



b60

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 WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT

other names/site number Winter Haven Heights Historic District

2. Location

street & number Roughly Lake Martha, 2nd St. NE, 5th St. NE & Avenue A NE N/A  not for publication

city or town Winter Haven N/A  vicinity

state FLORIDA code FL county Polk code 105 zip code 33883

3. State/Federal Agency Certification

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

*Janet Snyder Hartman* 5/04/2000  
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) \_\_\_\_\_

*Robert H. Beall*  
Signature of the Keeper

\_\_\_\_\_  
Date of Action 6-15-00

5. Classification

Ownership of Property
(Enter as many boxes as apply)

Category of Property
(Enter only one box)

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

- private
public-local
public-State
public-Federal

- buildings
district
site
structure
object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, total). Values: 147, 48, 0, 0, 0, 147, 48.

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

Number of contributing resources previously listed in the National Register

Historic Architectural Resources of Winter Haven

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling

DOMESTIC/Single Dwelling
DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

See continuation sheet Section 7, Page 1.

foundation Brick
walls Wood
roof Asphalt
other Wood: Porch

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1907-c. 1946

Significant Dates

c. 1907

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreeage of Property 45 approximately

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	2	8	5	2	0	3	1	0	0	1	8	0
	Zone	Easting							Northing						
2	1	7	4	2	9	3	8	0	3	1	0	0	1	8	0

3	1	7	4	2	9	3	8	0	3	0	9	9	6	6	0
	Zone	Easting							Northing						
4	1	7	4	2	8	5	2	0	3	0	9	9	6	6	0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sidney Johnston, Historic Consultant; Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date May 2000

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name

street & number telephone

city or town state zip code

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

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

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

**DESCRIPTION: ARCHITECTURAL CLASSIFICATION**

NO STYLE/Wood Frame Vernacular

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Bungalow; Prairie

LATE 19TH & 20TH CENTURY REVIVALS/Mission; Colonial Revival; Tudor

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

**SUMMARY**

The Winter Haven Heights Historic Residential District is an approximately 45 acre residential neighborhood that contains the largest collection of historic residential buildings in the city. There are a variety of residential architectural styles that include wood frame and masonry vernacular, Bungalow, Mission, Colonial Revival, Prairie, and Tudor Revival. The district consists primarily of one-story and two-story single family dwellings constructed between c. 1907 and c. 1946. Many of the primary residences have outbuildings, such as garages and garage apartments. There are also some multiple dwelling buildings in the district. Of the 195 building in the district, 147 are contributing and 48 are noncontributing, a ratio of 76 percent contributing to 24 percent noncontributing.

**SETTING**

Winter Haven is a city of approximately 28,000 residents located on the Highlands Ridge in central Polk County about forty miles southwest of Orlando. The city is widely recognized for its "Chain of Lakes," a series of 14 lakes connected by navigable canals. Winter Haven lies 146 feet above sea level. Its city limits touch or surround 23 lakes. The primary north-south thoroughfare servicing the city is U.S. Highway 17, which jogs through the central business district on its way south to Bartow. State Road 547, also known as Central Avenue, serves as a primary east-west corridor. Cypress Gardens, billed as "Florida's First Theme Park," lies a few miles south of the central business district. The City annually hosts the spring training camp of the Cleveland Indians baseball team.

**DESCRIPTION**

The Winter Haven Heights Historic District extends for four blocks between the south shore of Lake Martha and Central Avenue, the city's primary east/west connector. The district boundaries encompass all or parts of eighteen blocks that comprise parts of four historic subdivisions opened between 1907 and 1924 and contains the largest concentration of historic buildings in the city. The district lies two blocks east of the eastern boundary of the original Town Plan of Winter Haven which was platted in 1883.

Commercial buildings of relatively recent construction interrupt the pattern of development to the south and new residences stand to the east. Undeveloped real estate and scattered dwellings of relatively recent construction lie to the west. The approximately 45 acre district has an irregular shape, governed, in part, by the historic pattern of development of the town, in part by the shoreline contour of Lake Martha, and, in part, by the demolition and alteration of older homes near the district boundaries.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 3

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

Lake Martha Park is a historic green space located near the northwest corner of the district. The terrain of the neighborhood is relatively flat, sloping downward only slightly toward Lake Martha. Oak and palm trees that characterize the landscaping of the district offer shade and add to the natural attractiveness of the area.

### Architectural Styles

The majority of the buildings in the historic district are wood frame vernacular, single family dwellings. The others exhibit formal stylistic influences, such as Bungalow, Mission, Colonial Revival, Tudor Revival, and Prairie. The typical historic residence rises between one and two-and-one-half stories. Most facades retain their original detailing, with clapboard, drop siding, wood shingles, or stucco serving as exterior wall materials. Fenestration consists of original double-hung sash and casement windows with multiple lights. Brick piers support most dwellings. The first extant building in the district was constructed c. 1907. Only 24 contributing buildings were constructed between 1907 and 1919. The 1920s saw the construction of 105 buildings, with the majority of them (57) erected in 1925. Just 12 buildings were constructed during the 1930s, 11 of which were built in 1935. There were 11 buildings produced between 1940 and 1946, nine of which were erected in the latter year.

### Frame Vernacular

There are 81 examples of frame vernacular architecture in the district. The residence at 317 3rd Street, Northeast (Photo 1), constructed c. 1910, is a one and a half story single family with a rectangular ground plan and a hip roof that features three hip dormers. An 11-bay veranda covered by a hip roof wraps across the facade and an elevation. Asbestos shingles serve as the exterior wall fabric and the major fenestration consists of 1/1-light double-hung sash windows. A corbelled brick chimney pierces the south slope of the roof. The dwelling rests on a foundation of brick piers.

An early two story example of wood frame vernacular construction stands at 333 Avenue A, Northeast (Photo 2), constructed c. 1908. The dwelling has an irregular ground plan and is covered by a cross-gable roof. A partially enclosed veranda displays a hip roof. Clapboard serves as the exterior wall fabric and the fenestration consists of 1/1-light double-hung sash windows. The building rests on a foundation of concrete block piers.

Another example of a two-story residence, which exhibits some bungalow details, is located at 220 Avenue A, Northeast (Photo 3). The house, constructed c. 1935, has a rectangular plan and is covered by a side gable roof that exhibits exposed rafter ends. A two-bay porch with a front facing

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 4

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

gable extends from the northeast corner of the main facade. The lower half of the screened porch is enclosed with weatherboard walls, and the roof of the porch is supported by short square columns that rest on stuccoed battered piers. Weatherboard serves as the exterior wall fabric and the main fenestration consists of 3/1-light double-hung sash and metal sash windows. A corbelled brick chimney rises along the east exterior wall. The building rests on a foundation of brick piers.

A two-story example from the 1920s is located at 411 Avenue C, Northeast (Photo 4). The building, constructed c. 1923, has an irregular plan and is covered by a clipped-gable (jerkin head) main roof. A one-story hipped roof screened porch extends from the east elevation of the house, and a one-bay entry porch sheltered by gabled console is found on the main (south) facade near the southwest corner of the building. Stucco serves as the exterior wall fabric and the main fenestration consists of 3/1-light double-hung sash and multi-light casement windows. A brick chimney rises along the west exterior wall. The building rests on a continuous concrete block foundation.

Bungalow/Craftsman

There are 39 residences in the historic district classified as bungalows. A one and a half story example of the Bungalow style is the residence at 199A Avenue D, Northeast (Photo 5), which was constructed c. 1915. It is one of several bungalows constructed prior to the 1920s. The building exhibits a gable roof pierced by a shed dormer. Brackets are mounted under the eaves and a decorative truss appears in the gable end. An end porch is integrated within the primary roof. The exterior wall fabric is a composite of asbestos shingles, vinyl siding, and drop siding. The main fenestration consists of 4/1-light and 2/1-light double-hung sash and 4-light casement windows.

The one-and-one-half story wood frame residence at 210 Avenue A, Northeast (Photo 6) displays Bungalow influences expressed by a side gable roof with a shed dormer on the main facade. Three arched bays extend across the porch. Wood shingles and stucco serve as the exterior wall fabrics and fenestration consists of 2/2-light double-hung sash windows. The house is supported by a continuous brick foundation.

A bungalow erected in 1923 in brick stands at 203 Avenue C, Northeast (Photo 7). A side gable roof protects the main body of the house. A three-bay entrance porch displays a gable roof over the central bay. The architrave of the porch is supported by rubble limestone piers. Decorative rafter ends and purlins adorn the eaves. The main fenestration consists of 8/1-light double-hung sash windows. A corbelled brick chimney rises along the east exterior wall.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 5

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

The largest bungalow in the district is the two story dwelling located at 308 Avenue C, Northeast (Photo 8). Constructed c. 1923, the house has a rectangular plan and is protected by a shallow-pitched front-facing gable roof with carved rafter ends and purlins mounted under the eaves. A gabled "camel back" or "airplane" second story rises from the center ridge of the first story roof, and a veranda with a gable roof displays battered stone piers and stem walls. Stucco and brick serve as the exterior wall fabrics and fenestration consists of 4/1-light double-hung sash windows. A brick chimney pierces the west slope of the roof. The dwelling is supported by a continuous brick foundation.

Mission Style

There are ten dwellings recorded as Mission style houses. These feature stuccoed exterior walls and arched openings. A one-story example of Mission influenced architecture is found at 509 Avenue B, Northeast (Photo 9). Constructed c. 1925, the dwelling has an irregular plan and is protected by a flat roof surrounded by shaped parapets. A flat extension projects from the main body of the house. An entrance porch displays a flat roof, parapets, pent eaves, and arched bays. Stucco serves as the exterior wall fabric and the fenestration consists of 1-light casement windows. A brick chimney rises along the north exterior wall.

Another example of Mission Revival style architecture found in the neighborhood is the two-story building at 424 Avenue B, Northeast (Photo 10). Constructed c. 1926 as a garage apartment, the structure has an irregular plan with a flat roof surrounded by shaped parapets. The ground story features two vehicular bays sheltered by a veranda that extends the width of the north facade. An exterior stairway found at the elevation of the building leads to the living quarters on the second floor. Rough textured stucco serves as the exterior wall fabric and the fenestration consists of metal sash windows.

The residence at 422 Avenue C, Northeast (Photo 11) was constructed c. 1923. The dwelling has a flat roof surrounded by shaped and stepped parapets topped with ceramic tile cresting. Decorative *canales* that drain water from the flat roof are found beneath the parapet on the main (north) facade of the house. A flat extension and a porte-cochere project from the west elevation of the house. A screened entrance porch is integrated into the northwest corner of the house and displays arched openings. Textured stucco serves as the exterior wall fabric and fenestration consists of metal sash windows. A brick chimney rises along the west exterior wall.

The dwelling at 444 Avenue A, Northeast, constructed c. 1923, also displays Mission influences (Photo 12). The house has a rectangular plan protected by a flat roof surround with shaped parapets.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 7

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

Gable and flat extensions project from the main body of the building. A one-bay entrance porch with a shed roof is found at the front of the house. Stucco serves as the exterior wall fabric and the fenestration consists of diamond-light casement and metal awning windows. A brick chimney pierces the east slope of the roof.

Prairie

Two houses in the historic district display modest influences of the Prairie style. One of these is the two-story house at 330 Avenue B, Northeast (Photo 17). The residence, constructed c. 1908, has an irregular plan and features a hip roof with wide eaves supported by carved brackets. Square bays and hip and shed extensions project from the main body of the house. An entrance porch displays a flat roof and three bays. Pebble-dash stucco serves as the exterior wall fabric, and the fenestration consists of stained glass/1-light and 1/1-light double-hung sash windows.

Another two story model is located at 521 Lake Martha Drive, Northeast (Photo 18). The house has an irregular plan and displays a hipped roof pierced by four hip dormers. A hip extension projects from the main body of the dwelling. Wood shingles and weatherboard serve as the exterior wall fabrics and the main fenestration consists of 6/1-light double-hung sash and metal awning windows. A brick chimney pierces the east slope of the roof. The house is supported by a continuous brick foundation.

**Noncontributing Buildings**

Most of the noncontributing resources are relatively small dwellings constructed after 1946, although a few of the noncontributing buildings are structures constructed during the period of significance that have lost their physical integrity through irreversible alterations. An example is the house at 420 Avenue B, Northeast (Photo 30).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 6

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

A screened porch at the front of the house features a flat roof with parapets and an elongated arch that extends almost the entire width of the main (north) facade. Rough textured stucco serves as the exterior wall fabric and fenestration consists of 3/1-light double-hung sash and metal sash windows. Two brick chimneys rise along the north exterior wall.

Colonial Revival

The district boasts seven examples of Colonial Revival architecture, two of which are Dutch Colonial Revival structures. The two-story dwelling at 307 3rd Street, Northeast (Photo 13) displays Dutch Colonial Revival influences. Constructed c. 1910, the house has a gambrel roof with flared eaves and two shed dormers. A hipped roof veranda extends the width of the end wall main (east) facade. The five-bay veranda is partially enclosed on its north end. Asbestos shingles serve as the exterior wall fabric, and the main fenestration consists of 1/1-light double-hung sash windows. A brick chimney rises along the south exterior wall. The dwelling rests on a foundation of brick piers.

A two-story example of a another type of Colonial Revival House stands at 437 Avenue C, Northeast (Photo 14). Constructed c. 1923, the dwelling displays a hip roof pierced by three hip dormers. A one-story wing with a flat roof extends from the west elevation of the building, and a one-bay entrance portico with a curved roof is found on the main (south) facade of the house. The porch roof is supported by battered columns. Stucco serves as the exterior wall fabric and the main fenestration consists of 3/1-light double-hung sash and fixed windows. A brick chimney rises along the east exterior wall. A continuous brick foundation supports the house.

Tudor Revival

Three examples of Tudor, or English Romantic style, houses are found in the historic district. One of these is the relatively small one and a half story building found at 451 Avenue B, Northeast (Photo 15). The dwelling, which was constructed c. 1925, has an irregular plan and features a steeply-pitched gable roof. Gable and flat extensions project from the main body of the house. A one-bay porch is integrated into the primary roof and displays an arched bay trimmed with brick. Stucco and brick serve as the exterior wall fabrics, and the fenestration consists of 6/6-light double-hung sash and jalousie windows. False half-timbering accents the textured stucco exterior walls, and a brick chimney rises along the east exterior wall. The residence is supported by a continuous brick foundation.

A larger two-story example stands at 122 Avenue C, Northeast (Photo 16). The building, which was constructed c. 1928, has an irregular plan and is surmounted by a combination hip and gable roof.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 8

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

**Inventory of Contributing Resources**

<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Function</u>
<u>Avenue A, Northeast</u>			
202	c. 1923	Bungalow	Residence
203	c. 1915	Frame Vernacular	Residence
206	c. 1925	Bungalow	Residence
206A	c. 1925	Frame Vernacular	Outbuilding
207	c. 1915	Frame Vernacular	Residence
207A	c. 1915	Frame Vernacular	Outbuilding
207B	c. 1915	Frame Vernacular	Outbuilding
210	c. 1925	Bungalow	Residence
210A	c. 1925	Frame Vernacular	Outbuilding
217	c. 1910	Frame Vernacular	Residence
220	c. 1935	Frame Vernacular	Residence
220A	c. 1935	Frame Vernacular	Outbuilding
220B	c. 1935	Frame Vernacular	Outbuilding
224	c. 1935	Frame Vernacular	Residence
224A	c. 1935	Frame Vernacular	Outbuilding
231	c. 1910	Frame Vernacular	Residence
240	c. 1946	Frame Vernacular	Residence
240A	c. 1946	Frame Vernacular	Outbuilding
302	c. 1910	Bungalow	Residence
304	c. 1925	Bungalow	Residence
315	c. 1910	Bungalow	Residence
315A	c. 1925	Frame Vernacular	Outbuilding
319A	c. 1925	Frame Vernacular	Outbuilding
323	c. 1913	Frame Vernacular	Residence
333	c. 1908	Frame Vernacular	Residence
401	c. 1935	Colonial Revival	Residence
401A	c. 1935	Frame Vernacular	Outbuilding
408	c. 1925	Frame Vernacular	Residence
408A	c. 1925	Frame Vernacular	Outbuilding
412	c. 1940	Frame Vernacular	Residence

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 9

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

Avenue A, Northeast (cont.)

420	c. 1915	Frame Vernacular	Residence
432	c. 1926	Bungalow	Residence
432A	c. 1926	Frame Vernacular	Outbuilding
435	c. 1946	Masonry Vernacular	Residence
436	c. 1946	Masonry Vernacular	Residence
439	c. 1946	Frame Vernacular	Residence
442	c. 1946	Masonry Vernacular	Residence
444	c. 1923	Mission	Residence
448	c. 1923	Frame Vernacular	Residence

Avenue B, Northeast

216	c. 1923	Bungalow	Residence
216A	c. 1925	Frame Vernacular	Outbuilding
220	c. 1923	Mission	Residence
221	c. 1907	Frame Vernacular	Residence
221A	c. 1925	Frame Vernacular	Outbuilding
221B	c. 1925	Frame Vernacular	Outbuilding
228	c. 1923	Bungalow	Residence
232	c. 1923	Bungalow	Residence
232A	c. 1925	Frame Vernacular	Outbuilding
304	c. 1925	Frame Vernacular	Residence
304A	c. 1925	Frame Vernacular	Outbuilding
314	c. 1910	Frame Vernacular	Residence
315	c. 1915	Bungalow	Residence
315A	c. 1925	Frame Vernacular	Outbuilding
321	c. 1923	Bungalow	Residence
321A	c. 1925	Frame Vernacular	Outbuilding
324	c. 1908	Frame Vernacular	Residence
324A	c. 1925	Frame Vernacular	Outbuilding
330	c. 1908	Prairie	Residence
400	c. 1946	Masonry Vernacular	Residence
403	c. 1923	Bungalow	Residence
403A	c. 1925	Frame Vernacular	Outbuilding

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 10

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

Avenue B, Northeast (cont.)

409	c. 1923	Bungalow	Residence
424	c. 1926	Mission	Garage Apartment
425	c. 1925	Bungalow	Residence
437	c. 1926	Frame Vernacular	Residence
444	c. 1930	Bungalow	Residence
445	c. 1946	Ranch	Residence
445A	c. 1946	Frame Vernacular	Outbuilding
448	c. 1925	Tudor Revival	Residence
450	c. 1935	Bungalow	Residence
451	c. 1925	Tudor Revival	Residence
452	c. 1935	Bungalow	Residence
503	c. 1923	Dutch Colonial Revival	Residence
503A	c. 1925	Frame Vernacular	Outbuilding
509	c. 1925	Mission	Residence
509A	c. 1925	Frame Vernacular	Outbuilding
512	c. 1923	Bungalow	Residence
512A	c. 1925	Frame Vernacular	Outbuilding
513	c. 1923	Bungalow	Residence
513A	c. 1925	Frame Vernacular	Outbuilding
513B	c. 1925	Frame Vernacular	Outbuilding

Avenue C, Northeast

122	c. 1928	Tudor Revival	Residence
122A	c. 1930	Frame Vernacular	Outbuilding
126	c. 1915	Bungalow	Residence
130	c. 1920	Bungalow	Residence
130A	c. 1925	Frame Vernacular	Outbuilding
136	c. 1925	Bungalow	apartment building
203	c. 1923	Bungalow	Residence
203A	c. 1925	Frame Vernacular	Outbuilding
204	c. 1925	Bungalow	Residence
204A	c. 1925	Frame Vernacular	Outbuilding
209	c. 1910	Frame Vernacular	Residence

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 11

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

Avenue C, Northeast (cont.)

210	c. 1910	Frame Vernacular	Residence
215	c. 1923	Bungalow	Residence
215A	c. 1925	Frame Vernacular	Outbuilding
218	c. 1935	Colonial Revival	Residence
308	c. 1923	Bungalow	Residence
410	c. 1923	Bungalow	Residence
411	c. 1923	Frame Vernacular	Residence
414	c. 1923	Bungalow	Residence
414A	c. 1925	Frame Vernacular	Outbuilding
422	c. 1923	Mission	Residence
422A	c. 1925	Frame Vernacular	Outbuilding
426	c. 1925	Mission	Residence
433	c. 1935	Frame Vernacular	Residence
434	c. 1923	Bungalow	Residence
434A	c. 1925	Frame Vernacular	Outbuilding
437	c. 1923	Colonial Revival	Residence
446	c. 1925	Colonial Revival	Residence
446A	c. 1925	Frame Vernacular	Outbuilding
447	c. 1940	Bungalow	Residence
450	c. 1923	Bungalow	Residence
450A	c. 1925	Frame Vernacular	Outbuilding
502	c. 1923	Mission	Residence
502A	c. 1925	Frame Vernacular	Outbuilding
508	c. 1923	Bungalow	Residence

Avenue D, Northeast

116	c. 1940	Masonry Vernacular	Residence
116A	c. 1940	Frame Vernacular	Outbuilding
150	c. 1908	Colonial Revival	Residence
150A	c. 1925	Frame Vernacular	Outbuilding
199	c. 1915	Bungalow	Residence
199A	c. 1925	Frame Vernacular	Outbuilding
204	c. 1923	Frame Vernacular	Residence

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 12

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

Avenue D, Northeast (cont.)

204A	c. 1925	Frame Vernacular	Outbuilding
210	c. 1923	Bungalow	Residence
210A	c. 1925	Frame Vernacular	Outbuilding
218	c. 1923	Frame Vernacular	Residence
218A	c. 1925	Frame Vernacular	Outbuilding
222	c. 1925	Bungalow	Residence
222A	c. 1925	Frame Vernacular	Outbuilding

South Lake Martha Drive, Northeast

521	c. 1926	Prairie	Residence
533	c. 1926	Bungalow	Residence
533A	c. 1926	Frame Vernacular	Outbuilding

2nd Street, Northeast

223-229	c. 1925	Mission	Apartment Building
415	c. 1915	Bungalow	Residence

3rd Street, Northeast

233	c. 1925	Frame Vernacular	Residence
233A	c. 1926	Frame Vernacular	Outbuilding
307	c. 1910	Dutch Colonial Revival	Residence
317	c. 1910	Frame Vernacular	Residence
317A	c. 1925	Frame Vernacular	Outbuilding

4th Street, Northeast

220	c. 1926	Mission	Residence
220A	c. 1925	Frame Vernacular	Outbuilding
226	c. 1925	Mission	Residence
226A	c. 1925	Frame Vernacular	Outbuilding
238	c. 1923	Bungalow	Residence



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 13

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

4th Street, Northeast (cont.)

238A	c. 1925	Frame Vernacular	Outbuilding
------	---------	------------------	-------------

5th Street, Northeast

126	c. 1925	Frame Vernacular	Garage Apartment
-----	---------	------------------	------------------

**Noncontributing Resources**

Avenue A, Northeast

202A  
203A  
223  
223A  
230  
231A  
323A  
409  
411  
419  
421  
424  
429

Avenue B, Northeast

229  
305  
305A  
327  
415  
417  
417A  
418

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 14

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

Avenue B, Northeast (cont.)

420  
429  
430  
433  
451A

Avenue C, Northeast

203B  
210A  
230  
230A  
310  
350  
410A  
411A  
411B  
425  
426A  
434B  
439

Avenue D, Northeast

150B

South Lake Martha Drive, Northeast

525

2nd Street, Northeast

415A

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 15

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
DESCRIPTION

---

3rd Street, Northeast

202  
307A  
335  
335A

4th Street, Northeast

225

5th Street, Northeast

115-119

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 1

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

---

SUMMARY

The Winter Haven Heights Historic Residential District is locally significant at the local level under criteria A and C in the areas of architecture and community planning/development. The neighborhood comprises the largest collection of historic residences in the city. The buildings in the district were constructed between c. 1907 and c. 1946 and occupy portions of several residential subdivisions that were platted during the first two decades of the twentieth century. The district contains buildings representing a variety of architectural traditions, including Frame Vernacular, Bungalow, Colonial Revival, Mission, Prairie, and Tudor Revival that are consistent with national and statewide trends in architecture during the period of historic significance. The district contributes to the *Historic Architectural Resources of Winter Haven* Multiple Property Submission under the following historic contexts: **II. Progressive Era Through World I, 1896-1919**; **III. Florida Land Boom, 1920-1928**; and **IV. Great Depression to Post World War II, 1929-1949** and property type **F.1 Residential Buildings**.

STATEMENT OF SIGNIFICANCE

The district occupies a large portion of the Winter Haven Heights subdivision, a real estate development opened in 1907 by New York City developer Walter W. Taylor. A native of Massachusetts, Taylor maintained his residence in the City of Mount Vernon, a small community north of New York City, and focused his realty activities in the Bronx. Taylor visited Winter Haven in the late 1890s and made his first Polk County real estate investment along the south shore of Lake Martha. The property occupied a portion of the northwest quarter of section twenty-eight, township twenty-eight, range twenty-six, which later became the Winter Haven Heights and Fernwood developments. He acquired the real estate in two separate conveyances dated January and April 1895 from Perley Croiser, an early Winter Haven settler who lost the citrus trees planted on the property during the mid-1890s freezes. In 1904 and 1906, Taylor added to his Polk County land holdings, purchasing some eighty additional acres from William Moor in the region around Winter Haven.<sup>1</sup>

Taylor's Winter Haven Heights residential development was among the first in the city following the devastating freezes of the mid-1890s. The streets and features forming the boundaries of the subdivision included the south shore of Lake Martha, Central Avenue, 1st Street, Northeast, and 4th Street, Northeast (originally Martha Street). The subdivision opened eleven blocks, ranging in size between twelve and sixteen lots, for residential development. The subdivision provided a total of 160

---

<sup>1</sup>Mount Vernon Daily Argus. August 3, 1931; Deed Book 46, p. 494, Deed Book 48, p. 94, Deed Book 53, p. 562, Deed Book 68, p. 107, Deed Book 80, p. 112, Polk County Courthouse, Bartow, Florida.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 2

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

lots. The blocks were laid out in rectilinear fashion with central twelve foot alleys running east-west. A twelfth block was reserved for Taylor Park (now Lake Martha Park), a green space at the southwest shore of Lake Martha.<sup>2</sup>

Taylor must have been encouraged with the initial surge in land sales and development. By 1911 he had sold many of the lots with the exception of those in blocks six, nine, ten, and eleven, which lay farthest from Lake Martha. Within a decade, he had conveyed most of the remaining lots to investors and prospective home owners, with the exception of several he chose to develop with homes for rental income and the plot he selected for the construction of his personal seasonal residence. By 1919, nearly twenty dwellings had been constructed in the development. Perhaps the first dwelling built in Winter Haven Heights stands at 221 Avenue B, Northeast (Photo 19). Completed about 1907, the house was initially occupied by W.B. and Marion Kerr, operators of the Plaine View Dairy. Another early project was Walter Taylor's home at 330 Avenue B, Northeast (Photo 17). The house, built about 1908, served as Taylor's seasonal residence for about fifteen years. John T. Stallings, a real estate and insurance agent who associated with Taylor during the 1920s, resided there between the late-1920s and 1940s.<sup>3</sup>

Built about 1908, the dwelling at 150 Avenue D, Northeast (Photo 20) was occupied by C.B. Bailey in the 1910s and G.B. Harabaugh in the 1920s. The residence at 324 Avenue B, Northeast (Photo 21) was also constructed about 1908. The first occupant was John Acheson, a fruit grower, and Sarah Goodwin resided there in the mid 1920s. The property was acquired in the late 1920s by L.E. "Louis" Ball, president of the B & W Hardware Company of Winter Haven. Ball, a native of Kentucky, arrived in Winter Haven in 1919 and established the hardware store with Edgar Walthall. He later acquired Walthall's share in the business and retired in 1939. Walthall developed several apartment houses in Winter Haven during the 1920s. During the 1930s and 1940s, Frank Holland, director of the Florida Agricultural Research Institute located in Winter Haven, resided in the home. Holland was a brother to Spessard Holland, Florida governor and later U.S. Senator.<sup>4</sup>

<sup>2</sup>Plat Book 1, p. 69, Polk County Courthouse.

<sup>3</sup>R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1923), 560, 570; R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1925), 89, 467; R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1928), 72, 90; Sanborn Map Company, Fire Insurance Map of Winter Haven, Polk County, Florida (New York, 1919, 1924, 1928); Tax rolls, 1908-1919, Polk County Courthouse.

<sup>4</sup>Tax rolls, 1907-1919, Polk County Courthouse; Polk, 1923 Winter Haven City Directory, 560; Polk, 1925 Winter Haven City Directory, 57; Polk, 1928 Winter Haven City Directory, 49, 66; R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1941), 283; Winter Haven Herald, June 3, October 3, November 3, 1925; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919, 1924, 1928, 1950.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 3

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

---

The dwelling at 307 3rd Street, Northeast (Photo 11) was built about 1910 for W.H. Hickok, a fruit grower. Later residents included J. Alyn Smith, an embalmer at the Ware-Smith Funeral Home in the 1920s, and, during the 1940s, Roger Chapp, a cashier at a local bank. The two-story dwelling at 314 Avenue B, Northeast (Photo 22) was also built about 1910. Robert Shaw, an auditor and bookkeeper for an accounting firm, resided there during the 1920s. One of the last dwellings built before World War I stands at 207 Avenue A, Northeast (Photo 23). It was completed about 1915 and Arthur S. Tharpe, an insurance agent, resided there between the 1920s and 1940s.<sup>5</sup>

Flush with the success of land sales in Winter Haven Heights, Taylor in 1915 opened Fernwood Addition to Winter Haven, which lay immediately to the east of the Winter Haven Heights development. An eight-block development with 166 lots, Fernwood stretched from the west shore of Lake Elbert on the east to 4th Street, Northeast on the west, lying some 500 feet south of Lake Martha. The boundaries consisted of Avenue B, Northeast, Central Avenue, 4th Street, Northeast, and Lake Elbert Drive. One of its north/south streets, 6th Street, Northeast, was originally named Taylor Street until its name was changed in 1925. Fernwood Addition experienced relatively little development on the heels of its platting, however, because in 1916 the building trades declined after the United States turned its energies toward assisting the allied forces in World War I and the Federal government placed restrictions on the construction industry. By 1919, only five dwellings (only one of which is extant) were located in the Fernwood Addition and most of the subdivision remained planted in citrus. Notwithstanding lethargic land sales in Fernwood, the Winter Haven Heights area had assumed the characteristics of a suburban neighborhood on the eve of World War I, with nearly forty dwellings sprinkling the streets of the subdivision.<sup>6</sup>

The largest number of resources in the district, numbering 96 dwellings, were built during the period 1920-1926. Development and construction had resumed in the early 1920s. Realtor Andrew B. Coker created a relatively small subdivision along the south shore of Lake Martha in 1922. A native of Manatee County, Florida, Coker arrived in Winter Haven in 1908, opening a confectionery shop. In 1914, he established a real estate business, opening the College Heights subdivision in 1915. Coker's Addition to Winter Haven, positioned along the east boundary of Winter Haven Heights and the north boundary of Fernwood Addition, divided previously undivided property into five blocks containing

---

<sup>5</sup>Tax rolls, 1907-1919, Polk County Courthouse; Polk, 1923 Winter Haven City Directory, 589; Polk, 1925 Winter Haven City Directory, 62, 87, 88; Polk, 1928 Polk's Winter Haven, 92; Polk, 1941 Winter Haven City Directory, 281, 305; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919.

<sup>6</sup>Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919; Plat Book 3, p. 77, Polk County Courthouse; Weyerhaeuser Forest Products, Your Future Home (Washington, D.C.: American Institute of Architects, 1992), v.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

---

eighty-four lots between the Lake Martha shore, Avenue B, Northeast, 4th Street, Northeast, and 6th Street, Northeast. Some thirty dwellings, many of which contribute to the historic district, were constructed in the subdivision between its opening in November 1922 and the mid-1940s.<sup>7</sup>

One of the first houses built in the district during the early 1920s stands at 203 Avenue C, Northeast (Photo 7). Completed about 1923, it was constructed by Ted B. Johns, a contractor who occupied the dwelling between the 1920s and 1940s. Johns opened his contracting business in the early 1920s, constructing primarily houses over the following decades. Projects in the early 1940s included the W. Bryan Rawls House on Avenue D, Northeast and the Donald Horton House on 17th Street NW.<sup>8</sup>

Other early 1920s dwellings include carpenter Edward Strange's house at 215 Avenue C, Northeast (Photo 24). The largest house of the period stands at 308 Avenue C, Northeast (Photo 3). The property is historically associated with William Schultz, Jr., a florist who established a commercial nursery specializing in roses and lilies in 1920 near Lake Martha. Schultz's home was one of few residences in the Winter Haven Heights area to appear in a special feature of the Winter Haven Chief that showcased new residences built in the 1920s.<sup>9</sup>

Dwellings constructed in the mid 1920s include the house at 210 Avenue A, Northeast (Photo 6) for Floyd Linebaugh, who occupied the dwelling during the 1920s and 1940s. The Russell Haas House, located at 206 Avenue A, Northeast (Photo 25), was completed about 1925. Haas served as associate editor of the Florida Chief Publishing Company in the 1920s and occupied the dwelling between the 1920s and 1940s. Another large project of the mid 1920s stands at 204 Avenue C, Northeast (Photo 26). The property is historically associated with Lyles V. Story, president of Story's, Inc., an apparel department store in Winter Haven.<sup>10</sup>

---

<sup>7</sup>Plat Book 5, p. 42, Polk County Courthouse; Harry Cutler, History of Florida, 3 vols. (Chicago and New York: Lewis Publishing Company, 1923), 2: 299.

<sup>8</sup>Polk, 1923 Winter Haven City Directory, 568; Polk, 1925 Winter Haven City Directory, 65, 110; Polk, 1928 Winter Haven City Directory, 71, 205; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1919, 1924, 1928; Winter Haven Daily Chief, November 18, 1940, May 2, 1941.

<sup>9</sup>Polk, 1923 Winter Haven City Directory 550; Polk, 1925 Winter Haven City Directory, 46, 91; Polk, 1928 Winter Haven City Directory, 57, 91; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1919, 1924, 1928; Josephine Burr, History of Winter Haven, Florida (Winter Haven: Larry Burr Printing Company, 1974), 120; Winter Haven Chief, October 30, 1924.

<sup>10</sup>Polk, 1925 Winter Haven City Directory, 90; Polk, 1928 Winter Haven City Directory, 65, 71, 75, 91; Polk, 1941 Winter Haven City Directory, 281; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1919, 1924, 1928.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 5

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

---

The residence at 533 Lake Martha Drive, Northeast (Photo 27) was completed about 1926. Frank Harris, a citrus grower, occupied the dwelling in the late 1920s, and Robert Dahlgren, a photographer, lived there during the Great Depression and 1940s. Dahlgren, a Swede, came to the United States in 1892. He first worked as a photographer for the New York Museum, experimenting with both color and black-and-white mediums. Among his prize prints were color plates of coral reefs in the Bahamas published in a 1907 issue of the American Museum Journal. In 1911, he arrived in Winter Haven, where he opened a studio and then a second business in Bartow. At one point, his studios supported seventeen staff members who snapped photographs and processed film and prints. Dahlgren's photographs have become locally prized collector's items and important resources in the documentation of Winter Haven's history.<sup>11</sup>

Walter W. Taylor developed several houses in the district during the 1920s for rental income. Among the dwellings maintained by Taylor and leased to renters were the houses at 444 Avenue B, Northeast (Photo 28) and 451 Avenue B, Northeast (Photo 13). At the time of his death in New York in August 1931, Taylor's net assets amounted to \$835,600, assuredly a fraction of his net worth before the crash of the Florida land boom and onset of the Great Depression. In Winter Haven alone, he owned thirty-seven properties, most developed with buildings. In addition, he maintained residences in Lake Wales, Orlando, and Tampa, and several dwellings and commercial properties in New York in the Arden area of Bronx County, Dover Plains, Mount Vernon, and Pelham Manor.<sup>12</sup>

Few houses were constructed in the historic district during the late 1920s. One of those stands at 122 Avenue C, Northeast (Photo 14). The dwelling initially served as a residence for nurses at Winter Haven General Hospital. It stood vacant for several years during the late 1930s and early 1940s.<sup>13</sup>

About fifteen dwellings were constructed during the years encompassing the Great Depression and the immediate aftermath of World War II. About one-half of the houses were built between 1935 and 1941; the other half in the late 1940s. The two-story residence at 220 Avenue A, Northeast (Photo 3) was constructed about 1935. Charles Der was among the first occupants of the dwelling. The one

---

<sup>11</sup>Burr, Winter Haven, 111-112; Polk, 1928 Winter Haven City Directory, 67; Polk, 1941 Winter Haven City Directory, 297; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1928, 1950.

<sup>12</sup>Probate File 5811, Polk County Courthouse.

<sup>13</sup>Polk, 1928 Winter Haven City Directory, 106; Polk, 1941 Winter Haven City Directory, 285; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1928, 1950.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 6

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

---

story dwelling at 452 Avenue B, Northeast was also built about 1935 and the Howard Higgins House at 439 Avenue A, Northeast (photo 31) was constructed about 1941.<sup>14</sup>

A review of deeds and city directories indicate that in the period between the 1920s and 1940s the Winter Haven Heights neighborhood was relatively stable. Although some residents moved into new or different houses within the neighborhood, or to other parts of the city, many home owners lived in Winter Haven Heights for several decades. Contractor Ted B. Johns remained at 203 Avenue C, Northeast between the 1920s and 1940s, as did commercial florist William Schultz, Jr. (308 Avenue C, Northeast). Fruit grower W.H. Hickok moved within the neighborhood, residing at 307 3rd Street, Northeast in the 1910s and living next door at 317 3rd Street, Northeast between the 1920s and 1940s. The cause and patterns of social mobility of residents who remained in the neighborhood only a few years were geared to the speculative nature of house construction, job availability, and other local economic and social forces.<sup>15</sup>

**ARCHITECTURAL SIGNIFICANCE**

The dwellings of the historic district embody various building forms and architectural styles and influences, including Colonial Revival, Frame Vernacular, Mission, Prairie, and Tudor Revival. The residences convey a sense of the history of one of Winter Haven's oldest and largest suburban neighborhoods. The district contributes to the ambiance to the city, date from several periods of development, and exhibit varying degrees of craftsmanship. Collectively, they represent a variety of architectural forms popular for dwellings throughout the nation during the early twentieth century.

---

<sup>14</sup>Polk, 1941 Winter Haven City Directory, 281, 282; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1928, 1950.

<sup>15</sup>Tax rolls, Polk County Courthouse; Polk, 1923 Winter Haven City Directory, 568; Polk, 1925 Winter Haven City Directory, 62, 65, 71, 88, 110; Polk, 1928 Winter Haven City Directory, 71, 205; Polk, 1941 Winter Haven City Directory, 305; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919, 1924, 1928.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
BIBLIOGRAPHICAL REFERENCES

---

**Major Bibliographical References**

Burr, Josephine. History of Winter Haven, Florida. Winter Haven: Larry Burr Printing Company, 1974.

Cutler, Harry. History of Florida. 3 vols. Chicago and New York: Lewis Publishing Company, 1923.

Mount Vernon Daily Argus. August 3, 1931.

Polk County Courthouse. Bartow, Florida.

Deed Book 46, p. 494.

Deed Book 48, p. 94.

Deed Book 53, p. 562.

Deed Book 68, p. 107.

Deed Book 80, p. 112.

Plat Book 1, p. 69.

Plat Book 5, p. 42.

Plat Book 24, p. 27.

Probate File 5811

Tax rolls, 1907-1946.

Polk, R.L. Winter Haven City Directory. Jacksonville: Polk Company, 1923, 1925, 1928, 1941.

Sanborn Map Company. Fire Insurance Map of Winter Haven, Polk County, Florida. New York, 1914, 1919, 1924, 1928, 1950.

Weyerhaeuser Forest Products. Your Future Home. Washington, D.C.: American Institute of Architects, 1992.

Winter Haven Chief. October 30, 1924.

Winter Haven Daily Chief. November 18, 1940, May 2, 1941.

Winter Haven Herald. June 3, October 3, November 3, 1925.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
GEOGRAPHICAL DATA

---

**Verbal Boundary Description**

The boundaries of the Winter Haven Heights Historic Residential District are those shown of the map of the district that accompanies this National Register nomination.

**Boundary Justification**

The boundaries of the district encompass the most cohesive selection of properties associated with the Winter Haven Heights residential neighborhood as it developed between c. 1907 and c. 1946.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
PHOTOGRAPHS

---

**List of Photographs**

1. 317 3rd Street, Northeast, Winter Haven Heights Historic District
2. Winter Haven (Polk County), Florida
3. Sidney Johnston
4. 1998
5. Historic Property Associates, Inc., St. Augustine, Florida
6. View showing front (east) facade, facing west
7. Photo 1 of 42

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

1. 333 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing north
7. Photo 2 of 42

1. 220 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 3 of 42

1. 411 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing north
7. Photo 4 of 42

1. 199 Avenue D, Northeast, Winter Haven Heights Historic District
6. View showing east & south elevations, facing northwest
7. Photo 5 of 42

1. 210 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 6 of 42

1. 203 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing the front (south) facade & west elevation, facing northeast
7. Photo 7 of 42

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
PHOTOGRAPHS

---

1. 308 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 8 of 42

1. 509 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing northeast
7. Photo 9 of 42

1. 424 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 10 of 42

1. 422 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 11 of 42

1. 444 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 12 of 42

1. 307 3rd Street, Northeast, Winter Haven Heights Historic District
6. View showing front (east) facade & south elevation, facing northwest
7. Photo 13 of 42

1. 437 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing north
7. Photo 14 of 42

1. 451 & 503 Avenue B, Northeast, Winter Haven Heights Historic District
6. Landscape view, facing northeast
7. Photo 15 of 42

1. 122 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 16 of 42

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 3

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
PHOTOGRAPHS

---

1. 330 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 17 of 42

1. 521 Lake Martha Drive, Northeast, Winter Haven Heights Historic District
6. View showing front (west) facade & south elevation, facing north
7. Photo 18 of 42

1. 221 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing northwest
7. Photo 19 of 42

1. 150 Avenue D, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade & west elevation, facing southeast
7. Photo 20 of 42

1. 324 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing southeast
7. Photo 21 of 42

1. 314 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing southeast
7. Photo 22 of 42

1. 207 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing northeast
7. Photo 23 of 42

1. 215 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing northeast
7. Photo 24 of 42

1. 206 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 25 of 42

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 4

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
PHOTOGRAPHS

---

1. 204 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 26 of 42

1. 533 Lake Martha Drive, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing north
7. Photo 27 of 42

1. 444 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 28 of 42

1. 216, 220 & 228 Avenue B, Northeast, Winter Haven Heights Historic District
6. Landscape view, facing southwest
7. Photo 29 of 42

1. 420 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 30 of 42

1. 439 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (south) facade, facing northeast
7. Photo 31 of 42

1. 136 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing southeast
7. Photo 32 of 42

1. 414 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 33 of 42

1. 502 Avenue C, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing southeast
7. Photo 34 of 42

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 5

WINTER HAVEN HEIGHTS HISTORIC RESIDENTIAL DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
PHOTOGRAPHS

---

1. 223-229 2nd Street, Northeast, Winter Haven Heights Historic District
6. View showing front (east) facade, facing west
7. Photo 35 of 42

1. 304 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 36 of 42

1. 220 4th Street, Northeast, Winter Haven Heights Historic District
6. View showing front (west) facade, facing east
7. Photo 37 of 42

1. 452 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing southeast
7. Photo 38 of 42

1. 512 Avenue B, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 39 of 42

1. 412 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 40 of 42

1. 304 Avenue A, Northeast, Winter Haven Heights Historic District
6. View showing front (north) facade, facing south
7. Photo 41 of 42

1. 200 Block Avenue C, Northeast, Winter Haven Heights Historic District
6. Landscape view, facing east
7. Photo 42 of 42