

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 15000508

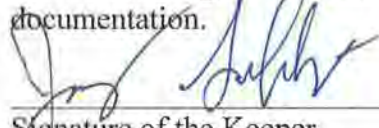
Date Listed: 7/24/2015

Property Name: Fruitland Park Community Center

County: Lake

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

7.24.2015

Date of Action

Amended Items in Nomination:

Section 8: Area of Significance

Architecture is hereby deleted as an area of significance. The Section 8 narrative does not address this potential area of significance.

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:**National Register property file****Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

RECEIVED 2280

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JUN 26 2015

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

Nat. Register of Historic Places
National Park Service

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 FRUITLAND PARK COMMUNITY CENTER

other names/site number Casino FMSF#LA 4466

2. Location

street & number 604 West Berckman Street N/A ☐ not for publication

city or town Fruitland Park N/A ☐ vicinity

state Florida code FL county Lake code 069 zip code 34731

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.)

Robert F. Bendure SHPO 6/21/15
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
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 of the Keeper

Date of Action

Jeff Sullivan

7-24-2015

Fruitland Park Community Center
Name of Property

Lake Co., FL
County and State

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

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

SOCIAL: community center

GOVERNMENT: city government

Current Functions

(Enter categories from instructions)

SOCIAL: community center

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Frame Vernacular

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof METAL

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)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1914-1965

Significant Dates

1914

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: Clark, George T.

Primary location of additional data:

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

Name of Repository

Fruitland Park Community Center
Name of Property

Lake Co., FL
County and State

10. Geographical Data

Acreage of Property 0.266 acres

UTM References

(Place additional references on a continuation sheet.)

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

3															
Zone	Easting			Northing											
4															

☐ 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 Judy Rainey and Shepherd, Tom/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation

date June 2015

street & number 500 South Bronough Street

telephone 850-245-6333

city or town Tallahassee

state FL

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 City of Fruitland Park; attn: Gary La Venia, City Manager

street & number 604 West Berckman Street

telephone 352-360-6727

city or town Fruitland Park

state Florida

zip code 34731

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 Reduction Projects (1024-0018), Washington, DC 20503.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **FRUITLAND PARK COMMUNITY
CENTER, FRUITLAND PARK, LAKE
COUNTY, FLORIDA**

SUMMARY

The Fruitland Park Community Center, also commonly known as the Casino, is located at 604 West Berckman Street, Fruitland Park, Lake County, Florida. The Community Center is a Frame Vernacular building built in 1914 by George T. Clark to house community functions. The building is nominated to the National Register for local significance under Criterion A for Social History and Government. The rectangular building is faced with horizontal siding and has double-hung wood sash windows and a south facing verandah. The hipped roof with broad eaves is covered in 3-V crimp metal, and the entire building rests on a concrete block pier foundation. The interior has a large assembly center room clad in tongue-and-groove wood walls with a chair-rail and vertical wainscoting. The west end of the assembly hall has an open stage, flanked by two doors and hallways to the south and north that access a kitchen, storage, and a dressing room. The east end of the assembly room has bathrooms that were added in 1984.

SETTING

The Community Center is located on the southwest quarter of a block at the corner of Berckman Street (east/west) and Rose Avenue (north/south). This lot has a lawn to the south, and the block is occupied by small houses to the north. Laura Street runs east/west behind the Center, and serves as an alleyway in the middle of the block. A residence sits to the east of the Center property, and is what remains of the reconfigured 1907 Gardenia Hotel. The city has streets laid out in an orthogonal configuration with buildings set back from the roads, with plentiful lawns and mature trees. Two blocks to the east is State Highway 441/27, the main north/south thoroughfare through the city. Fountain Lake is located immediately to the west surrounded with open park property.

PHYSICAL DESCRIPTION

Exterior

The Community Center typifies frame vernacular construction. It is a rectangular wood frame building with a large hip roof covered with sheet metal set on a concrete block pier

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foundation. The exterior is surfaced with horizontal wood siding with 1/1 double hung wood sash windows in paired arrangements on the façade.

The south main façade fronts onto Berckman Street with a broad lawn between the building and street, and is accessed via a driveway on the east side of the lot. Here, with the western bay filled in for storage, the broad hip roof extends to shelter a verandah with seven bays (Photo #1). Eight square wooden posts support the roof, and hand-rails with lattice-work span the posts. Five central steps access the porch and central double wooden doors topped by a transom (Photo #2). Three windows are to the east of the entrance, and one to the west, each with a pair of sashes. The hip metal roof has two shed dormers on its south slope, each with three two-light slide windows. Visible to the east, and setback from the south wall, is a shed roofed extension surfaced with horizontal siding. There is a single door at the juncture with the main body of the building. The broad shed roof extends to shelter a sidewalk and wheelchair ramp.

The west elevation fronts onto Rose Avenue which runs north/south. The building wall extends a foot beyond the enclosure at the southwest corner (Photo #3). The storage enclosure at the south corner has screen across the top for ventilation. The elevation has six windows in total with two small single wooden sash windows centrally placed, and two larger single windows flanking the center two.

The north elevation is the broad-side of the rectangular building, and has an exterior small brick chimney that pierces the roof eave near the west corner (Photo #4). Closer to the west corner is a single window with a pair of wood sashes. The remainder of the exterior wall to the east has five paired 1/1 windows, evenly spaced. The extension of the east addition, sheltered by a shed roof, rests on a continuous concrete block foundation.

The east elevation is sheltered by the shed roofed extension, with two awning windows piercing the top portion of the wall (Photo #5). The shed roof extension is supported by five steel Lollie columns and the south four columns support the steel handrail for a wheelchair ramp. The side view of the south verandah is visible.

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**FRUITLAND PARK COMMUNITY
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Interior

The main double doors lead to the large assembly room (Photo #6), with windows lining the south and north walls. The wood floors are surfaced with linoleum, and the walls with tongue-and-groove board wainscoting and a chair-rail. The walls are further accented by ornamental molding between and around doors and windows. The ceiling is drop acoustic-tile over a wood ceiling, installed to conceal heating-and-air ducts. To the west side of the main room is an open stage with steps at the right side (Photo #7). The stage is flanked by doors. The door and hall beside the stage to the south leads to a kitchen that spans the west side of the building (Photo #8). The north side of that space is partitioned for a storage room (Photo #9). Historically the storage room functioned as theatrical changing rooms. The door and hall beside the stage to the north is a woman's dressing room for theatrical uses. At the east side of the main room is a centrally located open entry (Photo #10) into the eastern extension that contains bathrooms (Photo #11).

ALTERATIONS

The Community Center mostly encompasses a large assembly room big enough to hold several hundred people, although current building code restricts that number to one-hundred persons. The kitchen storage room was at one time used for the theatrical productions. In 1946, rest rooms on the west end of the porch were added (which today are storage areas for the Boy Scouts). Air-conditioning was added around 1975, and ducts were hidden behind drop ceilings. Prior to climate control, the dormer windows in the roof functioned to vent out rising air. In 1980, the east elevation extension was added to house men's and women's rest rooms and a handicap access. A water tower that once stood on the grounds was removed during the historic period.

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Section number 8 Page 1 **FRUITLAND PARK COMMUNITY
CENTER, FRUITLAND PARK, LAKE
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SUMMARY

The Fruitland Park Community Center, also known colloquially as the Casino, is nominated to the National Register for local significance under Criterion A in the areas of Social History and Government. The period of significance is 1914 to 1965. Since the construction of the Community Center in 1914, the public facility has served numerous and frequent events for the residents of Fruitland Park and surrounding communities. Immediate early uses included regular meetings of the Chamber of Commerce and the local government, as well as recreational events. In November of 1924, public discussions were held in the Community Center with regard to incorporation of the town, and in December of 1925, the public voted to incorporate with a town council. With its large central room and a stage at the west end, the Community Center has been the hub of civic and public activity for the small city of Fruitland Park and the surrounding region for over one-hundred years.

HISTORIC CONTEXT

The Fruitland Park area had a few early and short lived settlements. Prior to the Civil War, P.S. Bouknight homesteaded forty acres of land by Mirror Lake located about one thousand feet south of the present location of the Community Center. His log home was torn down after he abandoned the area. M. Calvin Lee of Leesburg, the largest settlement in the region, set out a twelve acre grove. Lee and several other pre-Civil War settlers would abandon the area by the time Orlando P. Rooks arrived in 1876.

In 1875, a Captain William H. Kendrick from Tampa, who was promoting Florida, encouraged a man from Missouri, Orlando P. Rooks, to visit and settle in Florida. Rooks traveled to Jacksonville, took the St. Johns River as far as Silver Springs, where he hired a horse-drawn coach to get to the settlement of Leesburg in January of 1876. Leesburg was the largest settlement in the area at the time, roughly three and one-half miles from what would become Fruitland Park. Leesburg became the County seat in 1881, surrounded by small agricultural and retirement communities. He made a homestead claim to 160 acres

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adjacent to Crystal Lake.¹ Having cultivated land and constructed a home by 1877, Rooks sent for his wife Josephine who arrived in December of 1878. Rooks was interested in horticulture and started an orange grove. He was known for cultivating a wide variety of citrus as well as olives and pineapples.²

An Englishman named Granville Chetwynd Stapylton came to Leesburg in 1882, looking to develop a colony for other Englishmen. Stapleton met Rooks, and together they discussed how to develop the land. Rooks offered land and right-of-way so that the Florida Southern Railroad Company, from Ocala to Leesburg, would lay tracks adjacent to his settlement. Work started in Ocala in June 1883, and extended to Leesburg by December 1883. On January 20th, 1884, the first train arrived in Fruitland Park.

Rooks named the town Fruitland Park after a friend's business, Fruitland Nursery, in Augusta, Georgia.³ George H. Long, a civil engineer for the railroad, surveyed and platted the town. The plat was filed on November 1, 1883. Berckman Street, a main east/west road through Fruitland Park, along which the Community Center and City Hall were built, was named for Prosper Jules Berckman who owned the Fruitland Nursery.⁴ In 1884, a Mrs. Kingsley began teaching school in her family's new store, thus establishing the first store and school in town. A separate school building was erected in 1885. A Methodist congregation was organized at the end of 1884, and their frame church was built in 1886. Holy Trinity Episcopal Church was formed in 1886, and the church was built in 1888.

In addition to encouraging English settlers to Fruitland Park, Stapylton had a company, Stapylton & Company, who bought land around Zephyr Lake and Lake Ella, just north of Fruitland Park, and started a town called Chetwynd in 1886. A boarding house was built

¹ Lillian D. Vicker-Smith, "The History of Fruitland Park, Florida," Fruitland Park, Florida: Fruitland Park Chamber of Commerce, 1925; "Who Was Orlando P. Rooks," FruitlandParkNews.org, April 8, 2014, accessed May 1, 2015.

² "1776-1876-1976, Heritage, Faith, Challenge: Fruitland Park's Centennial," 1976, p.12.

³ William T. Kennedy, editor, "History of Lake County, Florida," Tavares, Florida: Lake County Historical Society, 1929, p.30&134.

⁴ (www.georgiaencyclopedia.org "business & economy – agriculture – Berckmans Nursery, (accessed April 7, 2015).

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in which English visitors could stay and consider settling. In the settlement next to Spring Lake, another store was started in 1885. The company instructed visitors on cultivating citrus and promoted the idea that it was a predictable source of income. The company would plant groves for new buyers. A community social hall, known as Zephyr Hall, housed all gatherings such as theater shows, musicals, dances, and what were termed "casino nights." Members of the private social club called the "Bucket and Dipper Club" met at Zephyr Hall. The English settlers in particular were fond of outdoor sports including horse racing, hunting and fishing. Stapylton would also establish a bank in Leesburg.

The deep freezes of the winters of 1894-95 decimated the citrus industry all across Florida, and killed most citrus trees except in South Florida. This resulted in an economic hardship for many of Fruitland Park's early settlers. Many moved away to other parts of the state or back to England.

The Fruitland Park community would develop incrementally after this point, and sustained the necessary elements of a functioning small town.⁵ The non-denominational Shiloh Cemetery was organized in 1896, and deeded to the town the next year when S.F. Smith donated land from what was known as his "Old Plantation Farm." By the time the deed was completed, two people had been interred. Until that time people were either buried in Leesburg or in the Trinity Episcopal Church yard.⁶ John D. Robertson in 1906, bought pine forest land and set up a turpentine still. Robertson continued to purchase pine land, and in 1913 sold some to the newly organized Lake County Land Owner's Association. The Association promoted Fruitland Park and paved the roads with clay. The Association kept an office in the large 1907 Gardenia Hotel, on the block where the Community Center now stands. By 1915 a two room school was built followed by a Baptist church in 1916, and a Catholic church in 1921.⁷ The Association's George T. Clark and brother J.Y. had electricity run from Leesburg to town. In 1922, the new Fruitland Park Water Company acquired small private suppliers and provided the town with water. Fruitland Park was incorporated on December 14, 1925, and formally established a government. T.B. Stinson

⁵ Per historical census records, individuals are frequently identified only by their initials and last name.

⁶ "1776-1876-1976," p.21; Kennedy, p.43.

⁷ Kennedy, p.43.

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became mayor. In 1926 the town hired Geo. H. Ruhling and Company of Orlando to resurvey and expand the town. As a leader in the Lake County Land Owners Association, George T. Clark thought Fruitland Park needed a Community Center, or "Casino," to serve as a civic and recreational center.

HISTORICAL SIGNIFICANCE

George T. Clark was a Fruitland Park resident, promoter, and a builder who envisioned a community building suitable for all types of public gatherings. In 1914, he built what the locals have called the "Casino." This reflects a 19th century use of the word to denote a public facility devoted to recreational activities, not necessarily gambling. This building was constructed on property that was a part of the Gardenia Hotel, which Clark owned. Within a couple of years, W.G. Dwight and his wife would buy the Community Center from Clark (exact date unknown). The Dwights had moved to Fruitland Park in 1906 from Massachusetts, and became philanthropists for the town. Two of their favorite causes were the Holy Trinity Episcopal Church and the Leesburg High School. They made the Center available to everyone and helped with the ongoing maintenance. Mr. Dwight died in 1930, and in 1948 his widow donated the Community Center to Fruitland Park.⁸

From its construction to the present, the Community Center has served many types of community events, for not only Fruitland Park, but for the surrounding small towns. The Community Center served an essential function in this rural area, much like the services provided at the National Register-listed Spring Lake Community Center near Brooksville (NR 2009). Built as a New Deal project in 1938, and located at a rural cross road several miles from Hernando County's largest city of Brooksville, the Spring Lake Community Center served every social and civic function for the area. Over time, the civic identity is associated with such a facility. Most rural Florida towns did not have auditoriums or public spaces in which to accommodate a broad range of public activities, and to this day the Fruitland Park Community Center is largest assembly area for the city and surrounding communities. Fruitland Park's Community Center is unusual in that throughout its historic period, the local government also operated out of the facility.

⁸ Schofield, Maria J., "The City of Fruitland Park, Florida: The Beginning of a New Era," Fruitland Park, Florida: Fruitland Park Library, 2001.

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An extensive list of historic activities hosted in the Community Center was derived largely from *The Tampa Tribune* micro-film records available through the Leesburg library. Rather than list events chronologically, uses are grouped by governmental functions, civic engagements, and social functions.

Governmental Functions

From the time the building was constructed in 1914, the Fruitland Park Improvement Association held their monthly meetings at the Community Center, which included the reports from its various committees. The Association functioned as a quasi-form of local government until the town officially incorporated. The Fruitland Park Chamber of Commerce who promoted business concerns, began holding their monthly meetings at the Community Center in 1915. At their monthly meeting on November 27, 1924, the Fruitland Park Chamber of Commerce had the incorporation of the town as their main topic. T. G. Futch, a local attorney, spoke on the pros and cons of incorporation. Then the meeting was opened to the public for discussion. After a year of discussion, on December 15, 1925, a town wide meeting was held to vote on incorporating the town. The vote of more than 200 citizens was unanimous to incorporate, and the name of the Fruitland Park Improvement Association was changed to the Fruitland Park Town Council. Elected to the town's first government was T. B. Stinson as mayor with H. W. Palmer as Clerk. Joseph Lee was elected as marshal, and the following were elected as councilmen: W. H. Bickley, H. L. Cowles, E. T. Gould, D. F. Hammond, A. W. Smith, G. R. Smith and Charles Ury. At a follow-up meeting on December 29, 1925, members agreed that the Council would meet at the Community Center every Thursday evening at 7:30 o'clock until further notice. After Fruitland Park incorporated in 1925, the Center became a voting precinct, which it remains to this day.

On March 12, 1929, the Town Council, grateful to the Dwight family for allowing use of the Center at no charge, voted to reimburse their annual tax on the property. The Town Council continued to meet at the Community Center until 1967, when they relocated activities to a remodeled Gulf Service Station.

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The Community Center was the site of the city court where the mayor presided. An example of how the city court operated is illustrated by the case of several young boys who broke windows of houses adjacent to the railroad section. They were arrested by the town constable and brought before the mayor. They were fined \$5.00 each and sent home to be punished by their parents.⁹

At the Fruitland Park Town Council meeting on May 3, 1948, plans were made to host a gathering for the Lake County League of Municipal Cities on June 23rd. All towns in the 5th congressional district were represented at the meeting accompanied by a fish fry dinner.

Civic Engagements

Many Fruitland Park civic groups meet monthly at the Community Center. All of them held fund raising events as well as hosting public social occasions. The following organizations met monthly at the center (starting dates and names are given): in 1921, St. Paul's Catholic Church's Pioneer Club; in 1922, Community Club; in 1923, The Holy Trinity Guild, Fruitland Park Serving Club, Fruitland Park Mother's Club (later becoming the Parent Teacher Association), Fruitland Park Musical Club, and the Fruitland Park Christian Endeavor; in 1924, The Woman's Civic League; in 1940, Boy Scouts; in 1948, the fire department and a woman's auxiliary; in 1954, the Fruitland Lions Club.

Musical events were popular and often used as fund raisers. In 1924, the musical cantata "Ruth" was sponsored by the Holy Trinity Guild, and concerts were presented by the Musical Club, the Woman's Civic League, and the Chamber of Commerce.

The Mother's Club reformed as the Parent Teacher Association (PTA) at their September 16, 1931 meeting. The next year the Fruitland Park PTA hosted the Lake County Council of PTA who met at the Center with 60 people attending. Also in 1932, the PTA put on a Christmas program with decorations and entertainment provided by the children. They sponsored a Founder's Day "colonial silver tea" on February 17, 1933 that featured exhibits of antiques and quilts.

⁹ Rainey, Janis, interview, May 2015.

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The fire department and woman's auxiliary hosted many chicken and spaghetti suppers at the Community Center to support the department. They initiated the very popular bingo night which was held every Friday night, and kept it suitable for all ages.

Social Functions

From the Leesburg Commercial newspaper, on March 9, 1917, the headlines read: "Masquerade Ball - Big Event of the Week at the Park - Wonderful Collection - Who's Who." The Masquerade Ball, the first affair of this type to be held at the Community Center, was also the first to be held in the Park for many years. The entire town of Fruitland Park, as well as from the surrounding areas, were invited to attend in costume.

Only one month after the masquerade ball the United States entered World War I in Europe. During the war, local women and many children met at the Community Center to knit sweaters, socks and mufflers for the servicemen. During that time the Center became a place where copies of the local newspaper were kept for public reading and reference.

The Community Center was used for commencements from the local grammar and elementary schools, May Day festivals with the May King and Queen, and popular Christmas Eve dances. The Christmas Eve dance of 1929 drew seventy-five couples from the surrounding communities.¹⁰

The Committee for Street Lighting Fund for the Fruitland Park Improvement Association held a musical fund raiser in November 1924, with Florence Gilbert Manscom appearing in costume to do readings, pianologues, and songs with Mrs. Lawrence Smith as her accompanist.

¹⁰ *The Tampa Tribune*, May 7, 1925; December 25, 1929.

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CENTER, FRUITLAND PARK, LAKE
COUNTY, FLORIDA**

During the early formation of the Fruitland Park Baptist Church, church services were held at the Community Center in 1957, until their new church was built on the south side of Berckman Street.

With many civic groups meeting on a continual basis at the Community Center and hosting public events, to this day the Center actively serves the town. George T. Clark died on March 11, 1918, but his vision of the Fruitland Park Community Center, also known as the "Casino," filled an enduring need that continues to the present.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **FRUITLAND PARK COMMUNITY
CENTER, FRUITLAND PARK, LAKE
COUNTY, FLORIDA**

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 **FRUITLAND PARK COMMUNITY
CENTER, FRUITLAND PARK, LAKE
COUNTY, FLORIDA**

VERBAL BOUNDARY DESCRIPTION

Fruitland Park E 165 FT of W 189 FT S of Laurel St BLK 20 PB, 3 PGS 8-9
Parcel # 09-19-24-040002000002
Alternate Key 1248663

BOUNDARY JUSTIFICATION

This property has been historically associated with the Fruitland Park Community Center,
also known as the Casino.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number	Photo	Page	1	FRUITLAND PARK COMMUNITY CENTER, FRUITLAND PARK, LAKE COUNTY, FLORIDA
	_____		_____	

PHOTOGRAPHIC LIST

1. 604 Berckman Street, Fruitland Park
2. Lake County, Florida
3. Judy Rainey
4. March 2015
5. Fruitland Park Community Center, looking north
6. Photo #1 of 11

The remaining information is the same for the remaining photographs.

5. Main door, looking north
6. Photo #2 of 11

5. West elevation, looking east
6. Photo #3 of 11

5. North elevation and northwest corner, looking southeast
6. Photo #4 of 11

5. East elevation, looking west
6. Photo #5 of 11

5. Interior of main room, south wall and main entry, looking south
6. Photo #6 of 11

5. West side of main room with stage and side hallways, looking west
6. Photo #7 of 11

5. Kitchen, looking west
6. Photo #8 of 11

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number	Photo	Page	2	FRUITLAND PARK COMMUNITY CENTER, FRUITLAND PARK, LAKE COUNTY, FLORIDA
	_____		_____	

5. Storage room, looking north

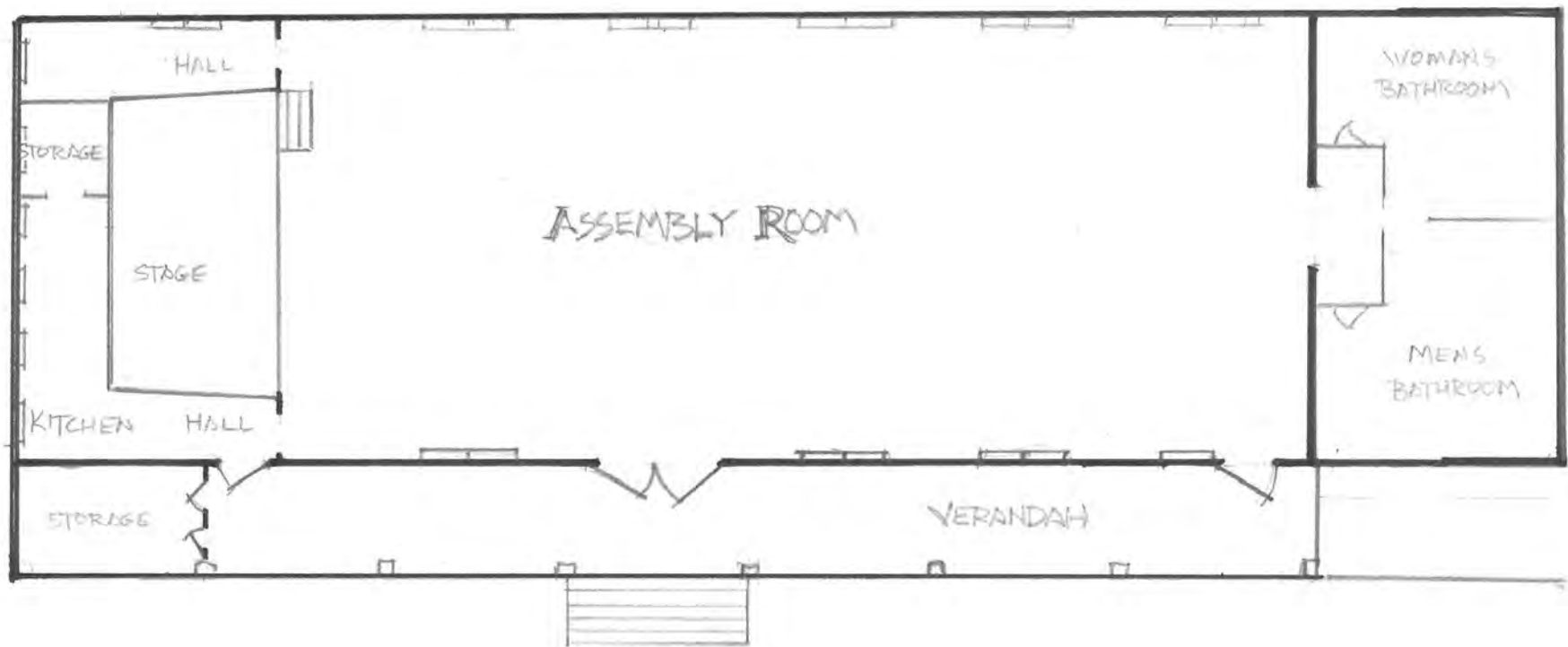
6. Photo #9 of 11

5. South end of main room with entry to bathrooms, looking east

6. Photo #10 of 11

5. Men's bathroom, looking north

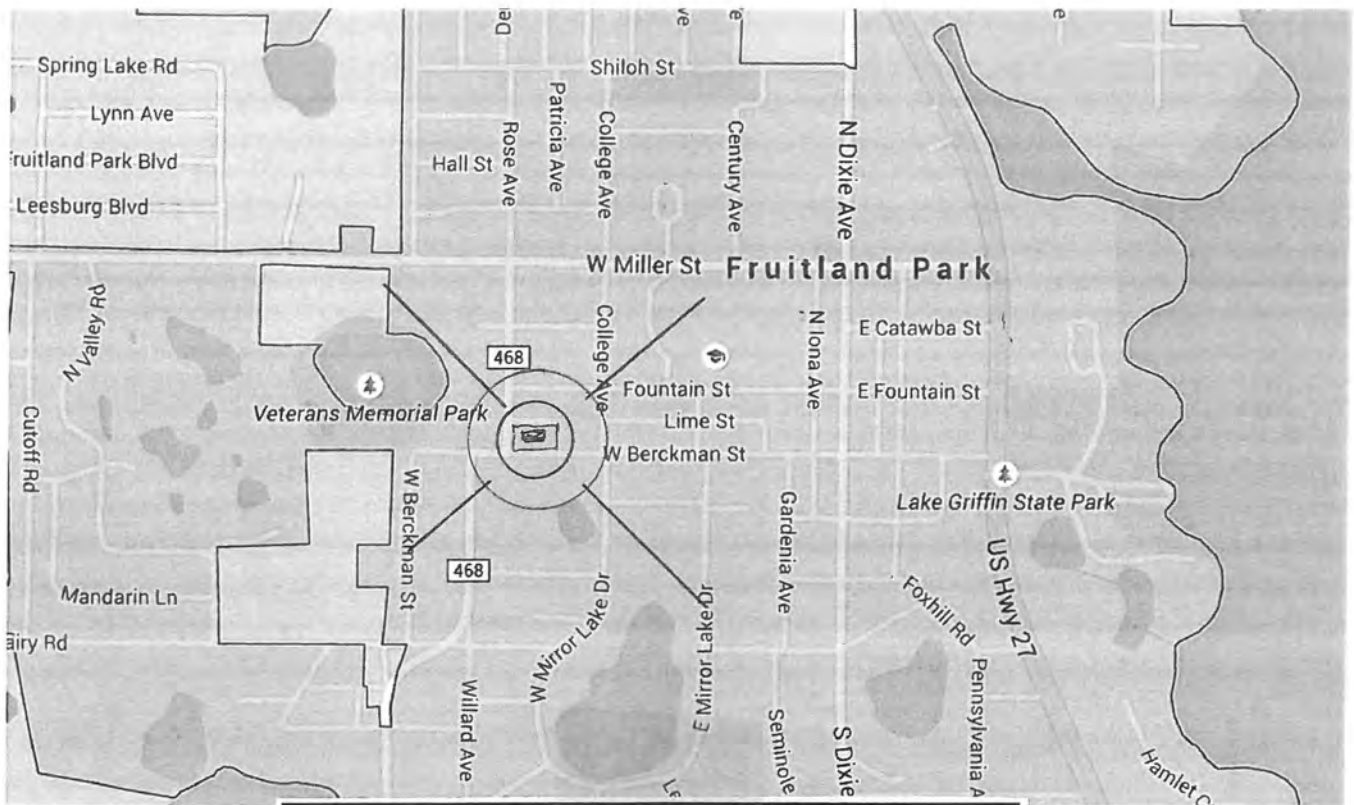
6. Photo #11 of 11



FRUITLAND PARK COMMUNITY CENTER
Fruitland Park, Lake County, Florida

Floor Plan & Photo Diagram





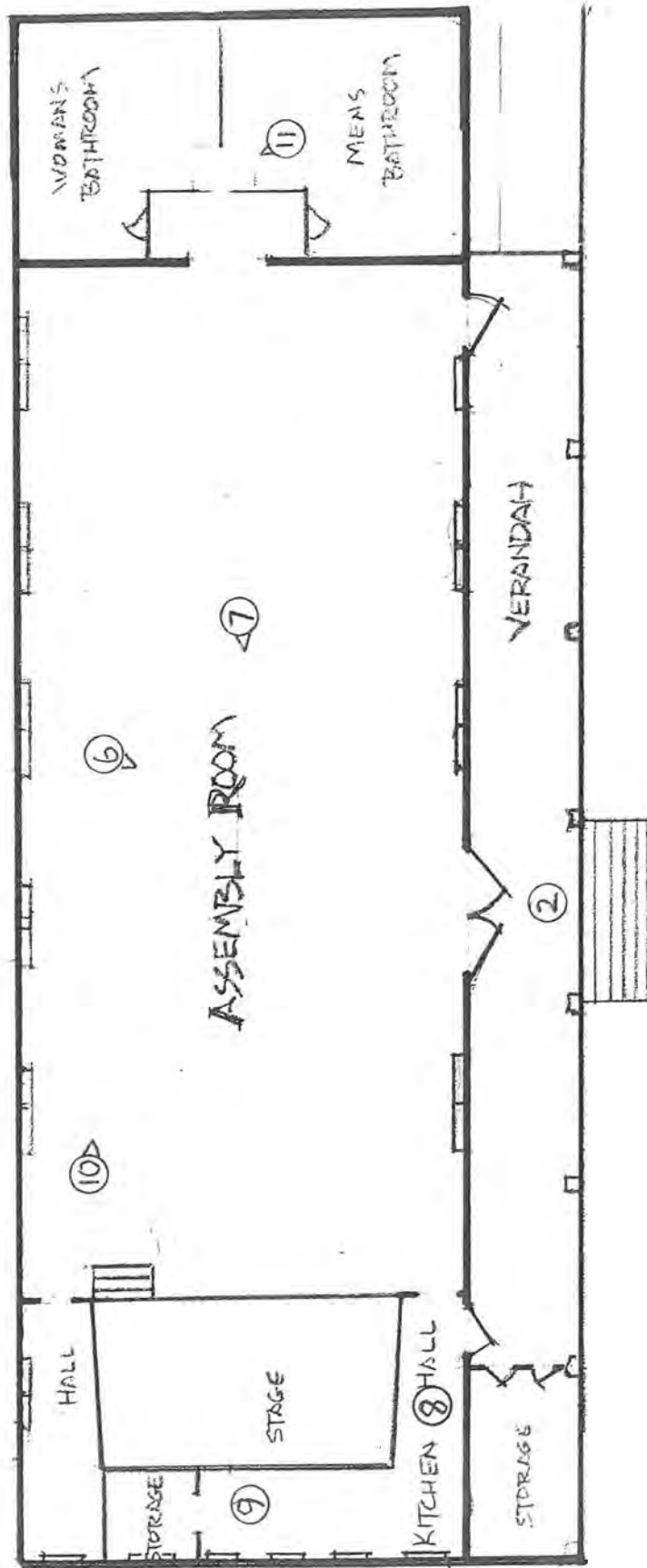
FRUITLAND PARK COMMUNITY CENTER
Fruitland Park, Lake County, Florida

LOCATION MAP

Zone 17 Easting 4192634 Northing 3192634

4A

3

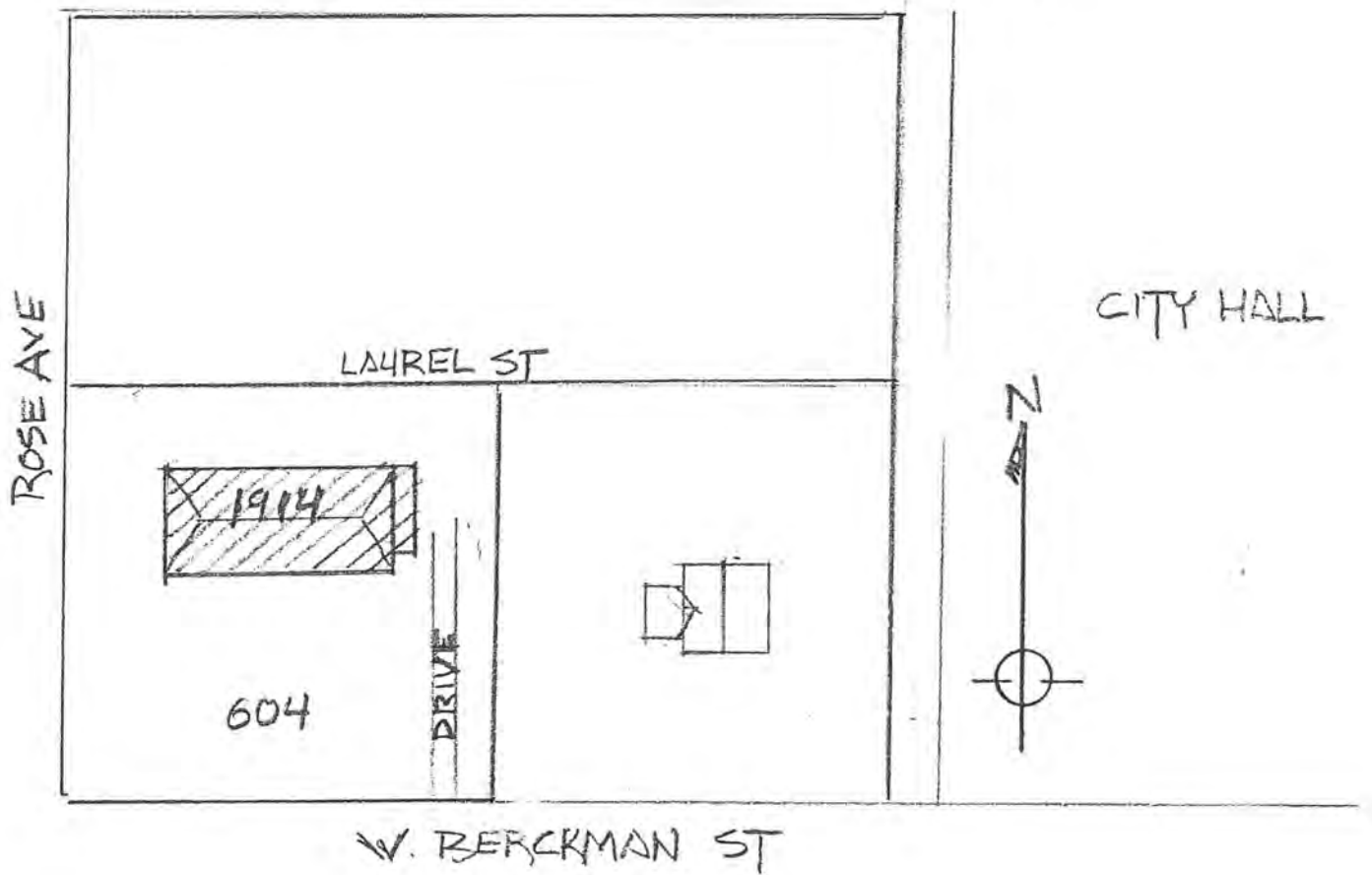


FRUITLAND PARK COMMUNITY CENTER
Fruitland Park, Lake County, Florida

Floor Plan & Photo Diagram

FRUITLAND PARK COMMUNITY CENTER
Fruitland Park, Lake County, Florida

SITE DIAGRAM





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fruitland Park Community Center
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Lake

DATE RECEIVED: 6/26/15 DATE OF PENDING LIST: 7/21/15
DATE OF 16TH DAY: 8/05/15 DATE OF 45TH DAY: 8/11/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000508

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7.24.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RECEIVED 2280

JUN 26 2015

Nat. Register of Historic Places
National Park Service

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

June 12, 2015

J. Paul Loether, Deputy Keeper and Chief,
National Register and National Historic Landmark Programs
Department of the Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the **Fruitland Park Community Center (FMSF #8LA4466), in Lake County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

We respectfully request an expedited review process of this nomination proposal. Members of the Fruitland Park Historical Society, who assisted with the preparation and submission of this nomination, are seeking designation to elevate the importance and visibility of this property. It currently remains under threat from proposed development plans via the local government, who owns and operates the facility.

Please do not hesitate to contact me at (850) 245-6333 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Desiree Estabrook".

Desiree Estabrook
Historic Preservation Supervisor, Survey & Registration
Bureau of Historic Preservation



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) flheritage.com
Promoting Florida's History and Culture VivaFlorida.org





506 W. Berckman Street
Fruitland Park, Florida 34731

Tel. (352) 360-6727
Fax. (352) 360-6686



Tuesday, June 30, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
Department of the Interior
1201 Eye Street, N.W., 8th Floor
Washington, DC 20005

Re: Casino Building (AKA Fruitland Park Community Club)
604 W. Berckman Street
Fruitland Park, FL, 34731

Dear Mr. Loether:

Please accept this letter as the City of Fruitland Park's official petition objecting to any consideration that may be given to the above referenced building in relationship to any placement on or designation of said as it pertains to the National Historic Register.

Pertinent to the objection is the fact that the City of Fruitland Park is the owner of the structure and the land on which the building is located. This is and has been the case since the 1920's which, as far as can be discerned, is when the City assumed ownership of the building.

The objections to such consideration are as follows:


- ✓ Initial consideration to this action was contingent on the ability of the applicant to move the building to a new site. Cost estimates from licensed contractors who specialize in the moving of these types of structure show this to be financially impractical and, as such, fiscally not in the best interest of the taxpayers of this community.
- ✓ A cost estimate from a licensed contractor for executing the work necessary to bring the condition of the building up to a) code & b) a state of repair that would render said to become a viable and useable structure for City is cost prohibitive when compared to the actual value of the building
- ✓ The practicality of allowing this building to remain on site is not, nor has it been a viable option or consideration for many years. It has been and is the City's intent to build a Town Square, to include a new library, a new modern public safety center, as well as facilities to allow for public events on this site. Design has already started; construction will begin in the next six (6) months to a year.
- ✓ The building itself has been altered on more than one occasion with no regard given to historical accuracy. Said alterations include extensive interior and exterior work.

I am available to answer any questions or address any concerns you may have regarding this correspondence. I am be reached at:

Gary La Venia
City Manager
City of Fruitland Park
508 W. Berckman Street
Fruitland Park, FL 34731
352-360-6727
glavenia@fruitlandpark.org

Thank you for consideration.

Sincerely,


Gary F. La Venia
City Manager




Marie A. Azzolino

Casino Estimated Costs

I have prepared cost estimates for consideration in the event the Casino is moved to another location and to prepare the building to be useful. This estimate assumes the building to be moved to Veterans Park.

• Moving costs (Bid provided by Youngblood and Sons Moving)	\$ 103,000.00
• Utility costs (moving electric, cable, and phone overhead lines)	8,000.00
• Site work (leveling, grading, clearing, and tree removal)	15,000.00
• Path repair (Goodrich property yard repair)	4,500.00
• Demolition of Tennis Courts and chain link fence	5,000.00
• New power service (underground service line installed)	9,200.00
• Sewer grinder pump and waste connection (no impact fees)	6,500.00
• Water connection and meter (no impact fees)	3,200.00
• ADA requirements (ramp, railings, grab bars, thresholds, etc.)	8,500.00
• ADA parking and markings (2 each)	4,200.00
• New metal roof (remove old and install new and flashings)	65,000.00
• Install new vinyl flooring (remove old and install new and trims)	29,000.00
• Repair front porch floor	5,000.00
• Repaint interior and exterior of building complete	14,000.00
• Replace ceiling tiles and insulation in ceiling area	12,000.00
• Upgrade bathrooms (fixtures, faucets, stalls, and repair drywall)	15,600.00
• Window replacement (windows, new frames, new trims, and fillers)	15,000.00
• Replace 4 entry doors and transoms	6,400.00
• Replace A/C units	<u>26,000.00</u>
Estimated total cost of move and renovate	\$ 355,300.00
10 % Contingency	<u>35,530.00</u>
Total Costs Estimate and Contingency	\$ 390,830.00

Prepared by 

Dated 6-25-15

T. A. Youngblood & Sons Building Movers, Inc.

P.O. Box 470278
Lake Monroe, FL 32747
Ph: (407) 323-0715
Fax: (407) 321-5519

Estimate

Date	6/17/2015
------	-----------

Company

Charlie Rector 604 West Berckman St Fruitland Park, FL 34731

Description	Cost
<p>This estimate is for the relocation the Casino Building located at 604 West Berckman Street Fruitland Park, FL. The building is wood frame construction that is 102 X 50 that includes an addition that is a 12 X 36 concrete floor. We will move the building across Rose Ave. We will be crossing private property to a city park where tennis courts are currently located. Chimneys to be removed.</p> <p>The estimated cost to move building with addition - move only</p> <p>The estimated cost to move the building without addition is \$90,000.00 - move only.</p>	103,000.00

	Total \$103,000.00
--	---------------------------

E-mail
audreyablackwood@gmail.com



Ball Mill Move, Mobile, AL

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Web: <http://youngbloodmovers.com>.



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Located in Nashville, TN.

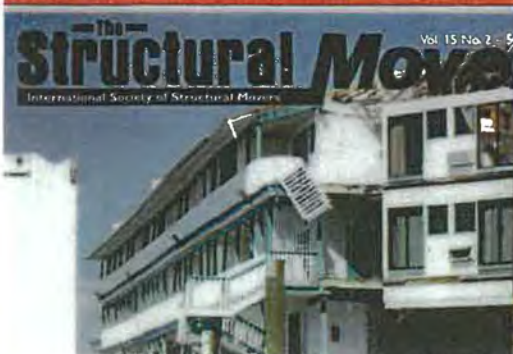
LICENSED. BONDED.
INSURED.

Sanford, FL 32747
P.O. Box 470278

4735 Orange Blvd. Sanford, FL 32771

EMAIL: FLAMOVERS@AOL.COM

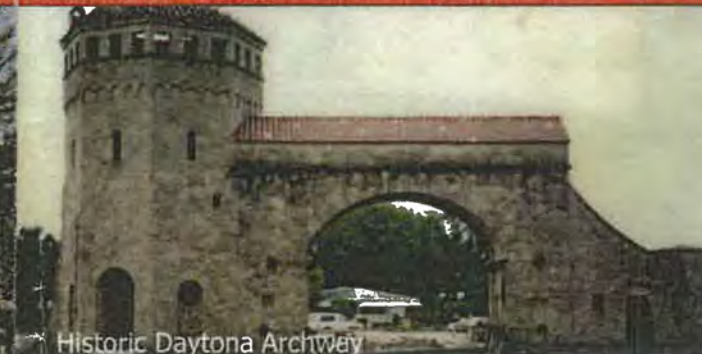
(407) 323-0715
<http://youngbloodmovers.com>



Spartanburg, SC



Historic Cannery, St. Cloud, FL



Historic Daytona Archway



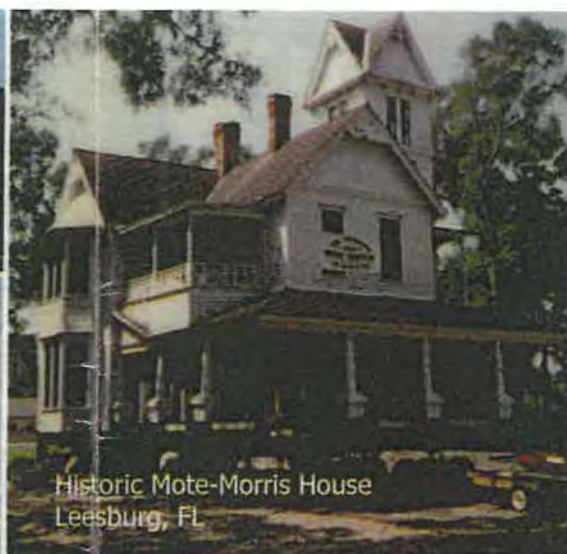
Plantation, Richmond Hill, GA



The Villages, FL



Converter
Tampa, FL



Historic Mote-Morris House
Leesburg, FL



The Villages, FL



The Villages, FL



Jupiter Island, FL



Universal Studios- Jaws

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Historic Enterprise Elementary School

School Portables:



Portables - Brevard County

Raising & Leveling:



Fred Stone Theater, Rollins College

Received via Email
6/30/2015

15000508

DANIEL HICKS, P.A.

DANIEL HICKS, ESQUIRE
BRENT D. HICKS, ESQUIRE

ATTORNEY AT LAW
421 S. PINE AVENUE
OCALA, FLORIDA 34471
TEL. (352) 351-3353
FAX (352) 351-8054
E-Mail: weclose1@danielhickspa.com

REAL PROPERTY:
SHEILA HOWARD, L.A.

June 29, 2015

Via U.S. Regular Mail and via
Certified Mail - Return Receipt Requested

7014 2870 0000 8928 1335
Mayor Chris Bell
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

Re: Fruitland Park Historical Society, Inc., a Florida Corporation

Dear Mayor Bell:

I represent the Fruitland Park Historical Society, Inc., a Florida Corporation (the "Historical Society") with regard to a parcel of real property (the "Property") owned by the Town of Fruitland Park, n/k/a the City of Fruitland Park, the Property known as "The Casino", pursuant to deeds recorded at Deed Book 296 page 452-457 (hereinafter "Deed 296") and Deed Book 84, page 28-30 (hereinafter "Deed 84"), both in the Public Records of Lake County, Florida, copies attached.

The Property building is registered as an historical site with the State of Florida and an application is pending with the The Keeper of the National Register in Washington, D.C.

Deed 296 contains a reverter provision that provides upon the "breach of any of which conditions the property hereby given, granted or conveyed shall revert to the grantors and their heirs", "said property hereby given, granted or conveyed shall be used as a community house and public park for the perennial and temporary residents of Fruitland Park ...". Further conditions and restriction on the property are further described in Deed 84 providing that the George T. Clark Club House that was built by George T. Clark is "for use as a community or clubhouse for the purpose of affording citizens of Fruitland Park and that neighborhood greater opportunity for amusement, entertainment and social intercourse, at a small cost ...".

I understand the City of Fruitland Park City Commission has resolved to demolish the building on the Property at its June 25, 2015 meeting.

My clients object to the resolution based upon the following:

- a) The 100 year old building has historical significance; and
- b) The Property, including the building is subject to reverter conditions contained in Deed 296 and Deed 84 and the demolition of the building would violate the conditions.

A reversion occurs when a property owner makes a transfer of property to another but retains some future right to the property. In this case, the grantor of Deed 296 clearly retained a right to The Casino property if the conditions of the transfer were breached. The law on reversion in Florida is quite clear. Florida Statute 689.18(5) provides that a reverter provision of unlimited duration in the conveyance of real estate is allowed when the transfer is made to a governmental corporation or association.

Please review and advise accordingly.

Sincerely,

DANIEL HICKS, P.A.

By: 
Daniel Hicks, Esquire

DH/pcl

Enclosures: as stated

cc: client

Via U.S. Regular Mail and via

Certified Mail - Return Receipt Requested

7014 2870 0000 8928 1564

Anita Geraci-Carver, Esquire

7014 2870 0000 8928 1557

Ms. Esther Lewin-Coulson, City Clerk

Casino Deed from Mrs. Dwight to
Town of Fruitland Park. (1)

DEED BOOK 296 PAGE 452

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this thirty-first day of December, 1949, by MINNIE R. DWIGHT, a widow, life tenant, (under the will of William G. Dwight, otherwise W. G. Dwight, late of Holyoke, in the County of Hampden and Commonwealth of Massachusetts, deceased, testate), of 387 Appleton Street, Holyoke, Massachusetts, HELEN DWIGHT SCHOEFFLER, one of four remaindermen, (under said will), and OSCAR E. SCHOEFFLER, her husband, both of 3438 85th Street, Jackson Heights, New York, LAURA DWIGHT LEWIS, another of said remaindermen, and RICHMOND LEWIS, her husband, both of 251 Park Drive, Longmeadow, Massachusetts, WILLIAM DWIGHT, another of said remaindermen, and DOROTHY R. DWIGHT, his wife, both of 26 Lexington Avenue, Holyoke, Massachusetts, and HENRY DWIGHT, the fourth and last of said remaindermen, and AGNES DWIGHT, his wife, both of 626 Northampton Street, Holyoke, Massachusetts, parties of the first part, and TOWN OF FRUITLAND PARK, FLORIDA, a municipal corporation organized and existing under Chapter 12,755 of the Acts or Laws of the Legislature of 1927, Lake County, Florida, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim, unto the party of the second part and its successors and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part, any and all of them, have in and to the following described lot, piece or parcel of land, (together all buildings and improvements thereon, now or formerly known as "The Casino"), situate,

lying and being in the Town of Fruitland Park, County of Lake, State of Florida, to wit:

Beginning at a point on the northerly line of Berckman Street one hundred and sixty-five (165) feet east of the southwest corner of Block Twenty (20), (according to "a map of Fruitland Park in Township Nineteen (19) South, Range Twenty-Four (24) East," recorded in the office of the Circuit Court for the County of Lake on July 27, 1912), and running thence NORTH one hundred and seventy-eight and three-tenths (178.3) feet to the southerly line of Laurel Street; thence WEST, along the southerly side of said Laurel Street, one hundred and sixty-five (165) feet to a point twenty-four (24) feet easterly of the easterly line of Rose Street; thence SOUTH, on a line parallel with the easterly line of said Rose Street, one hundred and seventy-eight and three-tenths (178.3) feet to the northerly line of said Berckman Street; and thence EAST, along the northerly line of said Berckman Street, one hundred and sixty-five (165) feet to the place of beginning.

Being the same lot of land or premises conveyed to W. G. Dwight by Ida E. Clark by quitclaim deed dated May 17, 1920, and recorded on September 12, 1930 in the Public Records of Lake County, Florida, in Deed Book No. 155 on Page No. 37, (with the exception of a strip of land bounded westerly, by the easterly line of Rose Street, one hundred and seventy-eight and three-tenths (178.3) feet; northerly, by the southerly line of Laurel Street, twenty-four (24) feet; easterly, by the westerly line of the lot of land hereby quitclaimed to said Town, one and seventy-eight and three-tenths (178.3) feet; and southerly, by the northerly line of Berckman Street, twenty-four (24) feet, the parties of the first part by this deed remising, releasing and quitclaiming, neither to said Town, nor to anyone else whomsoever, any right, title, interest, claim or demand whatsoever in and to said strip of land);

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever, SUBJECT, HOWEVER, to the conditions, restrictions and privileges mentioned, described or referred to in a certain deed from Jonathan Yates Clark et al., Trustees under the Last Will and Testament of George T. Clark, deceased, to W. G. Dwight, said deed being dated May 8, 1920, and recorded in the Office of the Clerk of the Circuit Court for said County of Lake, in Deed Book 84, Page 28, on May 19, 1920; to any and all other existing conditions, restrictions, privileges and encumbrances; to any and all past, present or future unpaid taxes and claims on, against or with reference to the property hereby given, granted or conveyed, (which taxes and claims the grantee, by its acceptance of this deed, hereby assumes and agrees to pay as a part of the consideration hereof), and to the following privileges, restrictions, conditions and reservations, (on breach of any of which conditions the property hereby given, granted or conveyed shall revert to the grantors and their heirs):-

1. The party of the second part, for itself and its successors and assigns, assumes, (and agrees to indemnify and save harmless, and keep forever indemnified and saved harmless, the parties of the first part, and their heirs, executors, administrators, successors and assigns, from any and all loss, cost, hurt, debt or damage by reason of), any and all past, present and future taxes, claims, restrictions, reservations, privileges, conditions, leases easements and encumbrances with reference to or affecting the property hereby given, granted or conveyed.

X

2. Said property hereby given, granted or conveyed shall be used as a community house and public park for the perennial and temporary residents of the Town of Fruitland Park, (with the right in the grantors, their heirs and assigns to use the building or buildings on said property, and the grounds appurtenant thereto, for their own entertainment purposes, provided that such use does not conflict with previously scheduled meetings or events on the premises).

3. The grantors, and their heirs, executors, administrators, successors and assigns, shall have full and exclusive rights of ownership and use of, and full title to, any and all wells, waters, water supply, pipes, pumps, ^{and other} equipment appurtenant to said water supply, which are believed to be within the confines and limits of the strip of land heretofore mentioned as being excepted from this grant, to such extent as the same may in fact, and despite said belief, be on, under, across, above, over, or along the granted premises heretofore described by metes and bounds. Said grantors, and their heirs, executors, administrators, successors and assigns, and the nominee or nominees of any of them, shall have the right at any and all reasonable times to enter upon said granted premises for the purpose of inspecting, maintaining, renewing, re-laying or replacing said wells, pumps and any and all other equipment having to do with said wells or water supply.

4. The party of the second part, for itself, and its successors and assigns, by its acceptance of this deed, promises covenants and agrees to indemnify and save harmless, and to keep forever indemnified and saved harmless, the grantors, and their heirs, administrators, successors and assigns, of and from any and all claims, demands, actions, causes of action, suits, loss, cost, hurt, debt or damages, and liabilities whatsoever, both in Law

and Equity, for personal injury or property damage, caused to the party of the second part, or to anyone whomsoever, by bursting pipes, or escaping water, or due in any way to the existence of the aforesaid wells, waters, water supply, pipes, pumps and other equipment now or hereafter appurtenant to said water supply.

By the execution and acceptance of this deed an agreement between Minnie R. Dwight and the Town of Fruitland Park, approved by the Town Council at a regular meeting on May 10, 1944, whereby said Minnie R. Dwight agreed to care for certain repairs to the buildings on the granted premises, et cetera, and said Town agreed to make certain exemptions, et cetera, is cancelled and made null and void.

The consideration for this deed is less than one hundred dollars, (\$100.00).

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals on, or as of, the day, date and year first above written.

Signed, sealed and delivered in the presence of:

Herald R. Kohn
Notary Public for the State of New York
Qualified in County of St. Lawrence
Term Expires May 1, 1945

Herald R. Kohn

John J. Cherry

As to Minnie R. Dwight

Harold T. Mangrove

As to Helen Dwight Schoeffler and Oscar E. Schoeffler

Paul Beyer

Marjorie Cash

As to Laura Dwight Lewis and Richmond Lewis

Lillian L. Lacaile

and Philip J. Brown

As to William Dwight and Dorothy R. Dwight

Minnie R. Dwight (SEAL)
Minnie R. Dwight

Helen Dwight Schoeffler (SEAL)
Helen Dwight Schoeffler

Oscar E. Schoeffler (SEAL)
Oscar E. Schoeffler

Laura Dwight Lewis (SEAL)
Laura Dwight Lewis

Richmond Lewis (SEAL)
Richmond Lewis

William Dwight (SEAL)
William Dwight

Dorothy R. Dwight (SEAL)
Dorothy R. Dwight

Lillian Lacaille
and Philip B. B...
 As to Henry Dwight
 and Agnes Dwight

Henry Dwight (SEAL)
Agnes Dwight (SEAL)

STATE OF FLORIDA
 COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MINNIE R. DWIGHT, a widow, to me known to be the person described in and who executed the foregoing instrument, and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of January, A.D. 1950.



John L. B...
 Notary Public
 State of Florida at large
 My commission expires
 Notary Public, State of Florida at large
 My commission expires November 1, 1950.
 (impress notarial seal)

STATE OF NEW YORK
 COUNTY OF Queens

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HELEN DWIGHT SCHOEFFLER and OSCAR E. SCHOEFFLER, her husband, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of January, A.D. 1950.

Harold B. Klein
 Notary Public, State of New York
 No. 1116204
 Qualified in Queens County
 Term Expires Mar. 20, 1951

State of New York Notary Public
 My commission expires
 (impress notarial seal)

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the Commonwealth aforesaid and in the County aforesaid to take acknowledgments, personally appeared LAURA DWIGHT LEWIS and RICHMOND LEWIS, her husband, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before ^{me} that they executed the same.

WITNESS my hand and official seal in the County and Commonwealth last aforesaid this *Twenty Third* day of January, A.D. 1950.

Kenneth A. Murray
Notary Public

Commonwealth of Massachusetts
My commission expires
December 31, 1950
(impress notarial seal)

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the Commonwealth aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLIAM DWIGHT and DOROTHY R. DWIGHT, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and Commonwealth last aforesaid this *twentieth* day of January, A.D. 1950.

Philip J. Quinn
Notary Public

Commonwealth of Massachusetts
My commission expires
November 16, 1955
(impress notarial seal)

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the Commonwealth aforesaid and in the County aforesaid to take acknowledgments, personally appeared HENRY DWIGHT and AGNES DWIGHT, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and Commonwealth last aforesaid this fourteenth day of January, A.D. 1950.

Philip O'Donnell
Notary Public

Commonwealth of Massachusetts

My commission expires

November 16, 1955

(impress notarial seal)



FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT 296 IN
APRIL 6 19 50 RECORDED IN DEED BOOK 296 PAGE
459 LAKE COUNTY, FLORIDA. RECORD VERIFIED

Wm. J. Dwyer CLERK CIRCUIT COURT



Casino Deed from Jonathan Yates Clark to W. G. Dwight

THIS INDENTURE, made this 6th day of May, A. D. 1920, between Jonathan Yates Clark, of Leonburg, of the County of Lake and State of Florida, and Arinta B. Williams, of the City of Chicago, County of Cook and State of Illinois, as Trustees under the Last Will and Testament of George T. Clark, deceased, late of Fruitland Park, of the County of Lake and State of Florida, parties of the first part, and W. G. Dwight, of Helyoke, County of Hampden, Commonwealth of Massachusetts, as party of the second part, WITNESSETH:

WHEREAS, said George T. Clark, deceased, in his lifetime, made and executed his Last Will and Testament, bearing date the 30th day of October, A. D. 1914, which will was thereafter, on the 25th day of March, A. D. 1918, duly approved and admitted to Probate in and by the County Judge's Court of the County of Lake in the State of Florida, where- by, among other things, said George T. Clark constituted and appointed the said Jonathan Yates Clark and Arinta B. Williams and Ida E. Clark, or such thereof as qualified and their successors, as Trustees under said Last Will and Testament, and did thereby empower the said trustees to sell and dispose of the real estate belonging to the said testator at the time of his death; and whereas said Ida E. Clark renounced under the said will and elected to take under the law, and did not qualify or take as Trustee, and the said Jonathan Yates Clark and Arinta B. Williams did qualify and take as Trustees, and are now the duly qualified and acting trustees under said last will;

NOW, THEREFORE, the said Jonathan Yates Clark and Arinta B. Williams, as said Trustees, by virtue of the power and authority to them given in and by said Last Will and Testament, as parties of the first part, and for and in consideration of the sum of Twenty-Five Hundred Dollars (\$2500.00) to them in hand paid, by the party of the second part, receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the said tract or parcel of land situated in the County of Lake and State of Florida, described as follows: to wit:

Begin at a point on the North line of Berakman Street, 189 feet East of the South West corner of Block Twenty (20), according to "a map of Fruitland Park in Township Nineteen (19) South Range 24 East, recorded in the office of the Clerk of Circuit Court at Dunmanville, Florida, July 27, 1912"; run thence North 178.3 feet to the Southerly line of Laurel Street; thence west along the Southerly line of said Laurel Street 189 feet to Rose Street; thence South along the East line of Rose Street 178.3 feet to the North line of Berakman Street, thence East 189 feet to the place of beginning, together with all improvements thereon known as "The Casino", and all personal property and equipment now in and used in connection with the said Casino, including all the estate, right, title, interest, claim and demand whatsoever at law or in equity which the said George T. Clark, deceased, had at the time of his death; and to the said premises,

TO HAVE AND TO HOLD the same unto the party of the second part, his heirs and assigns forever, as fully and effectively to all intents and purposes in law as they the said parties of the first part, might or could or ought to sell and convey the same, by virtue of said Last Will and Testament above referred to;

SUBJECT, HOWEVER, TO THE FOLLOWING PRIVILEGES AND CONDITIONS, TO WIT:

FIRST: The privileges heretofore granted to Lake County Land Owner's Association, a Florida corporation, and its grantees, of obtaining water for a period of five years from the 19th day of March, A. D. 1920, by operation at its or his own expense, of the wind mill now located on the west side of said premises, or through other power in con-

Legal
Description

nection with the present pipe line connections now installed or through such pipe line as said corporation may hereafter install in and along streets known as Laurel and Rose Streets in Fruitland Park, provided said corporation or its grantees cannot obtain at reasonable rates, water for hotel and other proper purposes through the water plant now being operated in Fruitland Park;

SECOND: It is understood that said George T. Clark, late of Fruitland Park, Florida, erected the building now on said premises for use as a community or club house for the purpose of affording citizens of Fruitland Park and that neighborhood greater opportunity for amusement, entertainment and social intercourse, at a small cost, and that his widow and the trustees and beneficiaries of his estate are desirous of a continuance of such service;

NOW, THEREFORE, in consideration of the small purchase price for said premises, and as a condition running with the land, it is agreed between the parties hereto that any social club or society, not for profit, organized pursuant to the laws of the State of Florida, with headquarters at Fruitland Park, and not reasonably objectionable to the grantees here in, his heirs or assigns, shall for and during the period of three years from this date, have the privilege and opportunity of purchasing and taking over from the grantees, his heirs or assigns, the said premises for the use and purposes of such club or society, at the price of \$2500.00 plus carrying charges from this date up to the date of purchase thereof, in which carrying charges may be included interest on said sum of \$2500.00 at the rate of 6% per annum from this date, insurance premiums paid for insurance against fire, burglary or tornado, taxes and amounts expended for maintenance, repairs, etc., less, however, receipts by the owner from rents for said premises; and further, that for the period of three years from this date, unless such club or society has been organized and has taken over such premises, prior to the expiration of said period, the grantees herein, his heirs and assigns agree to maintain and use said premises as a community or club house.

It is further understood and agreed that so long as the building now on said premises is used as a community or club house, it shall be advertised and known as "The George T. Clark Casino" or "The George T. Clark Club House."

IN WITNESS WHEREOF, the said parties of the first part, as Trustees under the Last Will and Testament of said George T. Clark deceased, have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Howard P. Gantte
Lilly V. Boden
Mae M. Clark
Frank H. Whitney

Jonathan Yates Clark (Seal)
Arinda B. Williams (Seal)

As Trustees under the last will and Testament of George T. Clark, Deceased.

STATE OF ILLINOIS, ss
COUNTY OF COOK,

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Arinda B. Williams, as Trustee under the Last Will and Testament of George T. Clark, deceased, to me well known to be the person described in and who executed the foregoing deed, and acknowledged that he executed the same as such Trustee, freely and voluntarily, for the purposes therein expressed.

WITNESS my hand and official seal, at Chicago, in the County of Cook and State of Illinois, this 12th day of May, A. D. 1920.

(Notarial Seal)

Howard P. Gantte,
Notary Public

NOT
DONE

STATE OF FLORIDA,
COUNTY OF LAKE.

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jonathan Yates Clark, as Trustee under the Last Will and Testament of George T. Clark, deceased, to me well known to be the person described in and who executed the foregoing deed, and acknowledged that he executed the same as such Trustee, freely and voluntarily, for the purposes therein expressed.

WITNESS my hand and official seal this 17th day of May, A. D. 1920, at Leesburg, in the County of Lake, and State of Florida.

R. F. N. Cooke

(Notarial Seal)

Notary Public State of Florida.

My commission expires March 12, 1922.

(02.50 Rev. Stamp canceled)

Filed for record May 19, 1920 and I certify that the foregoing is a true and correct copy of the original.

Clerk.

THIS INSTRUMENT, made this 19th day of April, A. D. 1920 BETWEEN C. H. Slaughter and Judge H. Slaughter, his wife, of the County of Orange in the State of Florida, parties of the first part and W. P. Bearden and L. B. Chambers and Mrs. Clyde H. Bearden, of the County of Morgan in the State of Georgia, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Five Thousand (\$5,000.00) Dollars, to them in hand paid by the ^{said} parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the parties of the second part, the ir heirs and assigns forever, the following described land, situate, lying and being in the County of Lake, State of Florida, to-wit:

An undivided one-third interest in -

The North-east quarter (NE $\frac{1}{4}$) of the North-west quarter (NW $\frac{1}{4}$) of Section Thirty (30) and Lot number One (1) of Section Nineteen (19) Township Eighteen (18) South of Range Twenty-six (26) East, except a strip five (5) chains wide running North and South across West side of both lots, containing Forty-nine (49) acres, more or less, and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this day and year first above written.

Signed, sealed and delivered
in presence of me

C. H. Slaughter (Seal)

Judge H. Slaughter (Seal)

K. H. Cady

(05.00 Rev. Stamp canceled)

Olive Dinkel

STATE OF FLORIDA,
COUNTY OF LAKE.

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, C. H. Slaughter,