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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Stevens, Ann, House

other names/site number \_\_\_\_\_

2. Location

street & number 201 East Kicklighter Road  not for publication

city or town Lake Helen, Florida  vicinity

state Florida code FL county Volusia code 127 zip code 32744

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 6/25/93  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper <u>Patrick Ardino</u>	Date of Action <u>8/28/93</u>
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Stevens, Ann, House  
Name of Property

Volusia Co., Florida  
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)

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

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

Contributing	Noncontributing	
3	2	buildings
0	0	sites
0	0	structures
0	0	objects
3	2	Total

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

Historic and Architectural Resources of Lake Helen

**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)

Other: vernacular

**Materials**

(Enter categories from instructions)

foundation brick

walls WOOD - Clapboard

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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

Exploration and Settlement

**Period of Significance**

1895-1943

**Significant Dates**

1895

**Significant Person**

(Complete if Criterion B is marked above)

Ann Stevens

**Cultural Affiliation**

n/a

**Architect/Builder**

n/a

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Stevens, Ann, House  
Name of Property

Volusia Co., Florida  
County and State

## 10. Geographical Data

**Acreage of Property** less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1	1   7	4   7   7   2   4   0	3   2   0   4   4   6   0
	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 Sidney Johnston/Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date June 1993

street & number R.A. Gray Bldg., 500 S. Bronough St telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

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

#### Additional items

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

### Property Owner

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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Stevens, Ann, House  
Lake Helen, Volusia Co.,  
Fl.

Section number 7 Page 1

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**SUMMARY**

The Ann Stevens House is one of the oldest and largest examples of frame vernacular construction in the community of Lake Helen. The two and one-half story residence has an L plan. The exterior wall fabric is clapboard. Metal panel roofing is used throughout. Brick piers, infilled with lattice, support the house. The building retains its Victorian character and integrity to a high degree.

**Setting**

Lake Helen is located approximately thirty miles north of Orlando. The Stevens house, at 201 East Kicklighter Road, is at the south end of the community. Kicklighter Road extends to the southeast connecting Lake Helen with the large unincorporated community of Deltona and the small town of Osteen. Although several small residences lie to the north, largely undeveloped property is located to the east, west, and south. In addition to the primary house, two contributing garages and two non-contributing buildings (a one-story garage and a gazebo) are located on the property.

**Exterior**

The main facade of the house faces north (photo 1). The house is composed for two main sections, forming a front-facing "L" plan. The main body of the house has a cross-gable roof. Fenestration consists of 1/1-light double-hung sash windows. Casement windows with Queen Anne glazing open at each gable end, providing ventilation to the attic space. The wall junctions are secured by cornerboards. Doors and windows feature shelf lintels. The roof is surfaced with corrugated metal panels, which cover the original wood shakes that are visible from the attic. A corbeled brick chimney pierces the roof and five decorative lightning rods extend along the ridge at various locations.

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Lake Helen, Volusia Co.,  
Fl.**Section number 7 Page 2

The primary entrance is located at the west end of the main facade (photo 2). An expansive veranda extends across the first-story of the facade and around the east and part of the south elevations, where it is enclosed with screen (photo 3). A second-story porch projects from the facade. Both the veranda and porch display 3-V crimp metal panel roof surfacing, turned wood posts, and flat jig-saw cut brackets. The upper porch has a balustrade with turned balusters.

A side-gabled extension is slightly offset from the primary cross-gable portion of the house and projects from the southwest corner (photo 4). The roof line of this extension is set slightly lower than the cross-gable of the main body of the house. A secondary porch shelters an entrance to this portion of the house. The porch displays a hip roof and wood posts embellished with carved brackets. Double-hung sash windows punctuate the wall surfaces.

The west, east and south elevations are covered with clapboard and are fenestrated with double-hung sash and casement windows placed asymmetrically. A small offset connects the cross-gable extension to the rear of the front-facing gable, where the expansive first-story veranda terminates (photo 3). Square wood posts with chamfered corners support the veranda along the south elevation. It is unclear whether these posts, larger in size than the turned columns elsewhere on the veranda, serve as additional support to bear the weight of the second-story gable projection, or are the last of the original veranda-roof posts. A wood stairway leads to a second-story entrance on the south elevation (photo 5).

**Interior**

The interior of the Stevens House retains its historic-period configuration and integrity to a high degree. The first floor contains a parlor, living room, and kitchen. Plaster, wainscot, and baseboard cover interior walls and ceilings rise ten feet. The original doors and hardware

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remain largely undisturbed (photo 6) and the wood floors are in excellent condition. The interior doors have two vertical panels (photo 7). The molded door and window trim features decorative paterae in the corner blocks. Original interior screens with locking hardware remain a functional part of the double-hung sash window design. Many original appointments, including a fireplace in the parlor (photo 8) and paneled wood cabinets in the living room, contribute to the character and charm of the house.

A quarter-turn staircase that extends along the west wall of the front parlor leads to the second floor (photos 9 and 10). The staircase retains its original turned wood balusters, handrail, treads, and risers. Square wood newels with decorative panels and caps secure the staircase at the base, landing, and second floor.

The second floor contains a central hall, three bedrooms, three bathrooms, den, and a reading room. Most original doors with hardware remain in place. Door and window moldings are similar to those found on the first floor. A small staircase near the southwest corner of the second story leads to the attic.

**Alterations**

There have been few alterations to the residence and it retains a high degree of architectural integrity. Two second floor baths were added ca. 1989 in spaces that had formerly been closets. One was added adjacent to the north bedroom; the other is adjacent to the den. The exterior rear stairway was replaced ca. 1990.

**Contributing Outbuildings**

Two small contributing outbuildings behind the house were built in the 1920s. A garage immediately south of the house displays a gable roof with metal 3-V crimp panels, wood drop

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**Stevens, Ann, House  
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siding, and a vertical-plank vehicle door with original hardware (photo 11). A second garage, southwest of the house, also displays a gable roof with metal 3-V crimp panels, wood drop siding, and a vertical-plank vehicle door (photograph 12).

**Non-Contributing Outbuildings**

Two non-contributing buildings are located on the property. A pole shed located southwest of the house features a gable roof surfaced with metal panels, exposed rafters and king posts, and round poles (photograph 13). A screened-in gazebo located southeast of the house displays a hexagonal roof and knee wall, (photograph 14).



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Lake Helen, Volusia Co., Fl.**Section number 8 Page 1**SUMMARY**

The Ann Stevens House fulfills criteria B and C for listing in the National Register of Historic Places. Under criterion B, the house has significance for its association as the winter residence of Ann Stevens, a wealthy and influential widow from Michigan who had ties to the nearby Spiritualist community of Cassadaga and who was actively involved in the growth of the Lake Helen community. The house was constructed about 1895 as Ann Stevens principal home, and was also used as an annex to a nearby hotel, providing additional rooms for winter visitors. Nathan Roberts, a local builder, supervised construction. One of the largest houses in the area, the residence is a good example of frame vernacular construction and displays the craftsmanship typical of homes built for wealthy residents in the Lake Helen vicinity during the late nineteenth century. The design of the building is consistent with national and statewide trends in architecture. The building contributes to the Historic Architectural Resources of Lake Helen Multiple Property nomination under the F.1 property type (residential buildings) and the following associated historic contexts:

Founding and Initial Period of Development  
Progressive Era Development

**HISTORICAL CONTEXT****Lake Helen and Cassadaga:**

The Lake Helen area of southern Volusia County was settled by homesteaders in the 1870s. By 1885, the town of Lake Helen was formally established. The unincorporated community of Cassadaga is immediately south of Lake Helen. The two towns have been tied by history and personalities. Both communities attracted winter visitors and several of Lake Helen's important leaders contributed to the development of Cassadaga. Lake Helen was advertised as the closest rail connection for spiritualist visitors coming to Cassadaga. E.W. Bond, owner of a lumber company, lived in Cassadaga before moving to Lake Helen. His company supplied much of the lumber used to construct Cassadaga structures. John Mace, a prominent Lake Helen architect,

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Lake Helen, Volusia Co., Fl.

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designed the Colby Memorial Temple in Cassadaga. Women from both communities were involved in the Cassadaga-Lake Helen Women's Club, chartered in 1923. Lake Helen merchant John McGill also ran the Cassadaga Hotel. The Lake Helen Bank held the accounts of Cassadaga residents. The close ties between the two communities are evident also in the historical associations of the Ann Stevens House.

Among the early settlers was George Colby, a devout Spiritualist, who homesteaded 150 acres in the Lake Helen area. George W. Webster, a half-brother to Ann Stevens, also homesteaded during the same period and developed a close and lasting friendship with George Colby. In the 1880s, to promote Spiritualism, Colby initiated a lecture circuit, which extended throughout the country. He also developed close ties with a number of Lake Helen's residents. In the 1890s, he donated a portion of his homestead to establish Cassadaga, a Spiritualist community located immediately beyond the southern edge of Lake Helen's city limit. Colby was assisted by six other Spiritualists from across the country, one of whom was George W. Webster. In 1894, they incorporated the Southern Cassadaga Spiritualist Campmeeting Association. The Association created a town plan and leased lots to Spiritualists who built cottages and visited the community each winter. About 1910, at the height of Cassadaga's boom, the community was the southern headquarters for the national Spiritualist movement. Although fewer than fifty people permanently resided in Cassadaga, during the winter months annual conventions often attracted nearly 500 people. In the 1920s, Cassadaga's development lagged as a result of declining interest in Spiritualism and the community went into gradual decline. The Southern Cassadaga Spiritualist Campmeeting Association Historic District was listed in the National Register of Historic Places in 1991.

**HISTORIC SIGNIFICANCE:**

**Founding and Initial Period of Development:**

After its founding in 1885, Lake Helen experienced a construction boom. Although most construction occurred west of

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Stevens, Ann, House  
Lake Helen, Volusia Co., Fl.

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the community's central lake (Lake Helen), a number of notable houses were built in the surrounding area. One of the largest, the Ann Stevens House, is located at the southern city limit, in proximity to the unincorporated community of Cassadaga.

Ann Stevens (nee Bedell) was a native of Michigan and a relative of a founder of the Cassadaga community. She married Isaac Stevens in the mid-nineteenth century and helped her husband develop "Brookfield," a farm near Lansing, Michigan. Stevens was left a wealthy widow following Isaac's death in the 1880s. Possessing a keen business sense, she continued making investments in real estate in Michigan and then Florida. She is believed to be the original owner and resident of this house.

Stevens, also a Spiritualist, first visited Lake Helen in the 1890s, when George Colby, George Webster and other Spiritualists were planning the Cassadaga community. In the early-1890s, Webster apparently introduced Colby to Stevens, from which emerged a lasting friendship. In 1892, Stevens extended to Colby a mortgage of \$2,300, which Colby presumably used to support his travels throughout the country and to develop the Cassadaga community. Stevens Street, a primary road in Cassadaga's town plan, was named for Ann Stevens for her support and assistance to Colby, Spiritualism, and the Association.

In 1895, Stevens acquired from George Colby an eighteen-acre tract that was part of Colby's original homestead. It is believed that Stevens financed the construction of her winter residence that year. Nathan Roberts, a local builder, supervised the construction of the house. By 1901, Stevens' estate was worth an estimated \$20,000, which included farm, houses, cash, stocks, and real estate.

#### Progressive Era Development:

This period is marked by continuing development of the Lake Helen area, a growth in population, expansion of the citrus industry, the opening of new subdivisions, and improved roads connecting Lake Helen with DeLand, Orange City, and Cassadaga. In the late-1890s, a small parcel south of Stevens' home was

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Stevens, Ann, House  
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developed by her nephew, Oscar Webster, a local physician and son of George W. Webster. In 1898, Oscar constructed a large "sanitarium" that overlooked Lake Colby and was located approximately 500 feet south of Stevens' house. Webster's Hotel, as the building became known, operated for twenty years as a popular location for seasonal visitors and travelers. Between 1898 and 1917, Stevens' home served as an "auxiliary cottage" to the Webster Hotel. Presumably, guests were accommodated in the gabled extension of the house. In 1917, the hotel burned, and in 1921 the property was subdivided for residential construction. Nevertheless, from its earliest beginnings, the Stevens House operated as both residence and rooming house.

During the late nineteenth century, Stevens acquired additional property from Colby. In 1906, she platted two subdivisions west of her home and immediately north of the Cassadaga camp. Those plats opened some seventy-six building lots to development. By 1925, nearly twenty-five houses were built in Lake Helen subdivisions opened by Stevens in the early twentieth century.

In 1908, following Stevens death, the house was willed to her brother, Emerson Bedell, a retired merchant from New York. About 1900, Bedell and his wife had taken up residence in Lake Helen, apparently residing in Steven's home and managing the rooming house when Ann returned to Michigan during the summer months. Bedell maintained his residence there until his death in the 1920s. In the 1920s a real estate boom occurred throughout Florida, but impacted Lake Helen very little because the area was removed from major transportation arteries. In 1923, the house was acquired by V.W. Gould, a prominent DeLand realtor and businessman. Gould apparently used the house as rental property until selling it the following year to L.C. Bishop, a local merchant who maintained his residence there into the 1940s.

## ARCHITECTURAL SIGNIFICANCE

Vernacular architecture refers to the common construction techniques employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own

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methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs. Vernacular residential structures are frequently of frame construction with exterior walls covered with horizontal drop siding or weatherboard. Wood shingles were often used to cover the roofs, but they have generally been replaced by composition shingle. Porches are common features. Windows are generally double-hung sash with multi-pane glazing.

The Stevens House is among the oldest and largest frame vernacular residences in the Lake Helen and Cassadaga area. It is distinguished by its cross-gable roof with corrugated metal panels, large corbeled brick chimney, and veranda extending around three elevations. The house retains its original architectural integrity and interior floor plan to a high degree.

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Bureau of the Census, 12th Census, Population Schedules, p. 291;  
13th Census, 1910, population schedules, p. 107.

Carrier Dove (Oakland California), Oct. 1885.

Daytona Beach News Journal, 28 April 1957.

Deed Book G, p. 5; Deed Book O, pp. 361-62; Deed Book 23, pp.  
224, 227-338; Map Book 2, p. 70. Volusia County  
Courthouse, DeLand Fl.

DeLand and Volusia County Directory, 1934

DeLand Daily News, 4 January 1923, 17 January 1924, 26 December  
1928, and 9 January 1929.

Federal Writers Project. Florida: A guide to the Southernmost  
State. New York, 1939.

Federal Writers Project "Lake Helen's South Cassadaga  
Spiritualist Camp." - (Tallahassee Fl. 1939).

Records of Incorporations, Book 1, pp. 12-13. Volusia County  
Courthouse.

Reflection: West Volusia County, 100 Years of Progress. DeLand:  
West Volusia Historical Society, 1976.

Sandborn Fire Insurance Maps, Volusia County, 1915, 1925.

Wills Book 2, p. 328-31. Volusia County Courthouse.

Volusia County Record, 16 February 1895.

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**Stevens, Ann, House  
Lake Helen, Volusia Co., Fl.**

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**VERBAL BOUNDARY DESCRIPTION:**

Section 5, township 18, range 31, lots 1 and 2, Block 6, Jeffery  
Subdivision, lot 1 per OR 3297 pg. 0547.

**BOUNDARY JUSTIFICATION:**

The nominated property includes the entire parcel historically  
associated with the Stevens House since the original 18 acre  
tract on which the house was located was subdivided in 1921.

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Stevens, Ann, House, Lake  
Helen, Volusia Co., Fl.

Section number Photo Page 1

- 
1. Stevens House, 201 Kicklighter Road
  2. Lake Helen, Florida
  3. Sidney Johnston
  4. 1992
  5. Historic Property Associates
  6. Main (north) facade, facing southeast
  7. Photo No. 1 Of 14

Numbers 1-5 are the same for the remaining photographs.

6. Detail, main (north) facade, facing south
7. Photo No. 2 Of 14
  
6. Oblique view showing east and south elevations, facing northwest
7. Photo No. 3 Of 14
  
6. Detail, main (north) facade, facing south
7. Photo No. 4 Of 14
  
6. Oblique view, west and south elevations, facing northeast
7. Photo No. 5 Of 14
  
6. Interior view showing front entrance, facing north.
7. Photo No. 6 of 14
  
6. Interior view of living room, facing northwest
7. Photo No. 7 Of 14
  
6. Interior view showing parlor fireplace, facing south
7. Photo No. 8 Of 16
  
6. Interior view showing staircase in parlor, facing south
7. Photo No. 9 Of 14
  
6. Interior view showing second-story landing, facing north
7. Photo No. 10 Of 14
  
6. View showing contributing garage, facing south
7. Photo No. 11 Of 14



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6. View showing contributing garage, facing west  
7. Photo No. 12 Of 14

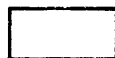
6. View showing non-contributing pole shed, facing west  
7. Photo No. 13 Of 14

6. View showing non-contributing gazebo, facing east  
7. Photo No. 14 Of 14

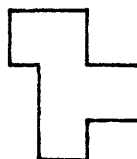
# Ann Stevens House Lake Helen, Volusia Co., Fl.

VISTA STREET

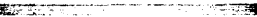
640




182



**LEGEND**

BOUNDARY 

CONTRIBUTING BUILDING 



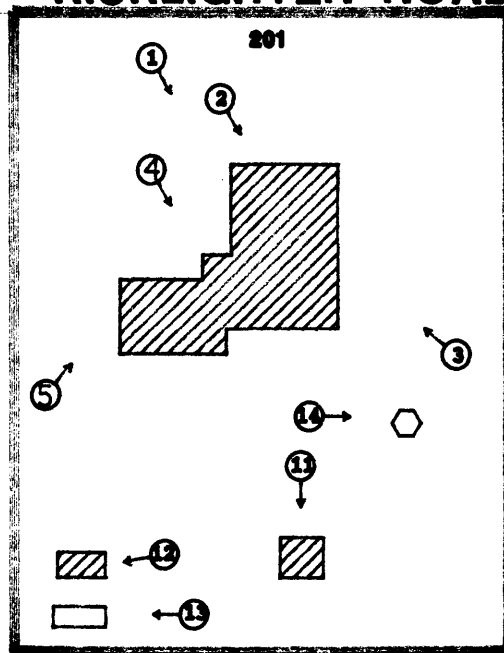
NON-CONTRIBUTING BUILDING 

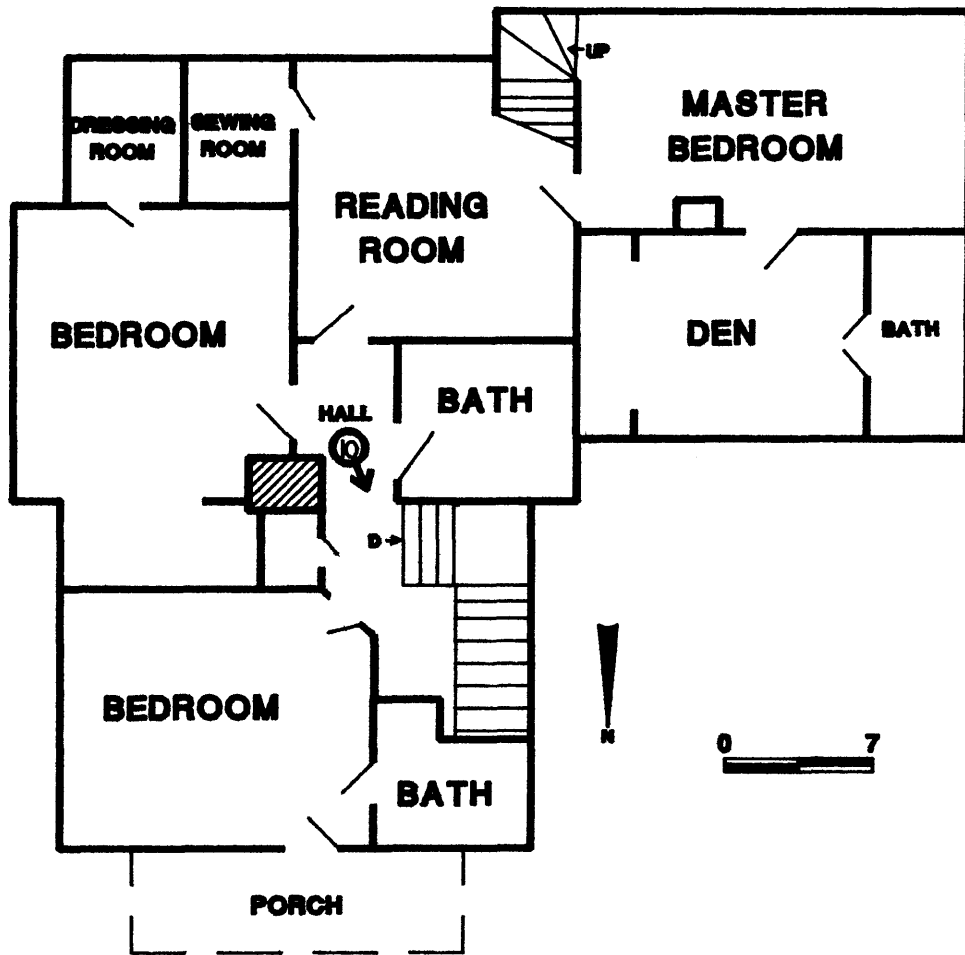
PHOTO LOCATION 

KICKLIGHTER ROAD

291



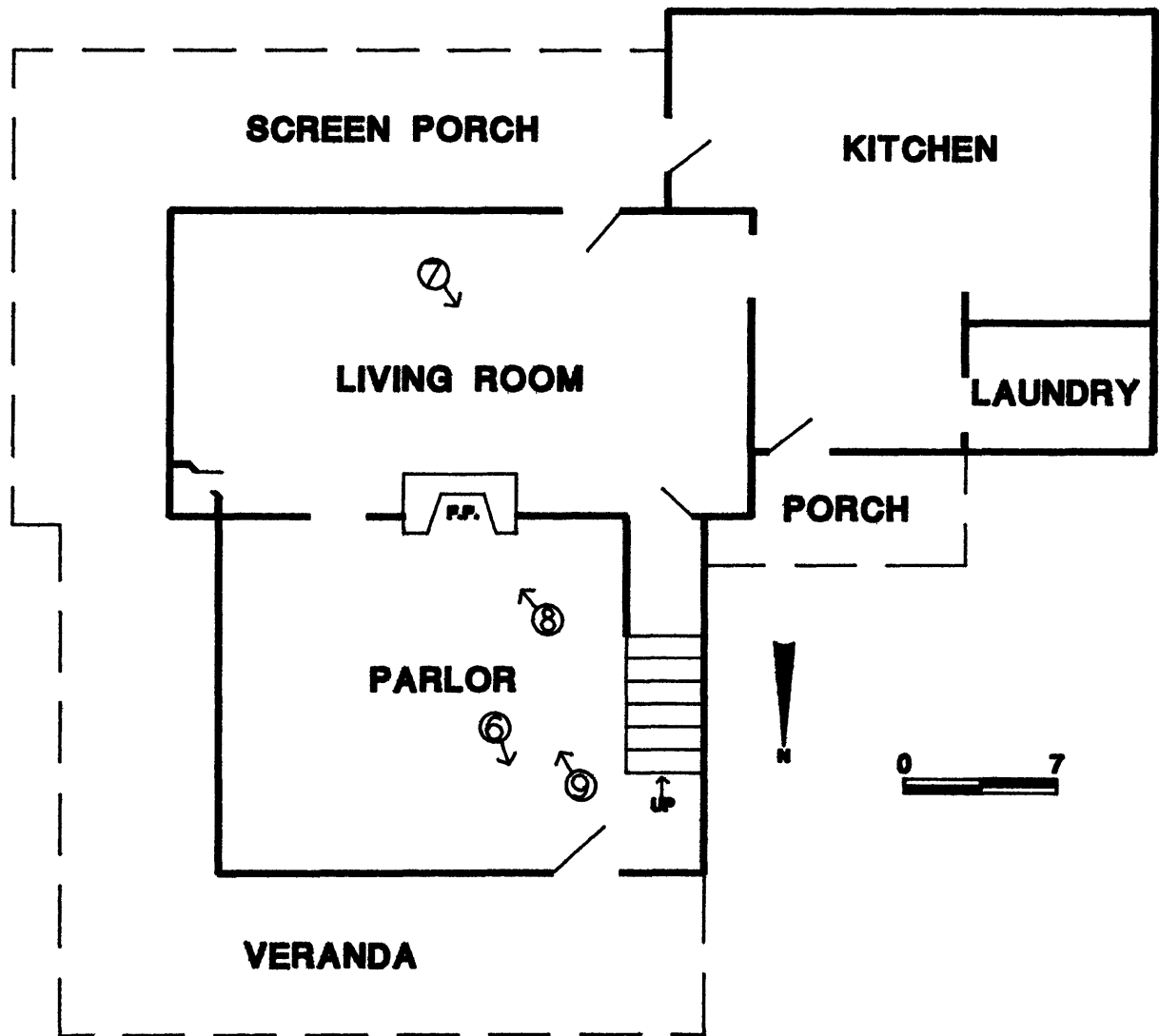
**Ann Stevens House**  
**Lake Helen, Volusia Co. Fl.**  
**Second Floor Plan**  
photo direction 

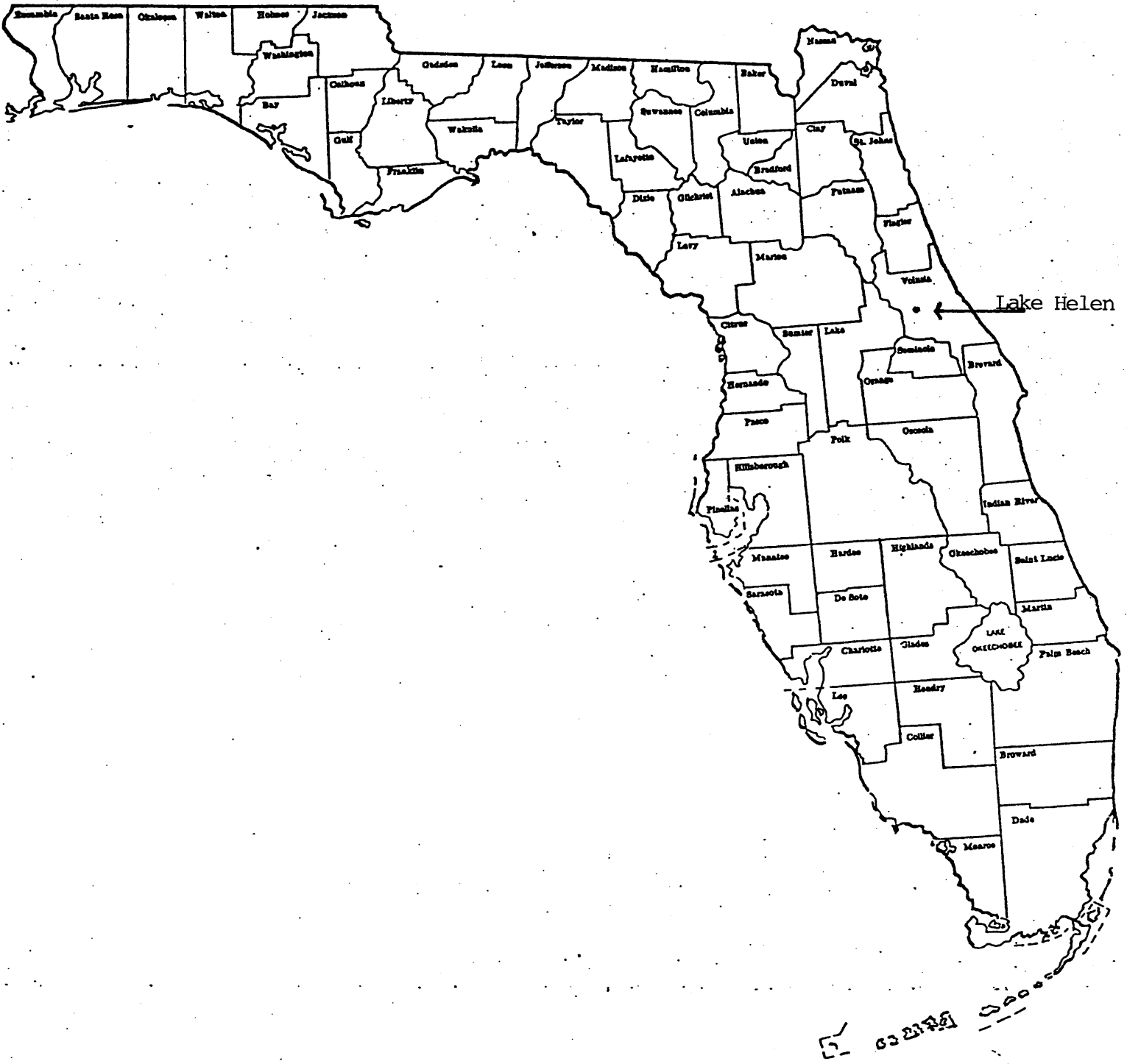


Ann Stevens House  
Lake Helen, Volusia Co., Fl.

First Floor Plan

Photo Direction ○ →





Lake Helen

63 21 21