of his early designs were small wood frame commercial buildings and residences in the town. His first major work was the Fellsmere School (NR 1996). He began traveling to other communities, including Fort Pierce, Okeechobee, West Palm Beach, and Jacksonville, to secure additional work. In 1916 he moved to Orlando, which became Florida's largest inland city during the period. In Orlando, Trimble developed a reputation as a gifted and talented architect. By 1925, he had designed some fifty public schools in cities throughout southern Florida. Some of his most important education-related designs include an early campus plan and several buildings on the Florida Southern College campus in Lakeland, which dates to 1922, and St. Joseph's Catholic School in Orlando. Trimble also designed Hardin Hall, a large Classical Revival meeting hall and dormitory completed in 1927 at the Florida Methodist Children's Home in Enterprise, Volusia County.

During his distinguished career, Trimble also crafted the plans for several hotels, including the Valdez in Sanford, the Sebring in Sebring, the Vero Theater and Royal Park Inn in Vero Beach, the Haven in Winter Haven, and the Princess Martha in St. Petersburg. Trimble experimented with popular styles of the period, including revivals from the Classical, Colonial, Mediterranean, and Italian Renaissance traditions, and the Craftsman and Prairie genres in the American movement of the early twentieth century.

Trimble's design for the Lake Wales school incorporated elements that were consistent with advanced theory on educational construction during the late nineteenth and early twentieth centuries. It is a two-story building with Colonial Revival style elements. As it was originally constructed, the building measured 112-feet in width and 66-feet in depth. The walls were constructed of red brick and the ceilings and roof were made of metal to make the building fireproof. Ribbons of large double-hung sash windows provided light and ventilation for the classrooms, and electric lights, steam heating, and indoor plumbing were installed. Trimble also included a 30 x 50 foot auditorium with a seating capacity of 500 persons in the plans.

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On July 5, 1918 the new school was inspected by the County School Superintendent and Board members and was pronounced to be the best school facility in the county. The first classes were held September 2, 1918, with a total of 104 pupils from grades one through ten in attendance. The following year enrollment had grown to 170 pupils. During the land boom enrollment increased rapidly, resulting in serious overcrowding in the existing facility.

In response, bond issues for the erection of separate high school and primary school buildings were let. The high school was the most pressing need. Prominent Tampa architect M. Leo Elliott was contracted to draw the plans for the building. The two-story building had a Late Gothic Revival style design and measured 72 x 182 feet. It was constructed of artificial limestone and brick. The auditorium was 93 x 77 feet, with a seating capacity of 1,120 persons. It was completed during the summer of 1926. Grades one through eight remained in the building left behind by the high school students. The following year, a new primary school building was completed at 401 North Fourth Street (photo 27). The long one-story brick building was designed with Colonial Revival elements. It housed grades one through six and the original school building was used as a junior high school for grades seven and eight.

Three additional buildings were added to the school complex during the 1930s and 1940s. They included the Central Cafeteria, which was constructed in 1937 at 309A Seminole Avenue (photo 26); the High School Gymnasium, built in 1940 at 407 North Third Street (photo 28); and the High School Band Building, constructed in 1947 at 411 North Fourth Street.

From the fall of 1918 until the fall of 1939, all school-age white children attended classes in one of the three buildings. After the latter year new schools were constructed in other parts of the town. Eventually, in the 1970s the historic school complex was abandoned entirely in favor of new buildings. The 1926 High School building burned in the early 1980s and was razed. The remaining buildings constitute the most significant collection of historic education buildings in Lake Wales and are in the process of being restored to serve other community functions.

Recreational Site and Buildings

Crystal Lake and the immediate area surrounding it were set aside in the original town plan as a public park (photo 35). The park became one of the most important recreation areas in the city. Local residents and tourists went to swim in Crystal Lake and picnic along its shores. In the early 1920s August Hecksher, an investor from New York and prominent local land owner and citrus developer, established donated money for the establishment of a playground on the southeast corner of the park, a function that area continues to serve today. A monument

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recognizing Hecksher's contribution is located in the park at the corner of Orange Avenue and North Lake Shore Boulevard.

During the land boom years of the 1920s a group of regular seasonal residents formed the Lake Wales Tourist Club and were allowed by the city to construct a storage building and restrooms in the park (photo 35). The club later developed shuffleboard courts and a lawn bowling field. In the late 1930s a larger clubhouse and storage building was built by the club (photo 34).

Transportation Site and Buildings

Another important site dating from the city's first year of existence is the CSX Historic Corridor (photos 39-41). The property, which extends along the east side of Scenic Highway, was originally the right-of-way of the Atlantic Coast Line Railroad. The railroad entered the city in 1911 and was in large part responsible for the successful development of the city. The landscaped green spaces that flank the tracks of the railroad offered an attractive entrance to the community for rail passengers and acted as a buffer between the commercial center on the west and the residential area that adjoined on the east.

Located on the corridor are the only surviving historic buildings associated with transportation in the city. They are the ACL Railroad Passenger Depot at 325 South Scenic Highway (photo 32) and the Seaboard Air Line Depot at 321 South Scenic Highway (photo 33). The Mission style ACL Depot was constructed in 1928 by the R.W. Burrows Construction Company at a cost of approximately \$51,000. The Burrows Company also built the Mission style Church of the Holy Spirit (NR1990) for the Catholic Diocese in Lake Wales in 1927. Passenger service on the Atlantic Coast Line continued to Lake Wales until 1954. The station continued to handle freight, which had provided the bulk of its cargo since the 1930s. The heavy freight traffic during this period necessitated an addition to the building in 1938. In 1966 the ACL and the SAL merged to form the Seaboard Coast Line Railroad. In 1974 freight service to the Lake Wales station halted, and trains no longer stopped at the depot. The depot was converted to a museum under the auspices of the Florida Bicentennial Commission in 1976. It was listed in the National Register as an individual property in 1990.

The SAL Depot was constructed shortly after the rail line was constructed through the community in 1915. It was originally located at the southeast corner of the intersection of Scenic Highway and the tracks of the SAL. The small wood frame building is the oldest structure associated with transportation in the city. In 1993 it was moved to its present site on the CSX Corridor to prevent its destruction.

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Social Buildings

The Lake Wales Woman's Club traces its roots to May 26, 1914, when Nellie Stewart invited a group of her friends to join her at Hotel Wales for a "Thimble Party." It was decided at that function to continue to meet every two weeks at various homes in the community and that the name of the group would be "The Merry-Go-Round" Club. Initially, the meetings were simple social events, but as the organization grew members decided that the club should get involved in community affairs. In February 1915 the club's name was changed to "Mutual Aid Society." One of the first major projects undertaken was to raise money for the installation of electric lights at the public pavilion. On October 11, 1916 the club members of the Mutual Aid Society voted to change the club's name to "Civic League" and a new constitution and by-laws were adopted. The purpose of the league was take part in all matters relating to the town's improvement. In 1919 the club's name was again changed to the Lake Wales Woman's Club.

The first permanent home of the Woman's Club was Crystal Lodge, which was constructed by the municipal government as a community building in 1920 and is now located at 323 South Scenic Highway (photo 30). The small wood frame building with Bungalow style elements stood at the corner of East Park Street and North Scenic Highway until 1938, when it was moved to make room for a larger facility. On May 4, 1938 the city council deeded the land where the original building sat to the Woman's Club with the stipulation that it pay the expense of moving Crystal Lodge to a new site. After the building was removed it was used by the Lake Wales Chamber of Commerce until 1989 when it was slated for demolition. Instead, the building was acquired by the Lake Wales Depot Museum and moved to its present site.

The present Lake Wales Woman's Club at 275 East Park Avenue (photo 31) was completed in April 1939 and originally called the Lake Wales Community Center. Its construction marked the culmination of twenty years of fund raising by members of the club. Additional assistance was supplied by the Works Progress Administration, one of the federal programs established by President Franklin Roosevelt to help spur recovery from the Great Depression. W.B. Talley & Sons, one of the leading architectural firms of Central Florida, received the commission to design the \$20,000 building.

Commercial Building

The Log Cabin Tea Room at 301 East Central Avenue (photo 36) was constructed in 1926 by Tampa merchant Frank Rinaldi. Constructed of pine tree trunks, the building is one of three log structures in the district. The restaurant was run by Rinaldi's wife, Blanche, and daughter, Elizabeth. It remained open throughout the remainder of the historic period. The building presently serves as an antique store.

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Criterion A

The district possesses significance under Criterion A in the areas of Community Planning and Development, Education, and Transportation. Most of the area that makes up the district was included in the original plat of Lake Wales. It was the first residential section developed and contains the most significant collection of historic residential resources in the community. In addition to residences, the district contains six buildings associated with the early development of education in Lake Wales. They are located in an area that was set aside by the Lake Wales Land Company for such purposes. The original town plan also included Crystal Park, which is one of the most important historic recreation resources in the community and contains three historic buildings constructed for recreational purposes. The western boundary of the district is defined by the CSX Historic Corridor, which includes all of the city's remaining resources associated with the historic development of transportation. Among them are the Atlantic Coast Line Passenger Depot, Seaboard Air Line Depot, and a series of contributing green spaces that formed the ACL right-of-way when it was built through the community in 1911. Another significant feature of the district is the First Baptist Church, which is one of two religious buildings previously listed in the National Register.

Criterion C

Under Criterion C, the district possesses significance in the area of Architecture. Most of the buildings exhibit definable architectural styles that were popular in the early twentieth century. The Bungalow/Craftsman is the dominant style in the district, but there are also excellent examples of the Mediterranean Revival, Colonial Revival, Classical Revival, Mission, Tudor Revival, and Minimal Traditional styles. The obvious craftsmanship and high quality of the materials used in the designs of the buildings set them apart from the pre-fabricated buildings constructed in the community during the post-World War II period.

The district possesses additional significance under Criterion C for its association to several prominent regional architects. F.H. Trimble, who designed the Lake Wales Primary and High School building at 309 East Seminole Avenue, was one of the most prolific school architects in Florida during the 1910s and 1920s. Based for most of his career in Orlando, Trimble designed over fifty schools for communities throughout southern Florida. Wilbur B. Talley (a native of Lake Wales), was the architect of the Lake Wales Community Building and Woman's Club at 275 East Park Avenue. Talley also established an excellent reputation for the design of public buildings in Jacksonville during the early twentieth century. After relocating to Lakeland in 1922, Talley designed a number of landmark properties in Central Florida.

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VERBAL BOUNDARY DESCRIPTION

Begin at a point at the southeast corner of North Scenic Highway and the abandoned Seaboard Air Line Railroad grade and proceed as follows:

- east along the southern line of the railroad grade to its intersection with North Fourth Street
- south to a point opposite the alley of the block bounded on the west by North Fourth Street, on the east by North Fifth Street, and on the south by East Seminole Avenue
- east along the south side of the alley to North Fifth Street
- south to a point opposite the southwest corner of the property at 416 North Fifth Street
- east to the southeast corner of said lot
- north to the northwest corner of the property at 411 North Wales Boulevard
- Southeast to the northeast corner of said lot
- south along the west side of Wales Boulevard to its Junction with North Lake Shore Boulevard
- south along the west side of Lake Shore Boulevard to a point at the southeast corner of the property at 400 South Lake Shore Boulevard
- west to a point at the southwest corner of the property at 502 East Polk Avenue
- north along the east side of South Fifth Street to a point opposite the southeast corner of the lot at 310 South Fifth Street
- west to a point at the southwest corner of said lot
- north to the north side of the alley in the block bounded by East Bullard Avenue, South Fifth Street, East Polk Avenue, and South Fourth Street
- west along the alley to the west side of South Fourth Street
- southeast along the South Fourth Street to its junction with East Polk Avenue
- west along the north side of Polk Avenue to its junction with South Scenic Highway
- northwest along the east side of Scenic Highway to a point at on the south side of East Sessoms Avenue
- east along East Sessoms Avenue to the northeast corner of that road and North Scenic Highway
- north along the east side of North Scenic Highway to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary of the district is well defined by natural and man-made features. It encompasses the most significant collection of resources associated with Lake Wales historic residential development, while excluding the undeveloped land, commercial property, and modern-era resources that surround the district. The northern boundary was established along the abandoned railroad grade of the Seaboard Air Line Railroad (photo 51) and

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juts down to the south to exclude several non-contributing buildings near the northeast corner of the district. The eastern boundary follows the western edge of Wales Boulevard and Lake Shore Boulevard, excluding a modern playing field to the northeast and the shoreline of Lake Wales to the east (photos 52 and 53). The southern boundary was established one lot south of Polk Avenue, which marks the southern extent of historic development (photo 54). Scattered historic residences exist several blocks to the southeast of the district, along South Lake Shore Boulevard, but large gap between that area and the district precluded their inclusion (photo 55). Like the northern boundary, the southern boundary has several jogs that are necessary to exclude a concentration of non-contributing resources. The western boundary runs along the western edge of the C.S.X. Historic Corridor from East Polk Avenue to East Sessoms Avenue and then juts east to the eastern side of North Scenic Highway. To the west of the boundary is modern commercial development and the Lake Wales Historic Commercial District, which was listed in the National Register in 1990 (photos 56 and 57).

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PHOTOGRAPHIC INVENTORY

- 1) 15 and 11 North Fourth Street, Lake Wales Historic Residential District
- 2) Lake Wales, Polk County, Florida
- 3) Stephen Olausen
- 4) June 1996
- 5) Historic Property Associates, Inc., St. Augustine, FL
- 6) Streetscape of the west side of the 10 block of North Fourth Street, facing southwest
- 7) 1 of 56

Items 2-5 are the same for the remaining photographs

- 1) 436, 432, 426 East Central Avenue, Lake Wales Historic Residential District
- 6) Streetscape of the south side of the 400 block of East Central Avenue, facing southwest
- 7) 2 of 56

- 1) 218, 224, 230 East Seminole Avenue, Lake Wales Historic Residential District
- 6) Streetscape of the south side of the 200 block of East Seminole Avenue, facing southeast
- 7) 3 of 56

- 1) 315, 301 East Sessoms Avenue, Lake Wales Historic Residential District
- 6) Streetscape of the north side of the 300 block of East Sessoms Avenue, facing northwest
- 7) 4 of 56

- 1) 431, 427, 421 East Johnson Avenue, Lake Wales Historic Residential District
- 6) Streetscape of the north side of the 400 block of East Johnson Avenue, facing northwest
- 7) 5 of 56

- 1) 340, 339, 403 East Central Avenue, Lake Wales Historic Residential District
- 6) Streetscape of the 300 and 400 blocks of East Central Avenue, facing east
- 7) 6 of 56

- 1) J.S. Whitehurst House, 403 East Central Avenue, Lake Wales Historic Residential District
- 6) Oblique view of facade and west side, facing northeast
- 7) 7 of 56

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1) C.C. Thullbery House, 239 North Lake Shore Boulevard, Lake Wales Historic Residential District
6) Oblique view of facade and north side, facing southwest
7) 8 of 56

1) Hardman-Roach House, 4 South Lake Shore Boulevard, Lake Wales Historic Residential District
6) View of facade (east elevation) facing west
7) 9 of 56

1) Samuel B. Curtis House, 23 North Lake Shore Boulevard, Lake Wales Historic Residential District
6) View of facade (east elevation) facing west
7) 10 of 56

1) Zipprer House, 451 East Sessoms Avenue, Lake Wales Historic Residential District
6) View of facade (south elevation) facing north
7) 11 of 56

1) 300 North Fifth Street, Lake Wales Historic Residential District
6) View of facade (west elevation), facing east
7) 12 of 56

1) Wheeler-Durso House, 15 North Lake Shore Boulevard, Lake Wales Historic Residential District
6) Oblique view of facade and south side, facing northwest
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1) 417 East Seminole Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and east side, facing northwest
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1) G.V. Tillman House, 301 East Sessoms Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing northeast
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1) Rutherford-Majors House, 428 East Johnson Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing southeast
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Section number PHOTOS Page 3 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

- 1) Farmer Apartments, 241 East Seminole Avenue, Lake Wales Historic Residential District
- 6) View of facade (south elevation), facing north
- 7) 17 of 56

- 1) A.L. Alexander House, 322 North Scenic Drive, Lake Wales Historic Residential District
- 6) View of facade (west elevation), facing southeast
- 7) 18 of 56

- 1) 135 East Fourth Street, Lake Wales Historic Residential District
- 6) View of facade (west elevation), facing east
- 7) 19 of 56

- 1) 418 East Park Avenue, Lake Wales Historic Residential District
- 6) View of facade (north elevation), facing south
- 7) 20 of 56

- 1) S.D. Gooch, Jr. House, 302 South Lake Shore Boulevard, Lake Wales Historic Residential District
- 6) Oblique view of facade and south side, facing northwest
- 7) 21 of 56

- 1) Craige-Pearce House, 400 South Lake Shore Boulevard, Lake Wales Historic Residential District
- 6) View of facade (east elevation), facing west
- 7) 22 of 56

- 1) G.V. Tillman House Outbuilding, 301A East Sessoms Avenue, Lake Wales Historic Residential District
- 6) Oblique view of west elevation and north side, facing southeast
- 7) 23 of 56

- 1) Outbuilding, 402A East Park Avenue, Lake Wales Historic Residential District
- 6) View of north elevation, facing south
- 7) 24 of 56

- 1) Lake Wales High and Grammar School Building, 309 East Seminole Avenue, Lake Wales Historic Residential District
- 6) Oblique view of facade and south side, facing northeast
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Section number PHOTOS Page 4 **LAKE WALES HISTORIC RESIDENTIAL DISTRICT**
Lake Wales, Polk County, Florida

1) Central Cafeteria, 309A East Seminole Avenue, Lake Wales Historic Residential District
6) View of east elevation, facing northwest
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1) Lake Wales Primary School, 401 North Fourth Street, Lake Wales Historic Residential District
6) View of facade (east elevation), facing northwest
7) 27 of 56

1) Lake Wales High School Gymnasium, 407 North Third Street, Lake Wales Historic Residential District
6) Oblique view of facade and north side, facing southwest
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1) Lake Wales High School Band Building, 411 North Fourth Street, Lake Wales Historic Residential District
6) Oblique view of facade and south side, facing northwest
7) 29 of 56

1) Crystal Lodge, 323 South Scenic Highway, Lake Wales Historic Residential District
6) Oblique view of facade and south side, facing northeast
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1) Lake Wales Community Center and Woman's Club, 275 East Park Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing northeast
7) 31 of 56

1) The Atlantic Coast Line Railroad Passenger Depot, 325 South Scenic Highway, Lake Wales Historic Residential District
6) Oblique view of facade and east side, facing southwest
7) 32 of 56

1) Seaboard Airline Depot, 321 South Scenic Highway, Lake Wales Historic Residential District
6) Oblique view of south elevation and east side, facing northwest
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Lake Wales, Polk County, Florida

1) Lake Wales Tourist Club, 205 North Fifth Street, Lake Wales Historic Residential District
6) View of facade (north elevation), facing south
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1) Crystal Park Recreation and Restroom Building, 201 North Fifth Street, Lake Wales Historic Residential District
6) View of facade (south elevation), facing north
7) 35 of 56

1) Log Cabin Tea Room, 301 East Central Avenue, Lake Wales Historic Residential District
6) View of facade (south elevation), facing north
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1) First Baptist Church, 338 East Central Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing southeast
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1) Crystal Park, Lake Wales Historic Residential District
6) View of Crystal Park and Crystal Lake, facing northwest from East Park Avenue
7) 38 of 56

1) Historic Corridor, Lake Wales Historic Residential District
6) View of Corridor and Seaboard Air Line Depot, facing north from East Johnson Avenue
7) 39 of 56

1) CSX Historic Corridor, Lake Wales Historic Residential District
6) View of Corridor, facing south from East Stuart Avenue
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1) CSX Historic Corridor, Lake Wales Historic Residential District
6) View of Corridor, facing north from East Central Avenue
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1) 417 East Central Avenue, non-contributing building, Lake Wales Historic Residential District
6) View of south elevation, facing north
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Lake Wales, Polk County, Florida

1) 431 East Seminole Avenue, non-contributing building, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing northeast
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1) C.L. Johnson House, 315 East Seminole Avenue, Lake Wales Historic Residential District
6) Oblique view of facade and west side, facing northeast
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1) Joe Briggs House, 33 North Lake Shore Boulevard, Lake Wales Historic Residential District
6) View of facade (east elevation), facing east
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1) Robert Nelson Jones House, 3 North Lake Shore Boulevard, Lake Wales Historic Residential District
6) View of facade (east elevation), facing west
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1) A.C. Thullbery House, 344 East Park Avenue, Lake Wales Historic Residential District
6) View of facade (north elevation), facing southwest
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1) Stapleton D. Gooch House, 500 East Bullard Avenue, Lake Wales Historic Residential District
6) View of facade (north elevation), facing south
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1) Harold Norman House, 214 South Lake Shore Boulevard, Lake Wales Historic Residential District
6) View of facade (east elevation), facing west
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1) Court of Seven Chimneys Apartments, 436 East Park Avenue,
Lake Wales Historic Residential District
6) View of facade (north elevation), facing south
7) 50 of 56

1) Abandoned Seaboard Air Line Railroad Grade, Lake Wales Historic Residential District
6) View of railroad grade showing the northern limit of the district, facing west from North Fourth Street
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Lake Wales, Polk County, Florida

1) Playing Fields, Lake Wales Historic Residential District

6) View of playing fields showing the northeastern limits of the district, facing southeast from North Wales Boulevard

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1) Lake Wales Shoreline, Lake Wales Historic Residential District

6) View of shoreline showing eastern limits of the district, facing southeast from East Park Avenue

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1) South Lake Shore Boulevard and Lake Wales Shoreline, Lake Wales Historic Residential District

6) View of boulevard and shoreline showing the southern limits of the district, facing southeast from East Polk Avenue

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1) South Scenic Highway, Lake Wales Historic Residential District

6) View of west side of 10 block of South Scenic Highway showing western limits of district, facing southwest from East Central Avenue

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1) North Scenic Highway, Lake Wales Historic Residential District

6) View of contributing buildings in the Lake Wales Historic Commercial District in the 10 Block of North Scenic Highway showing the western limits of the district, facing northwest from East Central Avenue

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