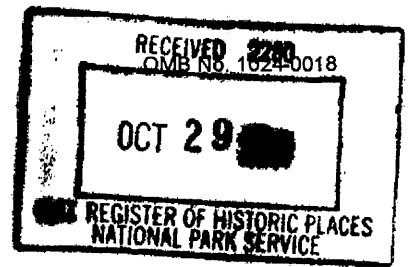


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1327

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 POPE AVENUE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Roughly Avenue A NW, Pope Avenue NW, 6th & 7th Streets NW N/A  not for publication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 Matthews 10/23/2001  
Signature of certifying official Title Date

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) \_\_\_\_\_

Edson H. Beall 12/7/01  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**

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

Contributing	Noncontributing	
29	8	buildings
0	0	sites
0	0	structures
0	0	objects
29	8	total

**Name of related multiple property listings**

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

Historic Architectural Resource of Winter Haven

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

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling  
DOMESTIC/Multiple Dwelling  
DOMESTIC/Single Dwelling  
DOMESTIC/Hotel  
SOCIAL/Clubhouse

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling  
DOMESTIC/Multiple Dwelling  
COMMERCE/TRADE/Professional Offices  
DOMESTIC/Multiple Dwelling  
SOCIAL/Clubhouse

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular  
LATE 19TH & 20TH CENTURY REVIVALS/Colonial  
Revival; Mediterranean Revival

**Materials**

(Enter categories from instructions)

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.)

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

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, 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, landmark, survey, engineering record.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1910-c.1926

Significant Dates

c. 1910

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

10. Geographical Data

Acreeage of Property 10 apprx.

UTM References

(Place additional references on a continuation sheet.)

1 [1|7] [4|2|7|7|2|0] [3|1|0|0|1|0|0]
Zone Easting Northing
2 [1|7] [4|2|7|9|2|0] [3|1|0|0|1|0|0]

3 [1|7] [4|2|7|9|2|0] [3|0|9|9|9|0|0]
Zone Easting Northing
4 [1|7] [4|2|7|7|2|0] [3|0|9|9|9|0|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, Consultant; Carl Shiver, Historic Sites Specialist
organization Florida Bureau of Historic Preservation date October 2001
street & number R.A. Gray Building, 500 South Bronough Street telephone (850) 245-6333
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 POPE AVENUE HISTORIC DISTRICT  
POLK COUNTY, FLORIDA  
DESCRIPTION

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**SUMMARY PARAGRAPH**

The Pope Avenue Historic District is an approximately ten acre suburban residential neighborhood located immediately west of the downtown Winter Haven business district. It contains thirty-eight buildings, thirty of which contribute to the historic character of the neighborhood and eight that are noncontributing. One building, the Winter Haven Woman's Club, is individually listed in the National Register of Historic Places (1998). The majority of the buildings in the district are single family dwellings, some of which have small outbuildings associated with them. In addition to the dwellings and the woman's club, there is a historic hotel (the Haven) that now serves as a condominium. Buildings in the district range in height from one to six stories. The style of some of the buildings is derived from vernacular traditions. Others display influences of the Craftsman Bungalow, Colonial Revival, Mediterranean Revival, and Prairie styles.

**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.

**DESCRIPTION**

The historic district is located two blocks west of Winter Haven's historic downtown. The approximately ten acre district takes up part of the northwest corner of the original Town Plan of Winter Haven, platted in 1883, and includes most of Gifford's subdivision, a small triangular-shaped plat recorded in 1910. The district derives its distinctive character through the presence of a variety of architectural styles, including Bungalow Craftsman, Colonial Revival, Mediterranean Revival, and Prairie. Development of the area began in the 1890s, but none of the resources from the 19th century remains standing. The oldest buildings date from the second decade of the twentieth century. The six-story former Haven Hotel and two-story woman's club anchor the north end of the district. The district has an irregular shape, reflecting the historic pattern of development of the city and the construction of newer, noncontributing buildings to the east, north, and south. The terrain slopes gradually to the west toward Lake Howard, and oak and palm trees offer shade and add to the natural attractiveness of the district.

Contributing buildings comprise eighty percent of the resources in the district. Most of the contributing

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POPE AVENUE HISTORIC DISTRICT  
POLK COUNTY, FLORIDA  
DESCRIPTION

buildings retain their original facades and decorative detailing. The most common exterior wall materials are wood, brick, and stucco. The fenestration consists mainly of original double-hung sash and casement windows with multiple lights, although a few buildings display replacement metal windows. The eight noncontributing resources are mainly small outbuildings of relatively recent construction. Those resources are typically placed behind older dwellings and are not visible from the street.

### **ARCHITECTURAL STYLES**

#### **Craftsman Bungalow**

Six dwellings in the district display Craftsman Bungalow influences. One of those stands at 645 Avenue A NW, which was constructed c. 1926. (Photo 1). The house has an irregular plan and a side-gable roof with exposed rafter ends and carved brackets mounted under the gable ends. A porte-cochere projects from the east elevation, with the gable roof shading a pair of double-hung sash windows at the southeast elevation. A square bay with a gable roof projects at the west elevation, and a brick chimney pierces the roof. An entrance porch displays an elongated arched bay. Pebble-dash stucco embellished with round and diamond shaped tiles serves as the exterior wall fabric. The fenestration consists of 1/1-light double-hung sash windows. The building rests on an articulated concrete foundation.

A one-and-one-half story bungalow, erected c. 1915, stands at 630 Pope Avenue NW (Photo 2). The dwelling has a rectangular plan and a gable roof pierced with shed and gable dormers. A veranda with a gable roof, battered columns, and elongated arched bays wraps across parts of the north and east elevations. Textured stucco serves as the exterior wall fabric and the fenestration consists of 1/1-light double-hung sash windows. A brick chimney pierces the north slope of the roof.

A bungalow with wood exterior wall fabric stands at 642 Pope Avenue NW, constructed c. 1914, (Photo 3). The one-and-one-half story dwelling has an irregular plan with a front-facing gable roof. A triangular dormer and corbelled brick chimney pierce the roof. Casement windows finished with Craftsman light glazing in the gable end open onto a broad shelf supported by wooden brackets. Triangular brackets are mounted under the eaves. A three-bay veranda, gable-roofed veranda displays paired square posts resting on brick piers. Wood shingles finish the stem walls along the veranda and the flared foundation skirts, which obscure the brick foundation piers from view. Drop siding serves as the exterior wall fabric and the fenestration consists of 6/6-light double-hung sash windows.

#### **Colonial Revival**

A restrained example of the Colonial Revival style stands at 659 Avenue A NW, built c. 1921, (Photo 4). The two-story building, a former residence that has been converted into an office, has a rectangular plan and

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 3 POPE AVENUE HISTORIC DISTRICT  
POLK COUNTY, FLORIDA  
DESCRIPTION

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a side-facing gable roof. Broad eaves shade the second story windows and the cornice returns form pediments at the gable ends. A modified Palladian window with double-hung sashes is found in each tympanum. The first story veranda has a flat roof supported by round columns and has been finished with a pent eaves surfaced in ceramic barrel tiles. The veranda leads into a porte-cochere at the west elevation. The flat roof of the veranda forms a second-story deck. Textured buff and brown bricks serve as the exterior wall fabric on the first story, while the second-story walls are finished in stucco. The main fenestration of the building consists of paired and single 1/1-light double-hung sash windows.

**Frame Vernacular**

A two-story Frame Vernacular dwelling, constructed c. 1915, stands at 635 Avenue A NW (Photo 5). The house has an irregular plan and is covered by a gable roof and gable extensions that project from the main body of the building. An entrance porch is integrated within the primary roof and displays five bays with wood posts. Drop siding serves as the exterior wall fabric, and the fenestration consists of 1/1-light double-hung sash windows. A brick chimney rises along the east exterior wall.

Another two story vernacular building is the apartment building, built c. 1923, located at 670 Avenue B NW (Photo 6). The building has a rectangular plan protected by a front-facing gable roof. A tiered entrance porch with elongated arches projects from the north elevation. Pebble-dash stucco serves as the exterior wall fabric and fenestration consists of 1/1-light double-hung sash windows. A brick chimney pierces the east slope of the roof.

**Mediterranean Revival**

The six-story former Haven Hotel, constructed c. 1924, found at 235 6th Street NW (Photo 7) is a spare example of Mediterranean Revival architecture, its stylistic characteristics being found in minor details. The curtain wall and poured concrete building has an irregular plan and features a built-up roof with a parapet and dropped cornice adorned with molded brackets. Smaller secondary belt courses encircle the building, visually dividing the second and third stories and the fifth and sixth stories. A two-story semi-circular bay with a bracketed cornice projects from the front (east) facade, and a one-story flat extension with a pent roof extends across the south elevation. Stucco serves as the exterior wall fabric and the major fenestration consists of 6/1-light double-hung sash windows.

**Prairie**

The two-story residence constructed c. 1915 found at 636 Pope Avenue NW (Photo 8) is a local interpretation of Prairie architecture. The dwelling has an irregular plan protected by a built-up roof with a straight parapet and a dropped cornice. An entrance porch displays a flat roof, pent eaves, and square columns

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POPE AVENUE HISTORIC DISTRICT  
POLK COUNTY, FLORIDA  
DESCRIPTION

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resting on stem walls. Textured stucco serves as the exterior wall fabric and the fenestration consists of double-hung sash windows finished with Queen Anne style muntins. A brick chimney rises along the east exterior wall.

**NONCONTRIBUTING RESOURCES**

The noncontributing resources consist of small outbuildings of relatively recent construction placed behind dwellings. Most are not visible from the streets in the district.



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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 5 POPE AVENUE HISTORIC DISTRICT  
POLK COUNTY, FLORIDA  
BUILDING LIST

**CONTRIBUTING RESOURCES**

<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Present Use</u>	<u>Site File</u>
<u>Avenue A, NW</u>				
635	c. 1915	Frame Vernacular	Commercial	PO5475
635A	c. 1915	Frame Vernacular	Outbuilding	
639	c. 1915	Bungalow	Residential	PO5474
639A	c. 1915	Frame Vernacular	Outbuilding	
639B	c. 1915	Frame Vernacular	Outbuilding	
645	c. 1926	Bungalow	Residential	PO5476
659	c. 1921	Colonial Revival	Office	PO320
659A	c. 1921	Masonry Vernacular	Outbuilding	
<u>Avenue B, NW</u>				
630	c. 1910	Frame Vernacular	Residential	PO5555
636	c. 1910	Frame Vernacular	Residential	PO329
636A	c. 1910	Frame Vernacular	Outbuilding	
642	c. 1920	Frame Vernacular	Residential	PO5554
643	c. 1923	Frame Vernacular	Residential	PO5547
647	c. 1923	Frame Vernacular	Residential	PO5548
650	c. 1923	Frame Vernacular	Residential	PO5553
650A	c. 1923	Frame Vernacular	Outbuilding	
658	c. 1923	Frame Vernacular	Residential	PO5552
661	c. 1923	Bungalow	Residential	PO5549
669	c. 1925	Frame Vernacular	Apartments	PO5550
670	c. 1923	Frame Vernacular	Apartments	PO5551
670A	c. 1923	Frame Vernacular	Garage Apartment	
<u>Pope Avenue, NW</u>				
630	c. 1915	Bungalow	Residential	PO5859
636	c. 1915	Prairie	Residential	PO5860
636A	c. 1915	Frame Vernacular	Outbuilding	
642	c. 1914	Bungalow	Residential	PO5861
650	c. 1915	Bungalow	Residential	PO5862

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POLK COUNTY, FLORIDA  
BUILDING LIST

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660	1923	Frame Vernacular	Woman's Club	PO5863
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6th Street, NW

235	1924	Mediterranean Revival	Condominium	PO119
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7th Street, NW

222	c. 1915	Frame Vernacular	Residential	PO5857
222C	c. 1915	Frame Vernacular	Outbuilding	

**NONCONTRIBUTING RESOURCES**

Avenue B, NW

630A  
647A  
669A

Pope Avenue, NW

642A  
650A

6th Street, NW

235A

7th Street, NW

222A  
222B

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Section number 8 Page 1

POPE AVENUE HISTORIC DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

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**SUMMARY PARAGRAPH**

The Pope Avenue Historic District is significant at the local level under criteria A and C in the areas of Architecture and Community Planning and Development. Under criterion A, the district is closely tied to the history of the development of Winter Haven and possesses significance as a historic suburban neighborhood that experienced significant growth during the second decade of the twentieth century. The subdivision provided attractive lots for the construction of houses, a woman's club (NR 1998), and a large tourist hotel. The single family dwellings housed citrus growers, developers, merchants, and railroad employees. The period of historical significance extends between c. 1910 and c. 1926. The district has further significance under criterion C in the area of Architecture. The buildings display architectural traditions derived from the Frame Vernacular, Craftsman Bungalow, Colonial Revival, Mediterranean Revival, and Prairie influences that reflect with national and statewide trends in architecture. The small district exhibits a concentration of buildings linked by historic and physical development. The district contributes to the *Historic Architectural Resources of Winter Haven, Florida* Multiple Property Submission under the following historic contexts: **II. Progressive Era Through World I, 1896-1919**; **III. Florida Land Boom, 1920-1928** and property types **F.1, Residential Buildings**; **F.2, Commercial Buildings**; and **F. 3 Public Buildings**.

**HISTORIC SIGNIFICANCE**

The neighborhood experienced little growth during the period between the founding of Winter Haven in 1883 and most of the first decade of the twentieth century, and all of the buildings that were extant prior to 1910 have been demolished. In April 1909, John B. Gifford of Massachusetts acquired lots four, seven, and eight of tier five, block one, comprising approximately four acres, from George Swann of Connecticut. The property was bounded by Lake Avenue (Avenue B NW), Grand Avenue (Pope Avenue NW), and 7th Street (7th Street NW). Gifford, a resident of Middlesex County, near Boston, also purchased 520 acres close to the Polk County community of Bartow and a forty-acre tract south of Winter Haven's downtown. He planted citrus trees on both those pieces of rural property.

Gifford hired surveyor E.S. Anderson to subdivide his suburban property on the eastern shore of Lake Howard. Under Gifford's supervision, Anderson deftly carved the three large tracts into fifteen relatively small lots of various sizes and shapes suitable for residential development. Because of the triangular shape of the tract, Anderson found it necessary to employ various shapes—a pentagon, rectangles, and triangles—in planning the building lots. The spaces ranged in size from rectilinear shaped lots measuring 128 feet by fifty feet along 7th Street NW to a triangular shaped lot at the east end of the subdivision with a perimeter of 488 feet. Gifford and Anderson also created a small "drive way" that extended through the development behind the lots facing 7th Street NW. The drive led to a small "ball tennis ground" at the center of the subdivision that measured 100 feet by forty feet. Deed restrictions included no sales to "objectionable parties" and "trees were to be preserved as far as possible." Gifford filed the plat at the Polk County Courthouse on March 14, 1910. As

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WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

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part of the initial sales promotion, developer Gifford enticed prospective home owners with “a prize...for the best planned house & grounds.”<sup>1</sup>

Gifford’s subdivision was established at the early stages of a building boom in Winter Haven, driven largely by citrus production and the expansion of railroad tracks into new regions of the state. Sited in a location convenient to both the downtown and the east shore of Lake Howard, the lots of the subdivision sold quickly. Within one year Gifford had sold eleven lots to investors and prospective home builders. Three years later all fifteen lots of the original development had been purchased and seven dwellings had been constructed in the neighborhood.

The residence at 635 Avenue A NW (Photo 5) was completed for developer Gifford as a seasonal residence about 1910. Gifford sold the cottage to Foster Tarbell of Akron, Ohio, who also used the home as a seasonal cottage. A decade later, in 1920, Tarbell’s estate conveyed the property to theater owner Francis E. Williamson. During the land boom, Williamson and his family members Dorothy and Minnie Williamson operated the Williamson and Grand theaters in Winter Haven’s downtown. The Williamsons added a second story to the Avenue A NW dwelling in the early 1920s. Floyd Steinmeyer lived in the house during the early 1940s.<sup>2</sup>

The best preserved of the early dwellings is located at 642 Pope Avenue NW (Photo 3). Completed in 1914, the house was constructed for businessman Russell B. Linger who used it as an income producing residential rental property. Linger helped organize the Winter Haven Athletic Association in 1915 and was president of Linger & Nicholls Real Estate Company, which developed a commercial arcade and several other buildings in downtown Winter Haven during the 1920s. William and Acelia Donaldson occupied the house in the late-1910s, and John Sexton, manager of the Mexican Crude Rubber Company, resided there during most of the 1920s. In 1925, the rubber company constructed a business block in downtown Winter Haven. Sexton also maintained a four-hundred acre citrus grove in Lake Alfred during the period.<sup>3</sup>

“Rose Hill,” a one-story dwelling at 222 7th Street NW (Photo 10), was built overlooking Lake Howard about 1915 for John A. Schneider. Ernest Wimberly, a partner in the law firm Summerlin & Wimberly, and

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<sup>1</sup>Deed Book 91, p. 376, 377, 447, Plat Book 2, p. 30, Polk County Courthouse, Bartow, Florida.

<sup>2</sup>Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919, 1924; Deed Book 96, p. 558, Deed Book 186, p. 540, 592, Polk County Courthouse; Polk, 1923 Winter Haven City Directory, 600; Polk, 1925 Winter Haven City Directory, 97; Polk, 1928 Winter Haven City Directory, 103; Polk, 1941 Winter Haven City Directory, 282.

<sup>3</sup>Deed Book 96, p. 639, Deed Book 98, p. 468, Deed Book 104, p. 483, Deed Book 108, p. 260, tax rolls, 1911-1920, Polk County Courthouse; Sanborn Map Company, Fire Insurance Map of Winter Haven, Polk County, Florida (New York: Sanborn Company, 1914, 1919); R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1923), 573; Corporation Book C, p. 126, Polk County Courthouse; R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1928), 88; Winter Haven Chief, June 6, 1925.

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WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

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Ross McMillian, vice-president of the Ted B. Johns Construction Company, respectively, were subsequent residents. By the close of World War I nearly ten dwellings had been constructed in the historic district, most of them in the Gifford subdivision.<sup>4</sup>

The residence at 650 Pope Avenue NW (Photo 9) was also built about 1915. Residents prior to the 1930s included P.D. Orem, auditor of the Haven-Villa Corporation, and merchant Harry Seebold. Between the early 1930s and 1940, John Sexton of the Mexican Crude Rubber Company, occupied the home, moving from the dwelling next door at 642 Pope Avenue NW.<sup>5</sup>

There was little construction in Winter Haven during the World War I period and no residences in the Pope Avenue district date from the 1916 to 1919 period. The first house to be constructed after the conflict was two-story dwelling at 636 Pope Avenue NW (Photo 8), which was built in 1920 for J.P. Riggins. During the later part of the 1920s, the residence was occupied by Jack and Bessie Cameron. Bessie Cameron served as secretary of the Winter Haven Citrus Nursery Company and Jack Cameron served as Winter Haven's Atlantic Coast Line Railroad station agent. During the 1920s, the Camerons made their own entry into real estate development by financing the construction of a commercial building in downtown Winter Haven.<sup>6</sup>

The new building boom in the Pope Avenue neighborhood was brief, and no buildings date after 1926, but by that time twelve new buildings stood in the district. One of the dwellings was 659 Avenue A NW (Photo 4) which was constructed in 1921. The residence was built for John H. and Mary Ross, early settlers. A native of Virginia, Ross was graduated from the University of Michigan with a medical degree. He practiced several decades in Kokomo, Indiana, and began vacationing in Winter Haven beginning in 1895. Several years later, he moved permanently to the town. Initially, he built a house on a country estate just outside of Winter Haven where he lived until 1921, when he built the Avenue A NW house.

Ross played a prominent role in the Florida Citrus Exchange, helping to organize it in 1909 and serving several terms on the board of directors and as an officer. He gradually assumed a leadership position and, following the death in 1911 of Fred W. Inman, another prominent Winter Haven citrus grower, was elected president of the statewide association. Ross served as president of the Florida Citrus Exchange into the 1920s, which officially recognized his achievements and leadership skills upon his resignation in June 1924. When Ross died in December 1925, Florida lost one of its most important agricultural leaders.<sup>7</sup>

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<sup>4</sup>Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919; tax rolls, 1911-1920, Polk County Courthouse; Polk, 1925 Winter Haven City Directory, 72; Polk, 1928 Winter Haven City Directory, 97, 118.

<sup>5</sup>Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919; tax rolls, 1911-1920, Polk County Courthouse; Polk, 1928 Winter Haven City Directory, 78; Polk, 1941 Winter Haven City Directory, 294.

<sup>6</sup>Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919; Polk, 1923 Winter Haven City Directory, 547; R.L. Polk, Winter Haven City Directory (Jacksonville: Polk Company, 1941), 294; Winter Haven Chief, November 30, 1926.

<sup>7</sup>Winter Haven Chamber of Commerce, Winter Haven, Florida (Winter Haven: Winter Haven Chamber of Commerce, c. 1945), n.p.;

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WINTER HAVEN, POLK COUNTY, FLORIDA  
SIGNIFICANCE

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Ross also served as a director of citrus grower's associations at Florence Villa, Lucerne, and Lake Alfred, and the Grower's Loan and Guaranty Company. He helped incorporate the Winter Haven Investment Company in June 1914 and served as vice president of Snell National Bank. He also served as president of the Winter Haven Hotel Company, which was incorporated in April 1920 with a capital stock of \$200,000. Other pursuits included a director's seat in the Chamber of Commerce of the United States, director and vice president of the Florida Grower's Publishing Company, and president of the Exchange Supply Company. Ross's widow, Mary, resided in the Avenue A NW house into the 1940s.<sup>8</sup>

The Ross residence was built by Winter Haven contractor William B. Craig, who was a partner in the Seymour-Craig Company, one of Winter Haven's largest early-twentieth-century construction companies. Seymour managed the office, warehouse, and building material sales, while Craig supervised construction projects. A native of Tennessee, Craig had helped construct courthouses in Missouri and Oklahoma before moving to Bartow, where he worked on the Polk County Courthouse in 1908. He remained in Florida, settling in Winter Haven after completing projects in Mulberry and Fort Pierce. He opened an office in 1911 and formed a partnership with Seymour about 1920. By 1922, the company operated from an office and two warehouses, one of which was a former citrus packing house. In 1922 alone, the company completed eleven contracts.

Craig constructed numerous buildings in Winter Haven, including the clubhouse for the Women's Civic League of Winter Haven and Vicinity (NR 1998). The clubhouse was completed in 1923 on a prominent site in the historic district at 660 Pope Avenue NW (Photo 11). Organized in November 1913, the Women's Civic League was comprised of prominent women in the communities of Winter Haven and Florence Villa, the latter a rural settlement several miles north of Winter Haven. Early projects sponsored by the league included initiating a tree-planting beautification program that resulted in the planting of some 600 shade trees in various parts of the city and establishing a building campaign for the Winter Haven General Hospital. In 1915, the league assumed responsibilities of the Winter Haven Library, which had been organized in 1910.<sup>9</sup> In 1915, lot thirteen of Gifford's subdivision was purchased from Walter and Melissa Ensign of Chautauqua County, New

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Josephine Burr, History of Winter Haven, Florida (Winter Haven: Larry Burr Printing Company, 1974), 52, 59, 66-67, 87, 152, 203, 219, 285, 296, 369; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1919, 1924, 1928, 1950; James Hopkins, Fifty Years of Citrus: The Florida Citrus Exchange: 1909-1959 (Gainesville: University of Florida Press, 1960), 7, 10, 12, 15, 16, 18, 19, 22-24, 28-30, 41-45, 47-49, 60, 61, 65, 74, 75, 85-86; M.F. Hetherington, History of Polk County, Florida (Lakeland: M.F. Hetherington, 1928), 141; Harry Cutler, History of Florida, 3 vols. (Chicago and New York: Lewis Publishing Company, 1923), 2: 362.

<sup>8</sup>Cutler, Florida, 2: 362-363; Winter Haven Chief, December 29, 30, 1925; Polk, 1923 Winter Haven City Directory, 587; Polk, 1925 Winter Haven City Directory, 84, 110; Polk, 1928 Winter Haven City Directory, 103; Polk, 1941 Winter Haven City Directory, 282; Corporation Book, B, p. 456, Corporation Book D, p. 63, Polk County Courthouse.

<sup>9</sup>Burr, Winter Haven, 86, 87, 105-106; Mrs. S.F. Poole, "League Is Force In Activity of City," Florida Clubwoman 9 (March 1930), 1; Schuler, Woman's Club, n.p.; Sanborn Map Company, Fire Insurance Map of Winter Haven, 1914, 1919.

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SIGNIFICANCE

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York, for the construction of a clubhouse astride the eastern shore of Lake Howard. Although plans for the construction of the clubhouse were drawn up in 1915, construction did not begin until 1922. The project was completed in November 1923 at a cost of \$28,000.<sup>10</sup>

The Midesent Apartments at 670 Avenue B NW (Photo 6) was completed about 1923. The building contained three apartments but remained vacant during most of the 1920s. Clara Maple and Sallie Arrington were residents in the early 1940s.<sup>11</sup>

The largest project completed in Winter Haven during the 1920s rises six stories north of the clubhouse at 235 6th Avenue NW (Photo 7). Completed in 1924, the Haven Hotel was developed by the Haven Company, which was organized by D.G. Haley, Charles H. Thompson, and John W. Pelot. D.W. Swarts was the initial manager. Later, Harry P. Dye and R.L. Hobart, investors from Birmingham, Alabama, acquired the hotel. Dye, a native of Indiana, graduated from Indiana's Central College in 1893 and then worked as a civil servant in Lebanon, Indiana, and later as a traveling salesman for the Troy Stove Works. In 1907, he invested in hotels and eventually operated hostleries in Birmingham, Alabama, and Jackson and Vicksburg, Mississippi. In the mid 1920s, Dye moved to Winter Haven to manage the Haven Hotel and acquired a one-half financial interest in the property. Containing 130 rooms, the hotel cost \$610,000 to construct. The grand opening was held in October 1924. For a brief period the Florida State Bureau of Publicity was housed on the first floor. The bureau consisted of Florida realtors and businessmen who promoted real estate development. Following its foreclosure in the wake of the crash of the Florida land boom, the Haven Hotel was acquired by George Andrews in 1932 and then Clark Davis, a retired Brooklyn, New York, manufacturer, purchased it in 1944. It was converted into upscale condominiums in the late-1980s.<sup>12</sup>

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<sup>10</sup>Winter Haven Chief, December 16, 1924, June 1, 1925; Poole, "League Is Force," 1; Mrs. S. Frank Poole, "Women's Civic League of Winter Haven," Florida Bulletin 3 (March 1924), 1, 5; Hetherington, Polk County, 141.

<sup>11</sup>Polk, 1928 Winter Haven City Directory, 165; Polk, 1941 Winter Haven City Directory, 284.

<sup>12</sup>Hetherington, Polk County, 321; Winter Haven Chief, October 15, 21, 1924; Winter Haven Herald, November 17, 1944; Polk, 1925 Winter Haven City Directory, 54, 60, 196; Polk, 1928 Winter Haven City Directory, 67; Winter Haven Chamber of Commerce, Winter Haven, Florida (Winter Haven: Winter Haven Chamber of Commerce, c. 1935), n.p.; R.L. Polk, Florida State Gazetteer and Business Directory (Jacksonville: Polk Company, 1925), 1108-1109.

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The dwelling at 645 Avenue A NW (Photo 1) was the last building completed in the district before the collapse of the Florida land boom. It was constructed about 1926 for Marie Hanson, the initial resident, at a cost of \$7,000. William Dix, proprietor of Nu Way Dry Cleaners, occupied the residence during the early-1940s.<sup>13</sup>

**ARCHITECTURAL SIGNIFICANCE**

The buildings comprising the historic district embody various architectural styles and influences, including Bungalow/Craftsman, Colonial Revival, Mediterranean Revival, and Prairie. Several examples of Frame Vernacular construction also contribute to the district. Encompassing one of Winter Haven's oldest suburban neighborhoods, the district contains buildings that date from several periods of development and exhibit varying degrees of craftsmanship. Collectively, they represent a variety of architectural forms popular throughout the nation during the early twentieth century.

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<sup>13</sup>Winter Haven Chief, November 3, 1925; Polk, 1928 Winter Haven City Directory, 66, 103; Polk, 1941 Winter Haven City Directory, 282.



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MAJOR BIBLIOGRAPHICAL RESOURCES

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POPE AVENUE HISTORIC DISTRICT  
WINTER HAVEN, POLK COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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**Geographical Data**

**Verbal Boundary Description**

The boundaries of the Pope Avenue Historic District are those shown by a dashed line on the enclosed map of the district.

**Boundary Justification**

The boundary encloses a small collection of architecturally distinctive properties in Gifford's subdivision, a historic neighborhood west of downtown Winter Haven.

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PHOTOGRAPHS

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**List of Photographs**

1. 645 Avenue A NW, Pope Avenue Historic District
2. Winter Haven (Polk County), Florida
3. Sidney Johnston
4. 1998
5. Historic Property Associates
6. View showing front (south) facade, facing northeast
7. Photo 1 of 16

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

1. 630 Pope Avenue NW, Pope Avenue Historic District
6. View showing front (northeast) facade, facing southwest
7. Photo 2 of 16

1. 642 Pope Avenue NW, Pope Avenue Historic District
6. View showing front (northeast) facade, facing southwest
7. Photo 3 of 16

1. 659 Avenue A NW, Pope Avenue Historic District
6. View showing front (south) facade, facing northeast
7. Photo 4 of 16

1. 635 Avenue A NW, Pope Avenue Historic District
6. View showing front (south) facade, facing north
7. Photo 5 of 16

1. 670 Avenue B NW, Pope Avenue Historic District
6. View showing front (north) facade, facing south
7. Photo 6 of 16

1. 235 6th Street NW, Pope Avenue Historic District
6. View showing front (east) facade & south elevation, facing northwest
7. Photo 7 of 16

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POPE AVENUE HISTORIC DISTRICT  
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PHOTOGRAPHS

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1. 636 Pope Avenue NW, Pope Avenue Historic District
6. View showing front (northeast) facade, facing southwest
7. Photo 8 of 16

1. 650 Pope Avenue NW, Pope Avenue Historic District
6. View showing front (northeast) facade, facing southwest
7. Photo 9 of 16

1. 222 7th Street NW, Pope Avenue Historic District
6. View showing front (west) facade, facing east
7. Photo 10 of 16

1. 660 Pope Avenue NW, Pope Avenue Historic District
6. View showing front (north) facade, facing southwest
7. Photo 11 of 16

1. 600 Block Pope Avenue NW, Pope Avenue Historic District
6. Landscape view, facing west
7. Photo 12 of 16

1. 643 Avenue B NW, Pope Avenue Historic District
6. View showing front (south) facade, facing northwest
7. Photo 13 of 16

1. 636 Avenue B NW, Pope Avenue Historic District
6. View showing front (north) facade, facing southwest
7. Photo 14 of 16

1. 669, 670 & 670A Avenue B NW, Pope Avenue Historic District
6. Landscape view showing west elevations, facing northeast
7. Photo 15 of 16

1. 600 Block Avenue A W, Pope Avenue Historic District
6. Landscape view, facing northeast
7. Photo 16 of 16