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NATIONAL REGISTER

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name East Lake Morton Residential District

other names/site number N/A

2. Location

street & number Bounded by Orange St., Ingraham Ave., Palmetto St.,
Lake Morton Dr., & Massachussetts Ave. N/A not for publication

city or town Lakeland N/A vicinity

state Florida code FL county Polk code 105 zip code 33801

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 6/2/93
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for entered in the
Signature of the Keeper National Register Date of Action
Suzanne P. Walker 7/9/93

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
215	81	buildings
		sites
		structures
		objects
215	81	Total

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

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Education/Library

Social/Clubhouse

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Commerce/Office

Recreation & Culture/Senior Citizens
Center

7. Description

Architectural Classification
(Enter categories from instructions)

No Style/Wood Frame Vernacular

Bungalow

Mediterranean Revival

Materials
(Enter categories from instructions)

foundation Brick

walls Wood

roof Asphalt Shingle

other Wood: Porch

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Period of Significance

c. 1900-1940

Significant Dates

1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

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

Primary location of additional data:

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

Name of repository:

East Lake Morton Residential District
Name of Property

Polk, Florida
County and State

10. Geographical Data

Acreage of Property 90 approximately

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 17 | 406200 | 3102000 |
Zone Easting Northing
2 | 17 | 407120 | 3102000 |

3 | 17 | 407120 | 3101460 |
Zone Easting Northing
4 | 17 | 406200 | 3101460 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date May 28, 1993

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name N/A

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Description

Summary Description

The East Lake Morton Residential District is an approximately 90 acre residential area lying immediately south and east of the commercial district of Lakeland and bordered on the west by Lake Morton. The area is dominated by wood frame houses constructed between 1900 and 1940. The overwhelming majority of these are bungalows and wood frame vernacular buildings; however, there are a scattering of structures exhibiting formal styles. The historic district comprises 296 contributing and noncontributing buildings. Of that number, 215 buildings are contributing and 81 noncontributing. Most contributing buildings were built as residences and the majority of these are still single family dwellings; however, several now serve as commercial structures. The district includes several local landmarks, some of which meet the criteria for individual listing in the National Register. Noncontributing buildings include those constructed in the period of significance that have been severely altered and those structures erected less than 50 years ago.

Supporting Narrative

Lakeland is a Central Florida community of approximately 60,000 people, located in Polk County about 30 miles east of Tampa. The landscape of the area is characterized by low, rolling hills and lakes of various sizes. The East Lake Morton Residential District lies in close proximity to several other historic residential districts, including the Beacon Hill/Alta Vista Residential District (listed in the N.R. 1993) and the South Lake Morton Residential District (NR, 1985), with which the East Lake Morton District shares a boundary for nearly two blocks. Most of the area between the two districts, however, is filled with noncontributing buildings of recent construction.

Two other National Register districts are also found in the area. The Florida Southern College Architectural District (NR, 1975) is located about four blocks to the south of the East Lake Morton neighborhood, and the Lake Mirror Promenade (NR, 1983) lies approximately two blocks north of the boundary of the district. Munn Park, a Locally Certified District that contains the historic commercial center of Lakeland, lies only a few blocks to the northwest.

The development of the East Lake Morton area began in the late 19th century, but no resources from this period are found in

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Description

the district today. The oldest buildings were constructed at the very beginning of the 20th century. The district is, nevertheless, one of Lakeland's oldest residential neighborhoods. The district encompasses all or part of eighteen city blocks and is roughly bounded by Ingraham Avenue on the east, Lake Morton Drive and Massachusetts Avenue on the west, Orange Street on the north, and Palmetto Street on the south. A fifty foot wide promenade separates Lake Morton from Lake Morton Drive, from which streets extend north and east like spokes in a wheel. U.S. Highway 98, a major north-south corridor, is located several blocks west of the district. U.S. Highway 92, a major east-west artery is found immediately north of the district at Lake Mirror. Parking lots, recently constructed buildings, and a scattering historic buildings define the eastern and northern limits of the district.

The district has suffered some loss of historic resources since the end of World War II. Expansion of the commercial area has eroded the boundaries of the surrounding older residential areas, where new housing and multifamily construction has also taken its toll of historic resources. Consequently, the boundaries of the district are quite irregular, except along Lake Morton Drive which follows the shoreline of the lake. The neighborhood developed organically, growing out of a series of small subdivisions, rather than being created as one large plat which filled up with structures over the years. Street length and block sizes vary, a characteristic which fortunately has saved the area from more intensive modern development, since few streets run more than a few blocks, making them useless as main traffic arteries. The neighborhood is marked by majestic trees and narrow streets, some of which retain their brick paving. This gives the district an intimate ambiance in which nature combines attractively with the small scale built environment.

The bulk of contributing properties in the district are dwellings. The most architecturally impressive landmarks face Lake Morton, although several large houses are found in other parts of the district. Development began about 1900, and was largely complete by 1928, although some residential construction continued up until approximately 1940. Further building in the area did not begin again until after World War II.

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Bungalows

The houses in the district are mainly bungalows and wood frame vernacular structures. The typical residence is small, being only one to one and a half stories in height. Gable roofs are common, but hip and other forms are also found in the district. Porches and verandas are standard features of the dwellings, except where they have been enclosed. Masonry building are scarce, as are those exhibiting formal architectural styles. Bungalows account for the majority of buildings in the district. Some of these, such as the house at 817 East Lime Street (Photo 26), date prior to World War I, and bungalows were still being erected in the district as late as 1940. Typical bungalows in the neighborhood feature front gable roofs with exposed rafter ends and porches supported by tapered wood columns set on masonry piers. Windows are often double hung wood sashes with 4/1 lights. These residences exhibit a variety of exterior siding types, but the use of weatherboard and wood shingles is quite common.

The district contains several large "airplane" or "camelback" bungalows built during the 1920s. One of the best examples is the house at 905-07 East Lime Street (photo 29). Its bungalow styling is expressed by a front-facing gable roof, the large "camelback" second story, and other distinctive features. A porte-cochere is protected by a gable roof and supported by large stucco columns. The porte cochere leads onto a small entrance porch, which is integrated with the main roof and defined by a balustrade. The residence has double hung sash windows with a "novelty" multi-light upper sash over a single pane lower sash. The exterior fabric is weatherboard, and a flared foundation skirt surrounds the building.

A two-story bungalow design near the south end of the district (922 East Palmetto Street) displays a gable roof, camelback with ribbon windows, exposed rafter ends, and extended purlins (photo 63). A porte cochere and veranda, part of which has been enclosed, are covered by a cross-gable roof and display a frieze band, large brick columns with recessed panels, and brick knee walls. Coach lamps embrace the paneled wood entrance door. Fenestration consists of double-hung sash windows with 6/1 and 1/1 lights. The exterior wall fabric is beaded board, a type of novelty wood siding.

Another bungalow variety is the one found at 904 East Palmetto Street (Photo 61). Constructed c. 1919, this one and a

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half story residence has a number of notable features, including a side gable roof with a large shed dormer, an integrated porch with a balustrade wall that supports tapered columns, and a porte-cochere. The porte-cochere is supported by the same column and pier arrangement found on the porch. Fenestration consists of double-hung sash windows with 4/1 and 1/1 lights. Drop siding is the exterior wall fabric.

The district does not contain any examples of elaborate bungalow, such as the full-blown Craftsman type or romantic variations such as the Japanese or Chalet style. Most of the houses follow variations of the types described above and were intended for homeowners of modest means, rather than the more wealthy members of society.

Frame Vernacular Houses

Numerous wood frame vernacular buildings are located in the district. Although most of these are single family dwellings, several are small apartment buildings, including the two-story apartment at 701 East Lime Street (photo 15). These buildings have few, if any, decorative details. Where such features are found, however, they are usually borrowed from bungalow styling, such as the apartment building at 320 South Iowa Avenue (photo 4). It displays a symmetrical facade, a gable roof pierced by two corbeled brick chimneys and two gable dormers, and knee braces and wood shingles in the gable ends. A tiered porch, which includes a gable roof supported by round columns, extends from the facade. Pairs of double-hung sash windows with 3/1 lights punctuate the wall surfaces, which are covered with wood drop siding.

Frame vernacular buildings in the district range in size from the large two-story structure at 605 East Orange Street (Photo 8) to the small residence at 929 East Vistabula Street (photo 51). These buildings usually have porches double hung sash windows, and rest upon masonry pier foundations. The majority of such structures originally served as single family dwellings, boarding houses, and apartment buildings.

Formal Styles

Although few of the residences in the district exhibit formal styles, there are several landmark buildings that are good examples of "styled" structures. One of these is the former Lakeland Public Library (Photo 2), now the Chamber of Commerce

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Building at 35 Lake Morton Drive. This Mediterranean Revival style building was erected in 1926. This stuccoed masonry building has a symmetrical facade with large arched windows and an arched main entranceway. The building rests on a basement and is covered by a hip roof surfaced with clay tile. A frontispiece with a variety of low and high relief details framed the one-bay entrance porch, and a simple architrave defines the point at which the exterior walls meet the roof. Other details of the building include wrought iron lighting fixtures and balustrades. The arched window surrounds contain 6/6 light double hung sashes with pivoting arched transoms. The building was designed by Franklin O. Adams, Jr., a prominent Tampa architect in the 1920s

The former Colonial Apartments (Photo 7) at 41 Lake Morton Drive ranks among the largest and most impressive Classical Revival style buildings in the city of Lakeland (photo 7). Originally designed in 1913 to house four apartments, the building today contains a series of offices. It was designed by W.B. Talley, a Lakeland architect, and displays a symmetrical facade with a monumental portico that dominates the building. A double tiered veranda extends the width of the two-story facade. The building has a hip roof surfaced with clay tile and features four massive corbeled brick chimneys. The portico is supported by colossal Corinthian columns, and similar shorter columns support the second story veranda. There are modillions under the eaves and in the pediment, and a frieze band circles the building. A pair of entrance doors, which are set in arched surrounds with transoms and sidelights, contain large oval lights. Two full-height polygonal bays protrude from the east and west elevations of the building. The exterior walls are constructed of brick, and the foundation is rusticated concrete block. Fenestration is regular with double-hung sash windows containing 1/1 lights.

One other architecturally notable building in the district is the historic Sorosis Building (Photo 36) located at 90 Lake Morton Drive. This Mediterranean Revival style landmark was also designed by W.B. Talley. Built in 1926, the building displays a symmetrical facade, a flat roof surrounded by a parapet, brick chimney, and a pent roof surfaced with barrel tile. Bays with flat roofs and wrought iron balustrades extend from the main building and embrace a loggia, which protects wood entrance doors with single lights. The arches of the loggia are supported by small Tuscan columns. Decorative elements include allegorical cartouches of Greek goddesses set in the spandrels of the loggia, a drop cornice and frieze band that extend around the building,

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flat eaves with molded brackets that shade casement windows, and lamp standards that flank the steps to the loggia. Goldenrod flower designs, the club flower of the Sorosis sorority, adorn the frieze band. Fenestration is regular and consists of casement windows, which are accented with single light transoms. The exterior wall fabric is buff colored brick.

Outbuildings

The district contains a number of outbuildings that are shown on the historic district map and have been included in the resource count. For the most part these are one-story wood frame vernacular garages and sheds that were constructed at the same time as the primary residence or structure.

Noncontributing Buildings

Noncontributing buildings constitute 27 percent of the buildings in the historic district. Most of these were constructed after 1940 and are private dwellings or office buildings. The largest noncontributing structure in the neighborhood is the First United Methodist Church (Photo 35) at 70 Lake Morton Drive. It displays a parapet-gable roof, flat extensions, a steeple, and ashlar veneer exterior wall fabric.

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Photographs

List of Photographs

1. Lake Morton, East Lake Morton Residential District
2. Lakeland, Florida
3. Sidney Johnston
4. 1992
5. Historic Property Associates
6. Looking East from the West Shore
7. Photo No. 1 of 67

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

1. 35 Lake Morton Drive
6. South Facade, Looking North
7. Photo No. 2 of 67

1. 500 Block of East Lime Street
6. Looking East from Iowa Avenue
7. Photo No. 3 of 67

1. 320 South Iowa Avenue
6. West Facade, Looking East
7. Photo No. 4 of 67

1. 328 South Iowa Avenue
6. West Facade, Looking East
7. Photo No. 5 of 67

1. 330 South Iowa Avenue
6. West Facade, Looking East
7. Photo No. 6 of 67

1. 41 Lake Morton Drive
6. South Facade, Looking North
7. Photo No. 7 of 67

1. 605 East Orange Street
6. North Facade, Looking South
7. Photo No. 8 of 67

1. 530 East Lime Street
6. South Facade, Looking North
7. Photo No. 9 of 67

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Photographs

1. 59 Lake Morton Drive
6. Southwest Facade, Looking Northeast
7. Photo No. 10 of 67

1. 63 Lake Morton Drive
6. Southwest Facade, Looking Northeast
7. Photo No. 11 of 67

1. 65 Lake Morton Drive
6. Southwest Facade, Looking Northeast
7. Photo No. 12 of 67

1. 700 East Walnut Street
6. South Facade, Looking North
7. Photo No. 13 of 67

1. 630 East Lime Street
6. South Facade, Looking North
7. Photo No. 14 of 67

1. 701 East Lime Street
6. North Facade & East Elevation, Looking Southwest
7. Photo No. 15 of 67

1. 711 East Lime Street
6. North Facade & East Elevation, Looking Southwest
7. Photo No. 16 of 67

1. 726 East Lime Street
6. South Facade, Looking North
7. Photo No. 17 of 67

1. 700 Block of East Orange Street
6. Looking East from Indiana Street
7. Photo No. 18 of 67

1. 705 East Orange Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 19 of 67

1. 725 East Orange Street
6. North Facade, Looking South
7. Photo No. 20 of 67

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Photographs

1. 319 South Lake Avenue
6. East Facade & South Elevation, Looking Northwest
7. Photo No. 21 of 67

1. 822 East Orange Street
6. South Facade, Looking North
7. Photo No. 22 of 67

1. 825 East Orange Street
6. North Facade, Looking South
7. Photo No. 23 of 67

1. 834 East Orange Street
6. South Facade, Looking North
7. Photo No. 24 of 67

1. 822 East Lime Street
6. South Facade & East Elevation, Looking Northwest
7. Photo No. 25 of 67

1. 817 East Lime Street
6. North Facade & East Elevation, Looking Southwest
7. Photo No. 26 of 67

1. 829 East Lime Street
6. North Facade, Looking South
7. Photo No. 27 of 67

1. 839 East Lime Street
6. North Facade & West Elevation, Facing Southeast
7. Photo No. 28 of 67

1. 905-907 East Lime Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 29 of 67

1. 500 Block of McKay Avenue
6. Looking South from Walnut Street
7. Photo No. 30 of 67

1. 848 East Walnut Street
6. South Facade, Looking North
7. Photo No. 31 of 67

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Photographs

1. 840 East Walnut Street
6. View of Front (South) Facade, Facing North
7. Photo No. 32 of 67

1. 832 East Walnut Street
6. South Facade & East Elevation, Looking Northeast
7. Photo No. 33 of 67

1. 740 East Walnut Street
6. South Facade, Looking North
7. Photo No. 34 of 67

1. 70 Lake Morton Drive
6. West Facade, Looking East
7. Photo No. 35 of 67

1. 90 Lake Morton Drive
6. West Facade, Looking East
7. Photo No. 36 of 67

1. 700 block of Vistabula Street
6. Looking East from 718 Vistabula Street
7. Photo No. 37 of 67

1. 725 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 38 of 67

1. 729 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 39 of 67

1. 737 East Vistabula Street
6. North Facade, Looking South
7. Photo No. 40 of 67

1. 745 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 41 of 67

1. 749 East Vistabula Street
6. North Facade, Looking South
7. Photo No. 42 of 67

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Photographs

1. 810 East Vistabula Street
6. South Facade & West Elevation, Looking Northeast
7. Photo No. 43 of 67

1. 809 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 44 of 67

1. 814 East Vistabula Street
6. South Facade & West Elevation, Looking Northeast
7. Photo No. 45 of 67

1. 518 South Mckay Avenue
6. West Facade, Looking East
7. Photo No. 46 of 67

1. 822 East Vistabula Street
6. South Facade, Looking North
7. Photo No. 47 of 67

1. 825 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 48 of 67

1. 907 East Vistabula Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 49 of 67

1. 900 Block of Vistabula Street
6. Looking East from 913 Vistabula Street
7. Photo No. 50 of 67

1. 929 East Vistabula Street
6. North Facade, Looking South
7. Photo No. 51 of 67

1. 521 South Ingraham Avenue
6. East Facade, Looking West
7. Photo No. 52 of 67

1. 607 South Ingraham Avenue
6. East Facade & South Elevation, Looking Northwest
7. Photo No. 53 of 67

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Photographs

-
1. 900 Block of Osceola Street
 6. Looking West from Ingraham Avenue
 7. Photo No. 54 of 67

 1. 938 East Osceola Street
 6. South Facade, Looking North
 7. Photo No. 55 of 67

 1. 937 East Osceola Street
 6. North Facade, Looking South
 7. Photo No. 56 of 67

 1. 921 East Osceola Street
 6. North Facade, Looking South
 7. Photo No. 57 of 67

 1. 800 Block of Osceola Street
 6. Looking West from Winfree Avenue
 7. Photo No. 58 of 67

 1. 813 East Osceola Street
 6. North Facade & West Elevation, Looking Southeast
 7. Photo No. 59 of 67

 1. 836 East Palmetto Street
 6. South Facade & West Elevation, Looking Northeast
 7. Photo No. 60 of 67

 1. 904 East Palmetto Street
 6. South Facade & West Elevation, Looking Northeast
 7. Photo No. 61 of 67

 1. 908 East Palmetto Street
 6. South Facade, Looking North
 7. Photo No. 62 of 67

 1. 922 East Palmetto Street
 6. South Facade & West Elevation, Looking Northeast
 7. Photo No. 63 of 67

 1. 900 Block of Palmetto Street
 6. Looking East from 948 Palmetto Street
 7. Photo No. 64 of 67

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Photographs

1. 956 East Palmetto Street
6. South Facade & East Elevation, Looking Northwest
7. Photo No. 65 of 67

1. 44 Lake Morton Drive
6. South Facade, Looking North
7. Photo No. 66 of 67

1. 929 Osceola Street
6. North Facade & West Elevation, Looking Southeast
7. Photo No. 67 of 67

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Contributing Buildings

List of Contributing Properties

<u>Address</u>	<u>Date</u>	<u>Style</u>
<u>S. Indiana Ave.</u>		
319	c. 1938	Frame Ver.
321	c. 1935	Frame Ver.
322	c. 1925	Bungalow
412-414	c. 1925	Frame Ver.
<u>S. Ingraham Ave.</u>		
315	c. 1920	Frame Ver.
513	c. 1920	Frame Ver.
521	c. 1920	Bungalow
521 A	c. 1920	Frame Ver.
525	c. 1925	Bungalow
529	c. 1925	Bungalow
601	c. 1920	Bungalow
607	c. 1919	Bungalow
627	c. 1940	Frame Ver.
<u>S. Iowa Ave.</u>		
320	c. 1922	Frame Ver.
328	c. 1925	Frame Ver.
328 A	c. 1925	Frame Ver.
330	c. 1925	Masonry Ver.
<u>S. Lake Ave.</u>		
313	c. 1915	Bungalow
313 A	c. 1915	Frame Ver.
319	c. 1920	Bungalow
319 A	c. 1920	Frame Ver.
322	c. 1920	Bungalow
322 A	c. 1920	Frame Ver.
324-326	c. 1935	Frame Ver.
330	c. 1910	Frame Ver.
407	c. 1925	Frame Ver.
409-413	c. 1926	Frame Ver.
417	c. 1940	Bungalow
418	c. 1925	Bungalow

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Contributing Buildings

Lake Morton Dr.

35	c. 1926	Med. Rev.
41	c. 1913	Clas. Rev.
59	c. 1928	Col. Rev.
63	c. 1905	Col. Rev.
65	c. 1914	Bungalow
90	c. 1927	Ital. Ren.

E. Lime St.

508	c. 1925	Med. Rev.
512	c. 1934	Col. Rev.
517	c. 1940	Masonry Ver.
530	c. 1915	Frame Ver.
530 A	c. 1915	Frame Ver.
606	c. 1920	Bungalow
630	c. 1900	Frame Ver.
701	c. 1925	Frame Ver.
710	c. 1925	Bungalow
710 A	c. 1925	Frame Ver.
711	c. 1912	Frame Ver.
711 A	c. 1912	Frame Ver.
715	c. 1925	Bungalow
715 A	c. 1925	Frame Ver.
716	c. 1915	Frame Ver.
718	c. 1915	Bungalow
721	c. 1925	Bungalow
721 A	c. 1925	Frame Ver.
726	c. 1920	Frame Ver.
731	c. 1915	Bungalow
731 A	c. 1915	Frame Ver.
801	c. 1935	Frame Ver.
801 A	c. 1935	Frame Ver.
817	c. 1915	Bungalow
817 A	c. 1915	Frame Ver.
821	c. 1920	Frame Ver.
821 A	c. 1920	Frame Ver.
822	c. 1925	Frame Ver.
825	c. 1915	Bungalow
829	c. 1915	Bungalow
829 A	c. 1915	Frame Ver.
833	c. 1925	Bungalow
833 A	c. 1925	Frame Ver.
838	c. 1920	Frame Ver.

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Contributing Buildings

E. Lime St. (cont.)

838 A	c. 1925	Frame Ver.
839	c. 1920	Bungalow
839 A	c. 1920	Frame Ver.
842	c. 1920	Bungalow
842 A	c. 1925	Frame Ver.
843-845	c. 1920	Bungalow
843 A	c. 1920	Frame Ver.
849	c. 1925	Frame Ver.
849 A	c. 1925	Frame Ver.
905-907	c. 1925	Bungalow
904	c. 1925	Bungalow
915	c. 1926	Bungalow
918	c. 1920	Frame Ver.
918 A	c. 1920	Frame Ver.
938	c. 1920	Frame Ver.
938 A	c. 1920	Frame Ver.
940	c. 1920	Frame Ver.
940 A	c. 1920	Frame Ver.

S. McKay Ave.

502	c. 1924	Bungalow
502 A	c. 1924	Frame Ver.
506	c. 1925	Bungalow
510	c. 1925	Bungalow
510 A	c. 1925	Frame Ver.
518	c. 1920	Bungalow
528	c. 1926	Bungalow

Michigan Ave.

523	c. 1920	Frame Ver.
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E. Orange Ave.

605	c. 1900	Frame Ver.
609	c. 1915	Frame Ver.
609 A	c. 1915	Frame Ver.
619	c. 1912	Bungalow
619 A	c. 1925	Frame Ver.
705	c. 1915	Frame Ver.
713	c. 1920	Bungalow
719	c. 1915	Bungalow

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Contributing Buildings

E. Orange Ave. (cont.)

721	c. 1920	Bungalow
725	c. 1915	Frame Ver.
817	c. 1920	Bungalow
817 A	c. 1920	Frame Ver.
821	c. 1920	Bungalow
822	c. 1925	Med. Rev.
825	c. 1915	Bungalow
825 A	c. 1915	Frame Ver.
828-830	c. 1913	Bungalow
829	c. 1915	Bungalow
829 A	c. 1915	Frame Ver.
833	c. 1915	Bungalow
834	c. 1920	Frame Ver.
837	c. 1915	Bungalow
838	c. 1925	Bungalow
842	c. 1920	Frame Ver.
846	c. 1925	Frame Ver.
921	c. 1925	Bungalow
921 A	c. 1925	Frame Ver.
925	c. 1920	Frame Ver.
925 A	c. 1920	Frame Ver.
926	c. 1920	Frame Ver.
929	c. 1920	Frame Ver.
942	c. 1920	Frame Ver.
945	c. 1920	Frame Ver.
945	c. 1920	Frame Ver.
951	c. 1920	Frame Ver.
953	c. 1920	Frame Ver.
953 A	c. 1920	Frame Ver.

Osceola St.

811	c. 1925	Bungalow
811 A	c. 1925	Frame Ver.
813	c. 1925	Bungalow
813 A	c. 1925	Frame Ver.
819	c. 1940	Bungalow
822	c. 1925	Frame Ver.
822 A	c. 1925	Frame Ver.
824	c. 1925	Frame Ver.
825	c. 1925	Frame Ver.
825 A	c. 1925	Frame Ver.
826	c. 1940	Bungalow

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Contributing Buildings

Osceola St. (cont.)

827	c. 1926	Bungalow
827 A	c. 1926	Frame Ver.
828	c. 1940	Bungalow
921	c. 1928	Masonry Ver.
925	c. 1926	Bungalow
926	c. 1940	Bungalow
929	c. 1926	Bungalow
929 A	c. 1926	Frame Ver.
930	c. 1926	Bungalow
936	c. 1928	Bungalow
937	c. 1925	Bungalow
937 B	c. 1925	Frame Ver.
938	c. 1926	Bungalow

E. Palmetto St.

836	c. 1915	Bungalow
904	c. 1919	Bungalow
908	c. 1919	Bungalow
914	c. 1920	Frame Ver.
918	c. 1925	Bungalow
920	c. 1925	Frame Ver.
922	c. 1925	Bungalow
922 A	c. 1925	Frame Ver.
948	c. 1925	Frame Ver.
952	c. 1940	Frame Ver.
956	c. 1921	Bungalow

Vistabula St.

718	c. 1925	Frame Ver.
725	c. 1919	Bungalow
729	c. 1918	Frame Ver.
732	c. 1920	Bungalow
736	c. 1920	Bungalow
737	c. 1915	Bungalow
741	c. 1920	Bungalow
745	c. 1940	Bungalow
749	c. 1920	Bungalow
749 A	c. 1920	Frame Ver.
752	c. 1925	Bungalow
756	c. 1925	Bungalow
805	c. 1925	Med. Rev.

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Contributing Buildings

Vistabula St. (cont.)

809	c. 1925	Med. Rev.
810	c. 1915	Frame Ver.
813	c. 1920	Frame Ver.
814	c. 1920	Bungalow
817	c. 1928	Bungalow
821	c. 1926	Bungalow
821 A	c. 1926	Frame Ver.
822	c. 1915	Frame Ver.
825	c. 1940	Bungalow
825 A	c. 1940	Frame Ver.
902	c. 1919	Bungalow
906	c. 1920	Bungalow
906 A	c. 1920	Frame Ver.
907	c. 1919	Bungalow
916	c. 1920	Frame Ver.
917	c. 1920	Bungalow
918	c. 1938	Frame Ver.
921	c. 1920	Bungalow
924	c. 1920	Bungalow
927	c. 1925	Bungalow
927 A	c. 1925	Frame Ver.
929	c. 1925	Frame Ver.

East Walnut St.

700	c. 1915	Col. Rev.
722-724	c. 1915	Bungalow
722 A	c. 1915	Frame Ver.
740	c. 1925	Bungalow
740 A	c. 1925	Frame Ver.
832	c. 1931	Bungalow
836	c. 1926	Frame Ver.
840	c. 1925	Bungalow
844	c. 1900	Frame Ver.
844 A	c. 1915	Frame Ver.
848	c. 1926	Bungalow
915	c. 1940	Frame Ver.
917	c. 1925	Bungalow

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Noncontributing Buildings

Noncontributing Buildings

S. Indiana Ave.

314-316

321 A

322 A

S. Ingraham Ave.

601

633

S. Lake Ave.

412

416

Lake Morton Dr.

44

46

50

70

72

E. Lime St.

522

522 A

526

526 A

534

610

707

718 A

725

824

826

828

834

906

916

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Noncontributing Buildings

E. Lime St. (cont.)

930
934
936

S. McKay Ave.

402-404
515

S. Michigan St.

519-521
520-524
610

E. Orange St.

615
711
813
821 A

Osceola St.

819 A
824 A
829-831
916
918
920-924
937 A

E. Palmetto St.

840
842-844
912

Vistubla St.

718 A
733
740
752 A

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Noncontributing Buildings

Vistubla St. (cont.)

801
802-806
805 A
809 A
816
901
901 A
910
913-915
924 A
929 A

E. Walnut St.

718
728
728 A
736
748
748 A
748 B
810
814
816
820
824
826-828
826 A
832 A
846

S. Winfree Ave.

628

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Statement of Significance

Summary Statement of Significance

The East Lake Morton Residential District is significant at the local level under criteria A and C in the areas of Community Planning and Development and Architecture. The neighborhood is one of Lakeland's earliest residential districts and reflects the development of middle class housing in the community during the period c. 1900 to 1940. The district comprises mainly bungalows and wood frame vernacular structures, but it also contains several buildings that are architectural and social landmarks that are individually eligible for listing in the National Register of Historic Places.

Supporting Narrative

Lakeland, named for the numerous lakes that dot the region's landscape, was founded in 1884 by Abraham Munn, a wealthy manufacturer and investor from Louisville, Kentucky. Munn purchased several thousand acres in Polk County in 1881 and a year later surveyed eighty acres around which the settlement of Lakeland was to emerge. In 1883, when the South Florida Railroad began extending a portion of its line through Polk County, Munn persuaded the company to run its tracks through the new settlement area by giving the railroad a 100 foot right-of-way and seven acres of land on which to construct rail yards and other facilities. Munn also offered to erect a passenger depot. The line ultimately ran from Sanford to Tampa, with Lakeland being one of the principal stops on the way.

Munn organized the Lakeland Improvement Company with Samuel Hartwell and Charles Hillman in order to sell lots to settlers and investors. In 1884, a post office was established in the fledgling settlement, and the following year the town of Lakeland was incorporated. Because of the railroad, the community quickly attracted new residents and tourists, and by 1886 the settlement could boast six hotels, five sawmills, four churches, and several stores. There was even a school and a newspaper. The population of the town reached 550 by 1890. The development of Lakeland was further prompted by the construction of the Florida Southern Railway which connected the town with Gainesville. Lakeland became an important rail yard and shipping site in Polk County. Both of the rail lines were absorbed into the Atlantic Coast Line Railroad system in 1902.

The discovery and mining of phosphate in Polk County also stimulated the growth of Lakeland. Phosphate was first

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Statement of Significance

discovered in the area in 1883, and mines began operating shortly thereafter. The offices of a number of mining companies were opened in Lakeland. The population of Lakeland had nearly doubled to 1,000 by 1895, placing it among the fifteen largest cities in Florida. Development in that period included the expansion of the downtown commercial district, the construction of a new depot, and the erection of an electric power plant. Numerous residences were sprinkled among the commercial buildings in the downtown area, others began to appear on the shores of the nearby lakes. Many of the community's residents were involved directly and indirectly with the citrus industry, and by 1890 area groves shipped thousands of crates of oranges and grapefruit to northern markets each year. This industry was temporarily damaged and development of Lakeland curtailed by severe freezes which struck Central Florida in the winter of 1894-1895. Fruit which had been ripening on the tree was a total loss, and many groves lost the majority of their trees. A decade later, however, the industry had completely recovered.

By the beginning of the twentieth century, business and civic groups in Lakeland had taken steps to improve the quality of life and economic climate of the community. A board of trade was founded in 1897, and a telephone system was installed in 1901. Street lights and water mains followed in the same decade, and roads were constructed outside the downtown area in order to promote the establishment of residential subdivisions in the vicinity of the nearby lakes. Lake Morton, near the downtown area, became a fashionable residential neighborhood. Other important subdivisions developed between 1905 and 1912 were Orange Park and Dixieland, both of which were constructed on land that had been orange groves. In 1912, building permits in Lakeland totaled \$625,000. Lakeland's population grew fourfold from 1,180 in 1900 to 3,719 in 1910 and then doubled to 7,062 by 1920, surpassing Bartow, the county seat, which for decades had been the largest city in Polk County.

Citrus continued to play an important role in the economy of Lakeland. In 1910, over 330,000 boxes of oranges were shipped from Polk County, second in volume only to Orange County in all of Florida. Production levels grew to over 1,000,000 boxes in 1920, and Polk County's share of Florida's \$20 million citrus crop totaled \$3.5 million. Over 1,000 acres of land in the vicinity of Lakeland were devoted to citrus production, and the city had several packing houses and a juice plant.

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Statement of Significance

Rail lines continued to strongly influence the development of Lakeland during the first decades of the twentieth century. The Atlantic Coast Line was the dominant rail company up until 1913 when the Seaboard Air Line constructed a line across Polk County connecting Lake Wales with Tampa. The company insured Lakeland's position as an important rail center by investing \$400,000 in yards and rail facilities in the community. By 1920, the monthly payroll of the A.C.L. in Lakeland amounted to nearly \$100,000.

The onset of the First World War saw a decline in building construction in Lakeland, as world phosphate markets closed due to the conflict and the nation's energies were being directed to the allied cause in Europe. The stage was set, however, for a new period of rapid growth in the 1920s that was to become known as the great Florida Land Boom. South Florida, particularly Miami and Palm Beach, felt the greatest impact of this period of feverish economic activity, but few communities in Florida failed to experience the effects of the eager speculation in real estate. The wave of investment was promoted by the Florida Legislature and by business interests throughout the state. State-wide road building programs and favorable property tax action encouraged the purchase and development of large tracts of property.

New settlers flocked to central and south Florida. The population of Lakeland grew from just over 7,000 in 1920 to over 18,000 by 1930, making the community the largest inland city in the state after Orlando. Building construction in commercial and residential areas surged. In 1922, Florida Southern College was moved to Lakeland from Clearwater, establishing its campus along the shore of Lake Hollingsworth. The city of Lakeland sponsored an ambitious street paving program that resulted in an increase of paved streets from 25 miles in 1922 to more than 150 miles by 1928. Numerous new residential subdivisions were platted during this period, and those already in existence saw vacant lots filled with new houses. In December 1924, the city limits were expanded from four to thirty square miles, and a year later residential investment reached \$5 million with the construction of approximately 1,300 homes.

Florida's speculative bubble, however, had swollen to the bursting point by the summer of 1925. The state's financial institutions had invested millions of dollars in real estate loans that were largely secured by bonds sold by developers at inflated rates of interest. The success of most real estate

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Statement of Significance

schemes depended upon the sale and resale of building lots of questionable value. In some residential subdivisions, only a few model homes were constructed, and utilities often had not yet been installed. When real estate sales began to lag, many developers were unable to pay even the interest on loans, leaving many banks without the capital to cover their normal obligations. In 1926, over forty Florida banks became insolvent, and the real estate boom began to go bust.

The crisis hit first and hardest where the boom began, in South Florida, and was exacerbated by devastating hurricanes that hit the state in 1926 and 1928. The effects of the bust were not immediately felt in all parts of the state and were moderated somewhat in Lakeland by the town's diversified economy.

The Morton Addition to Lakeland was platted by John P. Morton in 1885 and opened a large area east of the emerging commercial district between lakes Morton and Mirror to development. Considerable construction occurred along the shores of these lakes before 1895, but few visible signs of that development remain. The beginning of the 20th century saw a dramatic increase in the population that brought about new residential construction. Some of the older houses along the shore Lake Morton were razed and new ones constructed in their place. The oldest house in the district does not overlook Lake Morton but is found at the northern boundary of the historic district. The residence at 605 East Orange Avenue (Photo 8) was built about 1900 and is typical of the wood frame vernacular houses constructed in the area in the first decade of the 20th century.

The oldest house overlooking Lake Morton is the one at 63 Lake Morton Drive (Photo 11), constructed about 1905. This house was the residence of J.J. Haldeman, an influential realtor who developed several large orange groves and a poultry farm in the Lakeland area. He also served as a director of the Lakeland Chamber of Commerce and as chairman of the local school board. One of the earliest bungalows overlooking Lake Morton was 65 Lake Morton Drive (Photo 12), built about 1914 for H. Mercer Richards, a local physician. Among the most distinctive buildings facing Lake Morton is the large Classical Revival style structure at 41 Lake Morton Drive (photo 7). Built in 1913 as the Colonial Apartments, the building now serves as an office complex. The building was designed by W.B. Talley, a Jacksonville architect, who maintained offices in Lakeland and Miami. Talley also

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Statement of Significance

designed a number of other buildings in Lakeland, some of which are still extant.

A number of dwellings began to appear in the East Lake Morton neighborhood before the outbreak of World War I. Much of this activity took place between 1912 and 1914 when twelve new subdivisions were established in the area. Each of these contained just one or two blocks of house sites. Buildings from the period include the dwellings at 711 and 817 East Lime Street (Photos 16 and 26). East Vistabula Street also became a popular site for residences about this time. The small dwellings at 737 and 810 East Vistabula Street (Photos 40 and 43) were built about 1915). Several of the houses along this street are thought to have been constructed by R. Talmadge Rice, a local carpenter, who lived at the house at 810 East Vistabula Street for many years.

The William Groover House (Photo 13) at 700 East Walnut Street is among the more impressive residences in the district. This Colonial Revival style residence was completed about 1915 and was the home of William Groover, an influential physician and businessman. In addition to his medical practice Groover had citrus holdings in Lake Placid and Kissimmee. Groover also helped organize the Lakeland Building and Improvement Company in 1903. This organization helped finance the construction of a number of important buildings in the commercial center of Lakeland. The Groover House originally stood at 68 Lake Morton Drive, but was relocated to its present site about 1982 where it continues to contribute to the historic ambiance of the neighborhood.

Except for the year 1915, when more than 30 houses were erected in the East Lake Morton area, the World War I years saw a dramatic slowdown of construction in residential construction in Lakeland. Immediately after the war, construction picked up once more. The bungalow at 607 South Ingraham Avenue (Photo 53) was built about 1919, as was the house at 729 East Vistabula Street (Photo 39). Subdivision development and building activity, however, increase rapidly between 1921 and 1925. Only seven new subdivisions were platted in the area, but older ones that still had many vacant building lots soon began to see new residences constructed in them. Small apartment houses also began to appear in the district about this time. Among the first of these was the wood frame building at 320 South Iowa Avenue (Photo 4), completed about 1922. The Lake Apartments at 328 South Iowa Avenue (Photo 5) was built about 1925, as was the Sanford Apartments (Photo 6) at 330 South Iowa Avenue. Other apartment

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buildings constructed during the 1920s include the historic Lime Crest Apartments (Photo 15) at 701 East Lime Street and the building at 822 East Lime Street (photo 25)

Bungalows first appeared in the East Lake Morton area about 1912 and continued to be built as late as 1940. The majority of those in the district, however, were erected during the 1920s, particularly during the Florida Boom period. The house at 319 South Lake Avenue (Photo 21) was completed about 1920, as were those at 839 East Lime Avenue (Photo 28) and 749 East Vistabula Street (Photo 42). Many such structures were the residences of employees of the Atlantic Coast Line Railroad.

The so-called "airplane" or "camelback" bungalows began to appear about 1925. One of these is the C.F. O'Doniel House (Photo 63) at 922 East Palmetto Street. O'Doniel was bookkeeper of the First National Bank in Lakeland and later became assistant cashier of the State Bank of Lakeland. He also helped organize Lakeland's Civitan Club in 1924. The Walter Oakley House (Photo 29) at 905-907 East Lime Street was also built about 1925. Oakley arrived in Lakeland in 1908 and for a time operated a wholesale grocery business and worked for the Atlantic Coast Line Railroad in the civil engineering and legal offices. In 1925, he opened his own law practice in Lakeland.

Some of Lakeland's most significant civic and public buildings were constructed on Lake Morton in the 1920s. In the early 1920s the city of Lakeland undertook a number of civic improvements, including the construction of a city hall, an auditorium, and a public library. Tampa architect Franklin O. Adams, Jr. was selected in 1926 to design the library (Photo 2), and the facility was completed in April of 1927. Two important clubhouses were built facing Lake Morton in the 1920s. These were the Lakeland Women's Club designed in 1927 by W.B. Talley, The Colonial Revival style club at 59 East Lake Morton Drive (Photo 10) opened in 1928. Talley also designed the Sorosis Building, a large Mediterranean Revival style buildings 90 Lake Morton Drive (photo 36). The Sorosis Club of Lakeland, formed in 1922, promoted general progress and development in the community. Completed in 1927, the building was dedicated in 1928 along with the Women's Club in a ceremony that paid homage to the achievements of both organizations.

Few residences were built after the collapse of the Florida real estate boom and no further subdivision activity occurred during the 1930s. Only about 20 houses were built between 1930

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and 1940, filling lots left empty from previous periods of development. These were mainly wood frame vernacular structures, plus a handful of bungalows. Among the structures surviving from this period is the house at 832 East Walnut Street, which was built about 1931 (photo 33). Among the few houses built about 1940 are the residences at 745 and 825 East Vistabula Street (Photos 41 and 48).

Significance

Even though the East Lake Morton Residential District enjoys only a handful of buildings exhibiting formal styles, the architecture of the district is significant in representing a typical middle class subdivision development dating from the period c. 1900 to 1940. The resources in the area are relatively well preserved, and with the exception of the massive First United Methodist Church complex, the heart of the district has suffered few intrusions. The development pattern of the district also represents typical building patterns in residential subdivisions in Florida more than 50 years ago. Unified thematic development--such as the elaborate Mediterranean Revival style areas of Miami, Coral Gables, and Palm Beach--were the exception in much of Central Florida. Residential areas grew as a series of small plats that were joined to one another, but were not the result of an overall unifying plan. Despite this fact such areas have a sense of continuity that grows out of use of material and the economic class of the residents that settled there.

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Boundary Description & Justification

Verbal Boundary Description

The official boundaries of the East Lake Morton Residential District are those shown on the historic district map.

Boundary Justification

The boundary encompasses a significant concentration of extant historic resources located in the area historically known as the East Lake Morton Residential Neighborhood. Those resources and the accompanying geographical region are associated with the early development of residential areas near the commercial center of the city of Lakeland. The boundaries follow historic platted streets and subdivision block and lot lines. No significant concentration of historic resources associated with the development of this area are located outside the boundaries as drawn on the map.