

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 21 1979

DATE ENTERED

JUL 10 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Phillips, Dr. P., House

AND/OR COMMON

Peleg Peckham House

LOCATION

STREET & NUMBER

135 Lucerne Circle, N.E.

NOT FOR PUBLICATION

CITY, TOWN

Orlando

CONGRESSIONAL DISTRICT

9

VICINITY OF

STATE

Florida

CODE

12

COUNTY

Orange

CODE

095

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: Vacant

OWNER OF PROPERTY

NAME

City of Orlando

STREET & NUMBER

400 S. Orange Avenue

CITY, TOWN

Orlando

VICINITY OF

STATE

Fl.

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Orange County Courthouse

STREET & NUMBER

CITY, TOWN

Orlando

STATE

Fl.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

See Continuation Sheet

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The frame 2½-story Shingle Style Phillips House is basically a rectangular block with a 1-2 story wing projecting from the northwest section of the north (rear) facade. The building has a strong horizontal emphasis which results from the unrelieved expanse of the entrance (south) facade, the low, spreading gable roof, the broadly proportioned 2-story Ionic portico and the skin-like sheathing that seems to envelop the building. Horizontal bands of shingles in varied shapes differentiate between stories and reinforce the horizontality. Even the 3-story tower is treated more horizontally than vertically with its low, ogee-shaped roof covered with diamond patterned shingles.

The east and west elevations are totally dissimilar: the east end has a 1-story, screened verandah and a small projecting gable over a second-story bay window; the west end has symmetrical but dissimilar bay windows on the second story. The broadly projecting eave of the main roof's gable extends over these bays.

Single, semi-octagonal dormers are located on opposite slopes of the roof, one toward the west end of the front (south) slope; the other toward the east end of the rear slope. The roof line is also pierced with two brick chimneys with corbelled caps located on the rear slope.

The service wing projecting from the northwest portion of the rear facade has a 2-story section and a 1-story section. It is basically T-shaped with a recessed gallery along its west side. The roof configuration of the wing and the use of drop siding in several places suggests that a covered breezeway may have separated these two sections. Today, the wing is completely enclosed.

The only significant alteration to the Dr. Phillips House appears to be the 2-story Ionic portico that extends across much of the entrance facade. Prior to 1914, a smaller 2-story porch formed a gabled entrance pavilion. Removing the second-story deck required changing the second story door with sidelights to a tripartite window group. Today, what appears to be a window box supported by paired scroll brackets, conceals this original feature. A raised brick terrace (date undetermined) extends across the entrance facade and connects to the screened verandah on the east side. The fenestration throughout the house appears to be original as do the window sashes except for the third story of the tower. It is not clear if that fenestration was originally glazed (as it presently is) or simply screened.

The interior also retains its original configuration except for the addition of several bathrooms early in the twentieth century. The irregular floor plan has a central hall extending the depth of

(See Continuation Sheet)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1893

BUILDER/~~ARCHITECT~~ Boykin, L. M.

STATEMENT OF SIGNIFICANCE

The Dr. Phillips House is significant as the residence of Dr. P. Phillips (1874-1959), one of Florida's most successful citrus producers during the first half of the twentieth century. It is also the only extant example of a Shingle Style residence in the City of Orlando, Florida.¹

Although the house has always been associated with Dr. Phillips, it was originally built in 1893 for Colonel Peleg Peckham², a prominent seasonal resident and promoter of nearby Winter Park. Colonel Peckham, in conjunction with his daughter, Miriam Peckham McCallum, and son-in-law, Archibald R. McCallum, maintained additional homes in St. Louis, Missouri, and Newport, Rhode Island. The decision to move from Winter Park to Orlando was apparently related to McCallum's expanding legal practice in that city³. The families selected a large site on the northeast shore of Lake Lucerne on which to build this imposing, 2½-story Shingle Style residence. It was constructed under the direction of L. M. Boykin at a cost of \$37,500.⁴ Although Colonel Peckham died in 1894, it remained the McCallum home until after their deaths in the first decade of this century. The house was then purchased by C. E. Graham who in turn sold it in 1912 to Dr. P. Phillips.⁵

Not long after acquiring the property, the Phillips hired L. Percival Hutton, a Philadelphia architect, to make some changes to the house.⁶ A new⁷ monumentally-scaled Ionic portico on the entrance (south) facade, replaced the original 2-story porch. Although well detailed with fluted columns and a full entablature, the widely spaced columns awkwardly positioned in front of the windows are not an entirely successful welding of a Colonial Revival portico to Shingle Style residence.

The Phillips were apparently patrons of the arts and frequently entertained many operatic and other musical personalities of their day⁹. These functions could easily be accommodated in a "dance hall" which was constructed on the rear of the property in 1918.¹⁰ Coincident interior "modifications", adding bathrooms and installing central heat, would have made the house comfortable for their frequent

(See Continuation Sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less Than 1

UTM REFERENCES

A

1	7	4	63	200	3	1	5	6	4	2	0
ZONE		EASTING			NORTHING						

B

ZONE		EASTING			NORTHING						

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dan G. Deibler, Historic Sites Specialist 1 March 1979

ORGANIZATION Florida Division of Archives, History and Records Management

STREET & NUMBER Department of State, The Capitol

TELEPHONE (904) 487-2333

CITY OR TOWN Tallahassee,

STATE FL.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Signature] 5/10/79

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature]
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 7-00-79
KEEPER OF THE NATIONAL REGISTER

ATTEST: *[Signature]*
KEEPER OF THE NATIONAL REGISTER

DATE 1/6/79

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Historical, Architectural and Archaeological Survey of Orlando,
Florida
State Survey 1975
Florida Division of Archives, History and Records Management
Tallahassee, Florida

Survey/Structures of Historic Architectural Significance in
East Central Florida/Orange County
Local Survey 1970
Central Florida Society for Historic Preservation

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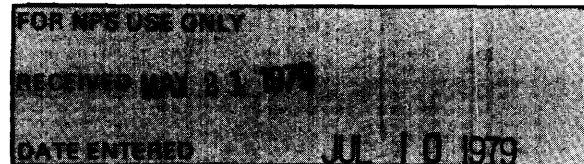
CONTINUATION SHEET

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the house with an open U-shaped stair at the left rear. Alterations appear to be largely superficial, e.g., plywood paneling; a new front door, removal of a built-in hall seat.

The house was originally part of a neighborhood of single-family residences which over looked Lake Lucerne, one of the many lakes which dot Orlando's landscape. The lot included a garage and dancehall on the rear of the property and ornamental gardens nearer to the house. The outbuildings have been lost as a result of the construction of an elevated expressway which took a portion of the north end of the original lot. Changing uses - served as a fraternity house for several years in the 1970's - have resulted in the loss of the other. The house itself has not been directly affected by the elevated expressway and remains in good condition. Although currently vacant and sealed to discourage vandalism, the building is owned and well maintained by the City of Orlando, which plans to restore the house for community activities.

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guests and their own year-round residency.

Dr. Phillips, whose role as a physician remains obscure,¹² came to Orlando from Lebanon, Tennessee in 1903¹³ and became one of Florida's leading citrus producers.¹⁴ His enterprises embraced all aspects of citrus production from cultivation to packing and processing and employed a sizable number of people in Orange County.¹⁵ Several innovative techniques in both the cultivation of citrus groves and production of citrus juices were developed by Phillips enterprises.¹⁶ The accomplishments were promoted in a film produced under Phillips auspices in 1936.¹⁷ The Phillips' citrus packing houses in the southwestern section of Orange County also provided the impetus for the development of much of the area's public road system.¹⁸

Although Phillips died in 1959, the property remained in the family until 15 July 1974 when it was officially deeded to the City of Orlando by his son, Howard Phillips.¹⁹

¹Florida Division of Archives, History and Records Management, Historical, Architectural and Archaeological Survey of Orlando, Florida, (Tallahassee: Florida Division of Archives, History and Records Management, 1978), p. 22.

²Chase Scrapbook. (unpublished, n.d.). Located in Rollins College Library, Winter Park, Florida.

³Ibid.

⁴Eve Bacon, Orlando A Centennial History. (Chuluota, Florida: The Mickler House Publishers, 1976), p. 197.

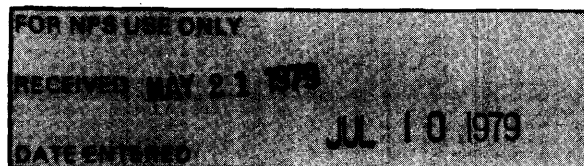
⁵Jean Yothers, "There's Something About an Old House!", Florida Magazine, Orlando-Sentinel, 24 March 1968, p. 5.

⁶Ibid., p. 4

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⁷City of Orlando, Building Inspector, Record of Building Permits (3 volumes) 1905-1935, Building Permit #1179, 31 July 1914. Located in Building Department Vault, Orlando City Hall.

⁸(?) Howard, Choice Florida Views, Orlando, Florida (c. 1898, n.p.), shows house with original porch.

⁹Yothers, op. cit., p. 5.

¹⁰City of Orlando, Building Permits, #101, (4 April 1918).

¹¹Ibid., Building Permit #114 (27 April 1918).

¹²Obituary, "Dr. P. Phillips," Orlando Sentinel, 20 April 1959.

¹³Yothers, op. cit., p. 5.

¹⁴"Dr. P. Phillips," Orlando-Up-To-Date, Orlando County Board of Trade, (n.d., n.p.).

¹⁵Ibid.

¹⁶Henry F. Swanson, Count-down for Agriculture in Orange County Florida, (Orlando, Florida (?): Swanson, 1975), pp. 57-60, 72-74.

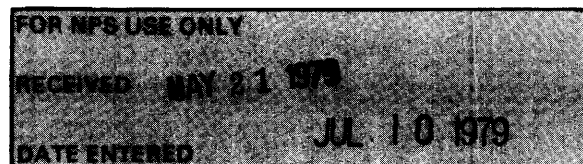
¹⁷H. S. Wurtele (Photographer), One Hundred Million Oranges: The Story of Florida Citrus (Orlando, Florida: Wertele Film Productions, Inc., 1936).

¹⁸Obituary, op. cit.

¹⁹Bacon, op. cit., V. II, p. 297.

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Howard (?). "Orlando, Florida," Choice Florida Views, (c. 1898, n.p.).

Obituary. "Dr. P. Phillips," Orlando Sentinel, 20 April 1959.

Swanson, Henry F. Count-down for Agriculture in Orange County,
Florida. (Orlando, Florida (?)): Swanson, 1975.

Wurtele, H. S. (Photographer). One Hundred Million Oranges:
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Yothers, Jean. "There's Something About an Old House," Florida
Magazine, Orlando Sentinel, 24 March 1968.

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Commence at the southwest corner of Lot 5; thence, northwesterly along the west line of said lot to the northwest corner of said lot; thence, N 13 E for 101.37 feet; thence east 140.00 feet; thence S 07 W for 111.00 feet; thence S 23 W for 265.95 feet to the south line of lot 5; thence northwesterly along the south line of Lot 5 to the Point-of-Beginning, less the expressway right-of-way on the north. All being in Shilldins Lucerne Property, as recorded in Plat Book "A," Page 12, Public Records of Orange County, Florida.