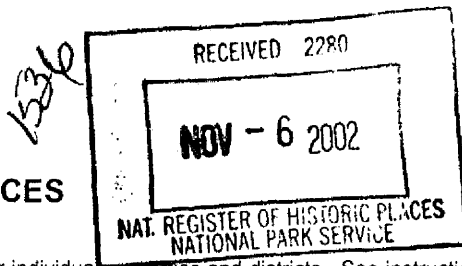


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LAKE HUNTER TERRACE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Roughly Central Ave., Greenwood St., Ruby St. & Sikes Blvd. N/A not for publication

city or town Lakeland N/A vicinity

state FLORIDA code FL county Polk code 105 zip code 33803

3. State/Federal Agency Certification

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

[Signature] 11/4/2002
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] 12/30/02
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	
163	72	buildings
0	0	sites
0	0	structures
0	0	objects
163	72	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular
Craftsman Bungalow

Materials

(Enter categories from instructions)

foundation Brick
walls Wood
Stucco
roof Asphalt
other

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1924-c.1951

Significant Dates

c. 1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreage of Property 65 apprx.

UTM References

(Place additional references on a continuation sheet.)

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

3	1 7	4 0 4 7 4 0	3 1 0 1 0 6 0
	Zone	Easting	Northing
4	1 7	4 0 4 3 0 0	3 1 0 1 0 6 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sidney Johnston, Historian/W. Carl Shiver, Historic Sites Specialist

organization Florida Bureau of Historic Preservation date October 2002

street & number R.A. Gray Building, 500 S. 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

LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Lake Hunter Terrace Historic District is a small suburban residential neighborhood that radiates out from the west shore of Lake Hunter in the southwestern section of the city of Lakeland, Florida. The district takes in parts of seven historic subdivisions, comprising approximately 65 acres and contains 235 buildings, 163 of which contribute to the historic character and 72 that are considered noncontributing. The contributing buildings represent 69 percent of the total resources in the district, while the noncontributing buildings comprise 31 percent. The majority of the residences are constructed of wood and display characteristics of the Frame Vernacular, Craftsman/Bungalow styles. There are also houses that exhibit features of the Classical Revival and Mediterranean Revival styles. The buildings were constructed between c. 1924 and c. 1951 and range from one to two stories in height.

SETTING

Lakeland is located approximately thirty miles east of Tampa and fifteen miles north of Bartow, the seat of government in Polk County. Many lakes dot the landscape of the city, including Lake Hunter, which lies about 15 blocks southwest of the city's downtown business area. The Lake Hunter Terrace neighborhood is one of many historic areas found in Lakeland, most of which are already listed in the National Register of Historic Places. Dixieland Historic District (N.R. 1995) lies along the east shore of Lake Hunter. Adjoining Dixieland on the south is the Beacon Hill-Alta Vista Historic District (N.R. 1993). Farther east and extending between Lake Hollingsworth and Lake Morton is the South Lake Morton Historic District (N.R. 1985). The East Lake Morton Historic District (N.R. 1993) lies several blocks northeast of Dixieland, and the Florida Southern College Architectural District (N.R. 1975) is located about six blocks to the east. Munn Park Historic District (N.R. 1997) is found in downtown Lakeland, and to the east of Munn Park lies the Lake Mirror Promenade (N.R. 1983). The terrain is relatively flat but slopes gently downward toward Lake Hunter. The vegetation consists mainly of magnolia, pine, palmetto, and oak trees that offer shade and contribute to the ambience of the neighborhood.

DESCRIPTION

The Lake Hunter Terrace Historic District has an irregular shape, governed partly by the shore of Lake Hunter. The district takes in parts of seven historic subdivisions, and its boundaries encompass about sixty-five acres of land that are occupied by rather small single family dwellings. The boundaries of the district are roughly described by Central Avenue on the west, Ruby Street on the north, Sikes Avenue on the east, and Greenwood Street on the south. The district contains 235 buildings, 163 of which contribute to the historic character of the neighborhood and 72 buildings that are considered noncontributing. A few historic period residences lie north and west of the district, but are separated from it by dwellings of relatively recent construction. A historic period school stands to the north but has been seriously modified. To the south of the

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CONTINUATION SHEET**

Section number 7 Page 2

LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
DESCRIPTION

district lies the property of the Florida Baptist Children's Home. Noncontributing resources are buildings that were constructed after 1951 and buildings constructed prior to 1951 that have been extensively altered.

The majority of the buildings in the district occupy relatively narrow lots, are oriented on a north-south axis, and display a moderate setback from the street. The street plan is a rectangular grid, except where the district meets Lake Hunter where Sikes Street curves along the shoreline. Established to accommodate the housing needs of Lakeland's working-class residents, the district contains a well-defined concentration of dwellings that contains representative examples of wood frame and masonry vernacular architecture, as well as a scattering of Classical Revival, Mediterranean Revival, and Craftsman/Bungalow style buildings. The typical residence is from one to two stories in height, is constructed of wood, rests on brick piers, and has a front porch. Roof types have simple gable or hip forms surfaced with asphalt shingles, and the fenestration varies from double hung wood sash and metal casement to metal awning types, depending mainly on the building style and period of construction. There are few buildings with brick exterior walls, concrete block—either painted or stuccoed—being a far more common construction material. Few residences display exterior ornamentation of any kind, although roof lines are sometimes interrupted by dormers or chimneys with corbelled caps.

ARCHITECTURAL STYLES

Frame Vernacular

The largest of the Frame Vernacular houses in the historic district is the one that stands at 947 South Cornelia Avenue (Photo 1). It was constructed c. 1925 and is a two-story dwelling with a cross-hip roof system and a corbelled brick chimney. An entrance patio opens at the northeast corner of the house, and the entrance consists of a pair of 15-light French doors. Weatherboard serves as the exterior wall fabric, and the fenestration is asymmetrical and irregular, with 6/6-light double hung sash windows and a 6-light hopper window.

An example of a residence from the early 1930s is found at 1011 Dorothy Street (Photo 2). The building displays a side gable roof and an entrance porch integrated into the main block of the structure. Asbestos shingles are the exterior siding and the fenestration consists of 1/1-light double hung sash windows. A continuous concrete block wall serves as the foundation of the residence.

A relatively late example of Frame Vernacular construction is the house at 1032 Dorothy Street (Photo 3), which was constructed c. 1947. It has a side gable main roof pierced by a brick chimney and gable and hip secondary roofs covering the main entrance porch and the small garage extension. The eaves of the roof rake closely to the wall, which is surfaced with asbestos shingles. The fenestration consists of 4-light metal casement windows and a fixed picture window. The building is supported by a continuous concrete block foundation.

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**NATIONAL REGISTER OF HISTORIC PLACES
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LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
DESCRIPTION

Another post-World War II example is found at 1033 West Marjorie Street (Photo 4). It displays a side gable roof, gable extensions containing a porch and attached garage, and asbestos exterior siding. The fenestration consists of metal awning and metal casement windows. The residence features a one-bay attached garage, also with a side gable roof and asbestos siding.

Masonry Vernacular

The Masonry Vernacular houses in the historic district were mainly built during World War II and the post-war period. A World War II era example stands at 1120 Oakhill Street (Photo 5). It exhibits a cross-gable roof with an entrance porch protected by a shed roof supported by wrought iron columns. Completed in 1944, the home has concrete block walls and fiberglass panels imitate stone ashlar facing on the porch wall. The fenestration consists of 3-light and 4-light metal casement windows.

A late 1940s example stands at 1135 Josephine Street (Photo 6). The dwelling has an irregular plan and a shallow-pitched hip roof. a small offset gable pediment marks the front entrance, and concrete block serves as the exterior wall fabric. The fenestration is composed of metal casement windows with fixed center units and transoms.

An example of early 1950s Masonry Vernacular construction is found at 1146 West Greenwood Street (Photo 7). It has a shallow-pitched hip roof with a shed extension forming a front porch and an integrated side porch. The fenestration consists of 4-light metal casement and fixed windows. Stylized concrete panels that mimic shutters flank some of the window openings.

Craftsman/Bungalow

One of the largest dwellings in the historic district stands at 803 Sikes Boulevard (Photo 8). Built about 1925, the house has a front-facing gable roof, a cross gable "camelback" or "airplane" second story unit, and a corbeled brick chimney. Projecting purlins and exposed rafters adorn the eaves. The dwelling has a broad, sweeping veranda with a gable roof whose entrance is marked by a small pediment. The porch roof is supported by short, tapered beams resting on truncated round columns and textured red brick piers that feature stem walls. The fenestration consists of 6-light wood casement windows and double-hung sash windows with Queen Anne glazing in the upper sashes and single lights in the lower sashes. Asbestos shingles now cover the original weatherboard exterior wall fabric.

A smaller, more typical example of a bungalow in the historic district stands at 1145 Ruby Street (Photo 9). It displays a front facing gable roof pierced by a brick chimney and adorned with brackets mounted under the overhanging eaves which feature exposed rafter ends. A square bay protrudes from the west elevation, and an entrance porch with a gable roof and tapered columns projects from the main (south) facade. The

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LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
DESCRIPTION

fenestration consists of 1/1-light double hung sash windows and a 6-light casement window that opens into the main attic space. The exterior wall fabric is drop siding, and the house rests on a brick pier foundation.

Mediterranean Revival

A good example of the Mediterranean Revival style stands at 1126 Dorothy Street (Photo 10). Built about 1925, the dwelling has a built-up roof obscured by a stepped parapet, which is pierced by ceramic canales that drain rainwater from the roof. Ceramic tile cresting adorns the parapet, and a hooded chimney rises along the east elevation. The main entrance features a French door, and the small stoop is protected by a small metal console or hood supported by rod brackets. The exterior walls are covered with textured stucco and the house rests on a continuous concrete foundation. The fenestration is asymmetrical and irregular, consisting of 6/6-light and 4/4-light double hung sash windows.

Classical Revival

Completed about 1929, the dwelling at 907 South Cornelia Avenue exhibits Classical Revival influences (Photo 11). It has a symmetrical facade and a side-facing gable main roof and a pedimented portico with colossal columns on the main facade. Four square wood columns support the roof of the portico. A balcony projects from the second story within the portico, and the central entranceway features a transom and sidelights. The exterior wall fabric is weatherboard, and the regular fenestration consists of 6/6-light double hung sash windows.

Noncontributing Resources

Noncontributing residences constitute thirty-one percent of the buildings in the historic district. Those buildings are generally small and are either historic period dwellings that have been extensively altered or are residences that were constructed after 1951.

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Section number 7 Page 5 LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

BUILDING LIST

Contributing Buildings

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>Site File #</u>
<u>South Central Avenue</u>				
832	Residence	Frame Vernacular	c. 1948	PO6383
842	Residence	Frame Vernacular	c. 1950	PO6384
848	Residence	Frame Vernacular	c. 1950	PO6385
<u>South Cornelia Avenue</u>				
803	Residence	Masonry Vernacular	c. 1947	PO6370
803½	Outbuilding	N/A	c. 1947	
809	Residence	Bungalow	c. 1925	PO6371
815	Residence	Frame Vernacular	c. 1950	PO6372
821	Residence	Frame Vernacular	c. 1950	PO6373
907	Residence	Classical Revival	c. 1929	PO6394
907½	Outbuilding	N/A	c. 1929	
915	Residence	Masonry Vernacular	c. 1950	PO6395
945	Residence	Frame Vernacular	c. 1942	PO6334
947	Residence	Frame Vernacular	c. 1926	PO6335
<u>Dorothy Street</u>				
1005	Residence	Bungalow	c. 1924	PO6407
1008	Residence	Frame Vernacular	c. 1949	PO6406
1011	Residence	Frame Vernacular	c. 1930	PO6404
1012-1014	Residence	Frame Vernacular	c. 1949	PO6405
1015	Residence	Bungalow	c. 1935	PO6403
1016	Residence	Bungalow	c. 1935	PO6402
1032	Residence	Frame Vernacular	c. 1947	PO6400
1036	Residence	Frame Vernacular	c. 1948	PO6399
1040	Residence	Masonry Vernacular	c. 1950	PO6398
1048	Residence	Masonry Vernacular	c. 1948	PO6397
1048½	Outbuilding	N/A	c. 1948	

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Section number 7 Page 6 LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Dorothy Street (cont.)

1049	Residence	Bungalow	c. 1925	PO6396
1121	Residence	Frame Vernacular	c. 1925	PO6393
1122	Residence	Frame Vernacular	c. 1925	PO6392
1125	Residence	Bungalow	c. 1925	PO6390
1125½	Outbuilding	N/A	c. 1925	
1126	Residence	Mediterranean Revival	c. 1927	PO6391
1132	Residence	Masonry Vernacular	c. 1950	PO6388
1133	Residence	Bungalow	c. 1925	PO6389
1133½	Outbuilding	N/A	c. 1925	
1134	Residence	Frame Vernacular	c. 1946	PO6387

West Greenwood Street

1017	Residence	Bungalow	c. 1927	PO6340
1017½	Outbuilding	N/A	c. 1927	
1020	Residence	Bungalow	c. 1927	PO6339
1033	Residence	Masonry Vernacular	c. 1947	PO6338
1044	Residence	Frame Vernacular	c. 1946	PO6337
1044½	Residence	Frame Vernacular	c. 1946	
1045	Residence	Masonry Vernacular	c. 1949	PO6336
1113	Residence	Frame Vernacular	c. 1949	PO6332
1114	Residence	Frame Vernacular	c. 1930	PO6333
1128	Residence	Masonry Vernacular	c. 1950	PO6436
1129	Residence	Frame Vernacular	c. 1949	PO6435
1134	Residence	Masonry Vernacular	c. 1950	PO6334
1146	Residence	Masonry Vernacular	c. 1951	PO6433

Hartsell Avenue

617	Residence	Bungalow	c. 1925	PO6308
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Josephine Street

1002	Residence	Bungalow	c. 1927	PO6409
1002½	Outbuilding	N/A	c. 1927	
1003	Residence	Frame Vernacular	c. 1946	PO6410

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CONTINUATION SHEET**

Section number 7 Page 7 LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Josephine Street (cont.)

1003½	Outbuilding	N/A	c. 1946	
1005	Residence	Bungalow	c. 1927	PO6411
1005½	Outbuilding	N/A	c. 1927	
1014	Residence	Frame Vernacular	c. 1948	PO6412
1015	Residence	Frame Vernacular	c. 1946	PO6413
1019	Residence	Frame Vernacular	c. 1948	PO6414
1024	Residence	Frame Vernacular	c. 1948	PO6415
1024½	Outbuilding	N/A	c. 1948	
1025	Residence	Frame Vernacular	c. 1947	PO6416
1036	Residence	Mediterranean Revival	c. 1925	PO6418
1037	Residence	Frame Vernacular	c. 1948	PO6419
1042	Residence	Frame Vernacular	c. 1947	PO6420
1042½	Outbuilding	N/A	c. 1947	
1043	Residence	Frame Vernacular	c. 1947	PO6421
1106	Residence	Bungalow	c. 1927	PO6422
1111	Residence	Frame Vernacular	c. 1947	PO6423
1119	Residence	Frame Vernacular	c. 1925	PO6424
1119½	Outbuilding	N/A	c. 1925	
1121	Residence	Bungalow	c. 1927	PO6425
1121½	Outbuilding	N/A	c. 1927	
1125-1127	Residence	Masonry Vernacular	c. 1949	PO6426
1128	Residence	Frame Vernacular	c. 1947	PO6427
1134	Residence	Frame Vernacular	c. 1947	PO6428
1135	Residence	Masonry Vernacular	c. 1948	PO6429
1135½	Outbuilding	N/A	c. 1948	
1143	Residence	Frame Vernacular	c. 1951	PO6430
1145	Residence	Frame Vernacular	c. 1951	PO6431
1146	Residence	Frame Vernacular	c. 1949	PO6432

West Marjorie Street

915	Residence	Masonry Vernacular	c. 1945	PO6360
1006	Residence	Bungalow	c. 1927	PO6361
1008	Residence	Bungalow	c. 1927	PO6362
1008½	Outbuilding	N/A	c. 1927	
1011	Residence	Frame Vernacular	c. 1949	PO6363

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CONTINUATION SHEET**

Section number 7 Page 8 LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

West Marjorie Street (cont.)

1011½	Outbuilding	N/A	c. 1949	
1017	Residence	Frame Vernacular	c. 1951	PO6364
1029	Residence	Frame Vernacular	c. 1951	
1029½	Outbuilding	N/A	c. 1951	
1033	Residence	Frame Vernacular	c. 1951	PO6367
1039-1041	Residence	Frame Vernacular	c. 1948	PO6368
1039-1041½	Outbuilding	N/A	c. 1948	
1047	Residence	Masonry Vernacular	c. 1948	PO6369
1104	Residence	Masonry Vernacular	c. 1946	PO6374
1111	Residence	Masonry Vernacular	c. 1947	PO6375
1126	Residence	Bungalow	c. 1925	PO6379
1134	Residence	Masonry Vernacular	c. 1948	PO6380
1137	Residence	Frame Vernacular	c. 1947	PO6381
1137½	Outbuilding	N/A	c. 1947	
1140	Residence	Frame Vernacular	c. 1948	PO6382

Oakhill Street

921	Residence	Frame Vernacular	c. 1926	PO6311
925	Residence	Mediterranean Revival	c. 1926	PO6312
929	Residence	Bungalow	c. 1926	PO6313
932	Residence	Bungalow	c. 1927	PO6315
932½	Outbuilding	N/A	c. 1927	
933	Residence	Bungalow	c. 1927	PO6314
1009	Residence	Frame Vernacular	c. 1951	PO6318
1016	Residence	Frame Vernacular	c. 1948	PO6320
1016½	Outbuilding	N/A	c. 1948	
1023	Residence	Bungalow	c. 1946	PO6321
1024	Residence	Frame Vernacular	c. 1947	PO6322
1031	Residence	Bungalow	c. 1930	PO6324
1031½	Outbuilding	N/A	c. 1930	
1032	Residence	Frame Vernacular	c. 1950	PO6323
1035	Residence	Bungalow	c. 1930	PO6325
1038	Residence	Frame Vernacular	c. 1950	PO6326
1040	Residence	Frame Vernacular	c. 1950	PO6327
1040½	Outbuilding	N/A	c. 1950	

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Section number 7 Page 9 LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Oakhill Street (cont.)

1048	Residence	Frame Vernacular	c. 1950	PO6328
1117	Residence	Frame Vernacular	c. 1946	PO6341
1120	Residence	Masonry Vernacular	c. 1944	PO6342
1120½	Outbuilding	N/A	c. 1944	
1127	Residence	Bungalow	c. 1926	PO6344
1128	Residence	Frame Vernacular	c. 1927	PO6343
1132	Residence	Frame Vernacular	c. 1924	PO6345
1135	Residence	Frame Vernacular	c. 1946	PO6346
1135½	Outbuilding	N/A	c. 1946	
1145	Residence	Masonry Vernacular	c. 1948	PO6347
1148	Residence	Frame Vernacular	c. 1946	PO6331
1148½	Outbuilding	N/A	c. 1946	
1149	Residence	Masonry Vernacular	c. 1946	PO6348

Ruby Street

903	Residence	Masonry Vernacular	c. 1951	PO6356
923	Residence	Frame Vernacular	c. 1927	PO6307
934	Residence	Bungalow	c. 1935	PO6305
943	Residence	Bungalow	c. 1927	PO6304
1008	Residence	Bungalow	c. 1924	PO6302
1008½	Outbuilding	N/A	c. 1924	
1014	Residence	Bungalow	c. 1943	PO6301
1014½	Outbuilding	N/A	c. 1943	
1019	Residence	Bungalow	c. 1926	PO6300
1025	Residence	Frame Vernacular	c. 1951	PO6349
1028	Residence	Frame Vernacular	c. 1946	PO6299
1031	Residence	Frame Vernacular	c. 1951	PO6350
1036	Residence	Frame Vernacular	c. 1951	PO6352
1039	Residence	Frame Vernacular	c. 1950	PO6298
1040	Residence	Masonry Vernacular	c. 1951	PO6353
1048	Residence	Masonry Vernacular	c. 1951	PO6355
1103	Residence	Frame Vernacular	c. 1951	PO6297
1125	Residence	Bungalow	c. 1926	PO6294
1126	Residence	Frame Vernacular	c. 1929	PO6295
1133	Residence	Bungalow	c. 1924	PO6292

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Ruby Street (cont.)

1134	Residence	Bungalow	c. 1930	PO6293
1141	Residence	Frame Vernacular	c. 1927	PO6289
1141½	Outbuilding	N/A	c. 1927	
1145	Residence	Bungalow	c. 1924	PO6287
1148	Residence	Frame Vernacular	c. 1943	PO6288

Sikes Boulevard

803	Residence	Bungalow	c. 1925	PO6309
803½	Outbuilding	N/A	c. 1925	
841	Residence	Frame Vernacular	c. 1949	PO6359
841½	Residence	Frame Vernacular	c. 1949	
919	Residence	Masonry Vernacular	c. 1947	PO6408
919½	Residence	Masonry Vernacular	c. 1947	

South Webster Avenue

624	Residence	Frame Vernacular	c. 1925	PO6303
709	Residence	Frame Vernacular	c. 1940	PO6316

Noncontributing Buildings

South Cornelia Avenue

715
715½
919
941
947½

Dorothy Street

1005½
1024
1027
1027½

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LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Dorothy Street (cont.)

1027A
1041
1101
1107
1113
1116

West Greenwood Street

1025
1111
1114½
1123
1123½

Hartsell Avenue

617½

Josephine Street

1020
1020½
1030
1031
1032
1036½
1118
1140

West Marjorie Street

1002
1014
1021
1022

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LAKE HUNTER TERRACE HISTORIC DISTRICT
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BUILDING LIST

West Marjorie Street (cont.)

1025
1028
1032
1038
1042
1048
1112
1117
1120
1120½
1121
1121½
1127
1133

Oakhill Street

920
925½
1002
1010
1011
1019
1020
1026
1127½
1132½
1140
1144

Ruby Street

911
927
929
935

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LAKE HUNTER TERRACE HISTORIC DISTRICT
LAKELAND, POLK COUNTY, FLORIDA
BUILDING LIST

Ruby Street (cont.)

944
950
1035
1044
1117
1139
1140
1144

South Webster Avenue

715

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LAKELAND, POLK COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Lake Hunter Terrace Historic District is significant at the local level under Criterion A in the area of Community Planning and Development. The district is closely tied to the suburban residential development of the city of Lakeland during the period from c. 1924 to 1951. Its initial development was prompted by real estate speculation during Florida Land Boom of the 1920s, during which numerous residential subdivisions were laid out south of the downtown business area, principally in the vicinities of Lake Hunter and Lake Morton. The Lake Hunter Terrace development grew out of seven subdivisions created for the construction of low to moderate cost housing for working class residents of the community. The majority of the dwellings in the historic district are examples of Frame Vernacular domestic architecture; however there are also modest examples of Craftsman/Bungalow, Mediterranean Revival, and Classical Revival style residences typical of the period of construction represented. The district contains well-preserved resources in a significant concentration that reflect a particular period of historical development for the city of Lakeland, Florida.

HISTORICAL CONTEXT

Lakeland is Polk County's largest city and was named for the numerous lakes in its vicinity. The community was founded by Abraham Munn shortly before the railroad arrived in 1883. The town was incorporated in 1885, and the early development centered in what is now the downtown area around Lake Mirror, Lake Wire, and Munn Park. The early economy was driven by citrus agriculture, phosphate mining, and real estate speculation. The growth of the town slowed dramatically in the mid-1890s when winter freezes killed most of the citrus trees, but new trees were planted and the economy rebounded about a decade later. Numerous improvements were made to the infrastructure of the community, and brick buildings began to replace old wooden ones in the downtown business area. Roads were constructed around the major lakes—Hollingsworth, Morton, and Hunter—where new residential subdivisions began to take root. In the era immediately prior to World War I, the area adjacent to Lake Morton became a neighborhood preferred by Lakeland's wealthier residents. The Dixieland Subdivision, which became populated by mixed income residents, was laid out in the area bounded by lakes Hunter, Morton, and Hollingsworth. Much of the construction for the Dixieland neighborhood was established on the east side of Lake Hunter. There was virtually no development, however, west of Lake Hunter until the mid-1920s.

Lakeland's population rose from 1,180 in 1900 to 7,062 by 1920. In the 1920s, Lakeland became Florida's second most populous inland city. Building construction surged, with many houses being built by winter residents and by people employed both directly and indirectly in the various agricultural and phosphate mining industries of Central Florida. Real estate speculation and building construction also dramatically fueled the economy. Numerous new residential subdivisions were created and the older ones expanded. The first Lake Hunter Terrace subdivision was laid out in 1921 and featured brick streets to provide access to the residential building lots. In spite of the real estate boom that was sweeping most of the state and Lakeland

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during the early 1920s, the construction of new homes in the Lake Hunter Terrace area was somewhat slow. By 1926, however, a sufficient number of residences had been built to prompt the county school board to construct a new school nearby on Central Avenue. The land boom in Florida peaked in 1925 and began to collapse dramatically a year later. A devastating hurricane struck South Florida in September of 1926, and the overheated real estate market prompted a loss of confidence in the profitability of land speculation. Many formerly eager investors in property were unable to repay the loans made to them by banks for the purpose of real estate development. Banks began to fail statewide, and financial investment in all types of business enterprises in Florida declined dramatically.

The economic effects of the statewide bust were moderated somewhat in Lakeland by its diversified economy that did not rely principally on tourism. The citrus and phosphate industries slumped somewhat but continued to be viable, even into the beginnings of the Great Depression of the 1930s. Although residential construction remained lethargic in Lakeland during this period, a number of developments resulted in an improved economy by the end of the decade. The Detroit Tigers baseball team opened a new spring training camp in the city in 1934, and the federal government's Works Progress Administration (WPA) financed several local public projects, including the construction of a municipal airport and a National Guard armory. By 1940, the population of Lakeland stood at more than 22,000. That year the city and the U.S. Army reached an agreement that established a pilot training school, which continued operation until the end of World War II. Following the war, development in Lakeland began to quicken its pace, with new construction occurring throughout the city.

HISTORICAL SIGNIFICANCE—CRITERION A

Florida Land Boom in Lakeland, 1920-1928

Property assessments in all of Polk County in 1917 amounted to only \$15 million in value but had increased in value by 1927 to \$35 million, most of the increase taking place in Lakeland. The population of the city increased steadily in the decade between 1920 and 1930. The economic growth of the community was reflected in the relocation of Florida Southern College from Clearwater to Lakeland in 1922. The new campus emerged north of Lake Hollingsworth, spurring residential construction in the area. Lakeland sponsored an aggressive road building and paving program, increasing the number of miles of paved streets from 25 in 1922 to 150 by 1928. The paving program assisted in creating a surge in both commercial and residential building construction. New subdivisions were created to fulfill the rapid increase in demand for new housing, and vacant lots in older subdivisions were quickly filled with new residences in the latest architectural styles. In December of 1924, the city limits were extended from four to thirty square miles, and in 1925, residential

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SIGNIFICANCE

construction costs approached five million dollars annually. In 1925, nearly 1,300 new homes were erected in Lakeland.¹

Between 1921 and 1925, seven subdivisions were opened west of Lake Hunter, creating the neighborhood presently known as Lake Hunter Terrace. These were mainly small plats, containing between five and ten acres. Most of the subdivisions were created out of land that had been planted in citrus trees after the 1894-1895 freezes. Because Dixieland—on the east side of Lake Hunter—and other residential neighborhoods closer to downtown still contained hundreds of undeveloped lots in the early 1920s, housing construction on the west side of the lake progressed at a slow pace. Nevertheless, some dwellings were constructed, and the beautiful canopies of Live Oak trees and the gently sloping terrain adjacent to the lake created an inviting setting for developers and home owners. The new residents were mainly white collar workers and skilled laborers, who were attracted to the area by the relatively modest real estate prices compared with other parts of the city.²

The neighborhood derives its name from the first of the boom-time subdivisions laid out in the area: Lake Hunter Terrace. The largest of the subdivisions comprising the neighborhood, Lake Hunter Terrace was created from a tract of undivided property, an older and smaller subdivision absent of any homes, and an abandoned railroad right-of-way. Extending between Ruby and Josephine Streets, the subdivision had an arcing eastern boundary that reflected the curving west shore of Lake Hunter and Lake Hunter Drive (the original name of Sikes Boulevard). Its western boundary displayed a stepped shape. J.W. Turner, a civil engineer, surveyed the Lake Hunter Terrace Subdivision, producing nine blocks with 162 lots. Street were laid out in a conventional grid manner, except along the shore of Lake Hunter, where adjustments had to be made to conform to the lake's curving shoreline. The streets were given women's names, originally Dorothy, Josephine, Katherine, Marjorie, and Ruby. In 1925, Katherine Street was renamed Oakhill Street. Most of the lots were rectangular in shape, measuring 50 feet wide and 135 feet deep. Alleys divided the rear property lines in most blocks. Some lots near the lake had irregular shapes. The original Lake Hunter Subdivision set the precedent for later development of the neighborhood, providing a system of streets radiating from the lake, establishing uniform block and lot sizes, and incorporating a system of alleys.³

¹ Charlton Tebau, A History of Florida (Coral Gables: University of Miami Press, 1971) 378-392; Florida Department of State, Florida, An Advancing State, 1907-1927 (Tallahassee: Florida Department of State, 1928) 14, 16, 104, 266; Bureau of the Census, Fifteenth Census, 1930, Population (Washington, D.C.: GPO, 1931) 212; Sanborn Map Company, Fire Insurance Map of Lakeland, Polk County, Florida (New York: Sanborn Map Company, 1922, 1929); Lakeland Chamber of Commerce, Lakeland (Lakeland: Lakeland Chamber of Commerce, 1926) 34; M.F. Hetherington, History of Polk County, Florida (Lakeland: M.F. Hetherington, 1928) 112-114; Works Progress Administration, Florida: The Southernmost State (New York: Oxford University Press, 1939) 517.

² Lakeland Evening Ledger, November 2, 1923.

³ Official Records of Polk County, Plat Book 5, Page 28, Polk County Courthouse, Bartow, Florida.

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The Lake Hunter Terrace Subdivision was opened in December of 1921 by John E. Melton, a real estate developer who had arrived in Lakeland in 1907. A native of Baxley, Georgia, Melton had attended Mercer University in Macon, Georgia, and Eastman Business College in New York. Melton quickly established himself as a successful estate developer in Lakeland, first involving himself in the sale of individual building lots and the construction of buildings on them. By the beginning of the 1920s boom era, however, he began to concentrate on large scale developments as well. Among his first subdivision developments was Lake Hunter Terrace. In 1922, he opened Lake Barton Heights Subdivision about four miles north of downtown Lakeland. In the mid-1920s Melton embarked on one of his most ambitious projects, the construction of the Polk Theatre and Office Building (NR 1993), which was completed in 1927 at a cost of \$750,000. Melton's other speculative ventures included the creation of a series of residential neighborhoods in Lakeland, including College Park, Oak Hurst, Orange Park, and Cleveland Heights. The latter was a fashionable subdivision that included a golf course and clubhouse. Upon his death, Melton was eulogized by the Lakeland Ledger as "the best salesman in the city." The newspaper editor also recalled that Melton brought the retirement home of the United Brotherhood of Carpenters and Joiners to Lakeland, a feat remembered as "the biggest and most spectacular piece of salesmanship ever handled in this section [of Florida]."⁴

Melton's effectiveness as a real estate promoter spread to other regions of Florida, including Duval County, where he worked with the Better Homes Company to build houses on speculation as rental properties both in Jacksonville and Lakeland. The enterprise developed nearly thirty properties in Lakeland, but only one of these is found in the Lake Hunter Terrace Historic District, the dwelling at 1049 Dorothy Street (Photo 26), which was completed around 1926.⁵

In 1923 and 1924, five new subdivisions filled the area west of the original Lake Hunter Terrace Subdivision and east of Central Avenue. Most of that property had been held by various investors for nearly a decade. With the onset of the land boom, they were prompted to develop the areas by the prospect of reaping profits from a surging real estate market. Although different developers opened each of the new subdivision additions, all the new tracts were laid out by G.D. & H.D. Mendenhall Company, the same engineering firm that had created the original Lake Hunter Terrace Subdivision. George Mendenhall, a native of Alabama, had learned surveying in South America in the early 1870s and moved to Levy County, Florida, in 1876. He

⁴ Harry Cutler, History of Florida, 4 vols. (Chicago and New York: Lewis Publishing Company, 1923) 3: 13; Lakeland Ledger, October 30, 1935. Lakeland Morning Star, December 25, 1921; January 1, 1922; Lakeland Evening Ledger, June 8, 1926; September 13, 1926; April 8, 1927; December 21, 1928; Mortgage Book 246, Page 285; Mortgage Book 298, Page 521; Deed Book 429, Page 588; G. Beede, Directory of Polk County (Mulberry, Florida: Mulberry Publishing Company, 1913) 219; Hetherington, Polk County, 114.

⁵ Wayne Wood, Jacksonville's Architectural Heritage (Gainesville: University Press of Florida, 1989) 111, 261-262; Junius Dovell, Florida: Historic, Dramatic, Contemporary, 4 vols. (New York: Lewis Historical Publishing Company, 1952) 3: 200; Deed Book 530, Page 477; Tax Roll, 1930.

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relocated to Tampa in 1900 to survey properties for phosphate mining companies. In 1912, he moved with his son Herbert to Lakeland where they established their new engineering company.

Herbert Mendenhall held a civil engineering degree from the University of Texas and specialized in building design. In addition to working with his father in establishing subdivisions in Lakeland and elsewhere in Florida, Herbert designed some of the more notable buildings in Lakeland, including All Saints Episcopal Church, the Vanity Fair Arcade, and the Southland Building.⁶ By the late 1920s, the firm had conducted hundreds of land surveys throughout Polk County and Central Florida. It was among the largest of such companies in the state, employing over one hundred field engineers. The company laid out some of Lakeland's most important subdivisions, including Casa Bella, Dixieland, and Shore Acres, as well as Lake Hunter Terrace and its subsequent additions.⁷

The Moody and Roberts Addition to Lakeland was the first of the Lake Hunter neighborhood subdivisions laid out by the Mendenhall firm. The company had completed the division of the five acre tract in September 1923. The subdivision consisted of twenty-four lots along Oakhill Street between Central Avenue and Cornelia Avenue. The plat renamed Katherine Street to Oakhill Street, which was officially so designated by the city of Lakeland in 1924. The property owners, William E. Moody and Flora D. Roberts, entered into an agreement with the Polk County Trust Company to manage the sale of the lots and pay them "the remainder and residue of such income and profits." Land sales were lethargic and relatively few houses were built. Still, Moody and Roberts had sold off most of their holdings within a few years. By 1925, Charles and Fannie Howe owned most of the vacant land. In the same year, the couple sold Robert Merrill a lot on which he built the house at 809 Cornelia Avenue (Photo 15). Land sales, however, continued to lag and by the end of the 1920s only a handful of dwellings had been constructed in the Moody & Roberts Addition.⁸

Lake Hunter Terrace Heights Subdivision was laid out by the Mendenhalls in December of 1923, and officially recorded in April of 1924. Containing ten acres divided into forty-eight lots, the subdivision extended between Cornelia Avenue and Webster Avenue and ran one-half block north of Ruby Street and one-half block south of Oakhill Street. Charles and Jesse Hobbs of Putnam County owned the tract and hired the Mendenhalls to divide it into lots. In January of 1924, they sold the property to M.F. and Frances Hetherington who officially recorded the plat and began selling the lots. M.F. Hetherington was a newspaper publisher from Kentucky who moved to Miami in 1900 and helped found the Miami Metropolis. He relocated to Lakeland in 1904 and purchased the Lakeland News, which he reorganized as the Lakeland Daily Telegram, Polk County's first daily newspaper. He became president of the Florida Press Association in 1909 and served for a time as

⁶ Souvenir Supplement to the Lakeland News, April 1905; Hetherington, Polk County, 290-292; Winter Haven Daily Chief, November 30, 1926.

⁷ Souvenir Supplement to the Lakeland News, April 1905; Hetherington, Polk County, 290-292; Beede, Directory of Polk County, 216, 219; Plat Book 5, Page 28; Plat Book 6, Pages 22, 38, 44; Plat Book 7, Pages 12, 16; Plat Book 8, Page 29.

⁸ Plat Book 6, Page 22; Deed Book 241, Page 581.

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treasurer of the Lakeland Chamber of Commerce. He retired from the newspaper business in 1920 and began to invest in real estate during the Florida land boom. After retirement, he also wrote and published History of Polk County, Florida, which became a standard research resource for the early history of Polk County.⁹

The Hetheringtons enjoyed brisk land sales in Lake Hunter Terrace, selling most of the lots by 1925; however, relatively few buildings were constructed in the area. A 1924 aerial photograph shows that much of the tract was still planted in citrus trees, and only a single dwelling appears on Ruby Street. Two more houses were constructed about 1926. One of these was the house at 1031 Oakhill Street (Photo 27), constructed for a carpenter named John T. Lamb. The other, at 1035 Oakhill Street (Photo 12) was built for R.W. Johnson, the manager of the Florida Tent and Awning Company. The Keystone Developing Company, a Pennsylvania real estate firm acquired most of the remaining undeveloped land in the subdivision in 1925.¹⁰

The Keystone Company was organized in 1923 and incorporated with \$300,000 in capital stock in 1926. In addition to continuing the development of Lake Hunter Terrace Heights, the Keystone Company opened the neighboring Keystone Addition Subdivision. Samuel H. Wigton, one of the company officers, had acquired the property in 1924. The Mendenhall firm also laid out the Keystone plat. Located at the northwest corner of the neighborhood, the Keystone Addition extended from Central Avenue to Cornelia Avenue and included one-half of the blocks on both sides of Ruby Street. By the close of 1924, five dwellings stood on the north side of Ruby Street in the Keystone Addition.¹¹ The Keystone Company constructed several houses in the development as rental properties, among them the house at 1145 Ruby Street which was erected in 1925 (Photo 9). In 1930, the company sold property in the Keystone Addition to Ella Grimes, who built a dwelling at 1134 Ruby Street (Photo 19).¹²

Two more subdivisions were opened in 1924, created from property owned by Edmund B. Hardin, a retired physician from Kentucky. The Mendenhall company arranged each subdivision with forty-eight lots measuring fifty feet wide and 135 feet deep. The development extended from Cornelia Avenue to one block west of Central Avenue, and from one-half block north of West Marjorie Street to one-half block south of Dorothy Street. Several dwellings were built in the new subdivision, including the one at 112 Dorothy Street (Photo 10). About 1929, James L. Hardin—the son of Edmund Hardin—had the house at 907 Cornelia Street (Photo 11) constructed as his own residence.¹³

⁹ Plat Book 6, Page 38; Deed Book 229, Page 158; Lakeland Evening Ledger January 31, 1938; Hetherington, Polk County, 259-260; Cutler, Florida, 3: 9-10.

¹⁰ R.L. Polk, Lakeland City Directory (Jacksonville: R.L. Polk Company, 1926) 306; Deed Book 276, Pages 460, 541.

¹¹ Deed Book 233, Page 520; Deed Book 276, Page 540, 541; Phillipsburg Herald, March 28, 1940; Plat Book 7, Page 12; Deed Book 233, Page 520.

¹² Polk, Lakeland City Directory, 1926; Deed Book 233, Page 250; Deed Book 276, Page 540, 541; Deed Book 458, Page 319.

¹³ Plat Book 6, Page 44; Plat Book 7, Page 16; Deed Book 168, Page 240; Polk, Lakeland City Directory, 1928, 1939.

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Sunnymede was the last of the boom era subdivisions opened in the Lake Hunter Terrace neighborhood. Motte and Jennie Payne purchased the ten acre tract in 1924 and hired the Mendenhall firm to divide it for development. Stretching from Sikes Boulevard to Central Avenue, Sunnymede consisted of four blocks and forty-eight lots. By the end of 1926, most of the lots in the development had been sold. One of the largest houses constructed in the development is the residence at 907 Cornelia Avenue (Photo 1), which was completed about 1926.¹⁴ By the close of the 1920s, nearly fifty dwellings had been built in the Lake Hunter Terrace neighborhood. The city targeted the area for road improvement, so that many of the streets were paved with brick before the onset of the Great Depression of the 1930s.¹⁵

Great Depression, 1929-1941

The full brunt of the Great Depression made its impact on Florida and Lakeland in the early 1930s. In the state 148 banks collapsed, including the First National Bank and the State Bank and Trust in Lakeland. Deposits and investments fell, and annual income per capita declined. Approximately one out of four Floridians would be receiving some form of public relief assistance by 1933. Nevertheless, Lakeland's population rose from 18,554 in 1930 to 21,071 in 1935. Although no new subdivisions were created in the Lake Hunter Terrace area during the 1930s, fifteen houses were built. Most of these were small wood frame dwellings, such as the one at 1011 Dorothy Street (Photo 2).

World War II and the Post-War Era 1942-1951

Lethargic development characterized Lakeland's building industry during most of World War II. Still, several dwellings were constructed in the Lake Hunter Terrace neighborhood, including the house at 1120 Oakhill Street (Photo 5). At the war's end, however, construction activity began to speed up in Lakeland. In the half decade following the war, nearly 100 residences were constructed in the Lake Hunter Terrace area. The houses tended to be small and have little or no ornamentation. The use of concrete block for construction became common, and many of the houses features metal awning and metal casement windows in place of the more traditional wood sash windows. A few of the dwellings began to have attached garages. Some of the wood frame houses were sided with asbestos shingles, which were considered more durable than traditional

¹⁴ Deed Book 379, Page 157; Deed Book 390, Page 469.

¹⁵ Lakeland Star-Telegram, May 10, 1924; Lakeland Morning Star-Telegram, January 1, 1925; Minutes, Lakeland City Commission, November 9, 1923; December 23, 1924; June 23, 1925; Polk, Lakeland City Directory, 1926-1930.

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wood siding. The houses at 1008 Dorothy Street (Photo 22), 1029 West Dorothy Street (Photo 20), and 1033 West Marjorie Street (Photo 4) were among the first to feature this “innovative” material which had made its first appearance in the late 1930s. Many older wooden dwellings in the Lake Hunter Terrace neighborhood were re-sided with asbestos.¹⁶

The Lakeland city directories for the Great Depression and immediate post war years indicate constant changes in occupancy for houses in the historic district. In general, residents appear to have lived in a home only briefly before building yet another dwelling in the area, at times retaining the first residence as rental property. Other persons rented houses and then moved to another neighborhood, as their economic situations improved or declined. Some houses were occupied for only a short time before their original owners departed the community. Afterward, some of these houses stood vacant for years. Such transitions were most frequent during the Great Depression.¹⁷

¹⁶ Karen Fuhrman and Gordon Bock, “Substitute Siding,” Old-House Journal (September/October 1993), 55-59.

¹⁷ Polk, Lakeland City Directory, 1926-1951.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Lake Hunter Terrace Historic District are those shown on the scaled map of the district that accompanies this document.

Boundary Justification

The boundary line encompasses the best concentration of historic buildings in the historic neighborhood west of Lake Hunter that is locally known as Lake Hunter Terrace.

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PHOTOGRAPHS

List of Photographs

1. 947 South Cornelia Avenue, Lake Hunter Terrace Historic District
2. Lakeland (Polk County), Florida
3. Sidney Johnston
4. August 2000
5. Sidney Johnston
6. Main (East) Facade, Looking West
7. Photo 1 of 42

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

1. 1011 Dorothy Street
6. Main (South) Facade, Looking North
7. Photo 2 of 42

1. 1032 Dorothy Street
6. Main (North) Facade, Looking Southeast
7. Photo 3 of 42

1. 1033 West Marjorie Street
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 4 of 42

1. 1120 Oakhill Street
6. Main (North) Facade, Looking South
7. Photo 5 of 42

1. 1135 Josephine Street
6. Main (South) Facade, Looking North
7. Photo 6 of 42

1. 1146 West Greenwood Street
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 7 of 42

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PHOTOGRAPHS

1. 803 Sikes Boulevard
6. Main (Southeast) Facade and Northeast Elevation, Looking Southwest
7. Photo 8 of 42

1. 1145 Ruby Street
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 9 of 42

1. 1126 Dorothy Street
6. Main (North) Facade and West Elevation, Looking Southeast
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