

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93001455

Date Listed: 1/3/94

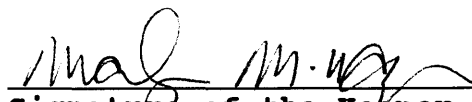
Colonial Estate
Property Name

Osceola
County

FLORIDA
State

Kissimmee MPS
Multiple Name

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

1/11/94
Date of Action

=====
Amended Items in Nomination:

Section No. 10

This nomination (and the map attached to the MPS) are amended to show that the UTM coordinates for this property are:

17 (zone)/460440 (easting)/3132140 (northing).

This change was confirmed by phone with the Florida SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

RECEIVED

NOV 26 1993

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 Colonial Estate

other names/site number Tucker/Ivey House

2. Location

street & number 2450 Old Dixie Highway N/A not for publication

city or town Kissimmee N/A vicinity

state Florida code FL county Osceola code 097 zip code 34742

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 11/18/93
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper <u>M. J. M. [Signature]</u>	Date of Action <u>1/3/94</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:)	_____	_____

Colonial Estate
Name of Property

Osceola, 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	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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 Kissimmee, Florida

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)

Classical Revival

Materials
(Enter categories from instructions)

foundation Brick
walls Wood
roof Asphalt
other Wood: Porch

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1916

Significant Dates

1916

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Green, Henry (builder)

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:

Colonial Estate
Name of Property

Osceola, Florida
County and State

10. Geographical Data

Acreage of Property Less than 2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>459440</u>	<u>3132140</u>
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 Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date _____

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Mr. Clarence L. Ivey

street & number 2450 Old Dixie Highway telephone _____

city or town Kissimmee state FL zip code 34745-0187

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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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Description

Summary Paragraph

Colonial Estate is two and a half story, wood frame, Classical Revival style residence located at 2450 Old Dixie Highway, just north of the Kissimmee city limits. The house was constructed in 1916 and features a symmetrical main facade consisting of a three-bay central block flanked by wings. The most distinctive feature of the structure is its two-story portico that extends the width of the central block of the house. The portico has colossal Ionic columns that support a full entablature. The residence rests on a continuous masonry foundation and is capped by a hip roof that features large dormers. The main fenestration of the house consists of large, double hung wood sash windows with 12/1 and 15/1 lights.

Supporting Narrative

The residence is located on the south half of a city block bounded by Donegan Avenue on the north, Old Dixie Highway on the east, Ridgewood Avenue on the south, and Main Street (U.S. Highway 17/92) on the west. That part of the block immediately north of Colonial Estate is occupied by an automobile dealership. Generally, the areas to the north, south, and west of the house consist of commercial enterprises of the type generally associated with modern highway strip development. The area to the east of the property is predominantly residential.

The house is set back from Old Dixie Highway on a landscaped lot that features a variety of flowering plants, bushes, and trees that overlook a spacious lawn. The driveway, which begins at the southeastern edge of the property, leads from Old Dixie Highway to a circular green space centered in front of the house (photo 1), and then continues around the side to a garage on the northwest corner of the building.

The house has a wood, balloon frame structural system covered with wood drop siding for the exterior walls. Decay and insect resistant red cypress was used as the major construction material. The plan for the house is irregular in shape, consisting of a central block unit with a low-pitched hip roof flanked by two hip roof wings that extend unequal distances on the rear (west) elevation. Pedimented gable roof dormers with returns, fluted pilasters, and round arch windows pierce the roofs of the main block and wings at regular intervals. The roof eaves are shallow and enclosed. Decorative modillions and a

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Description

simple cornice with dentil molding encircle the building below the eaves.

Main Facade

The main (east) facade of the building is symmetrical and features many of the defining characteristics of the Classical Revival style (Photo 1). The central block projects from the wings and is dominated by a full-height portico. The portico is crowned by a large pedimented gable dormer that has a variation of a Palladian window that is composed of a round arched, double hung sash flanked by six pane casements. Smaller gable dormers with single round arch windows are located on either side of the central dormer and on the side slopes of the projecting bay. The portico is supported by paired and single columns with fluted shafts and Ionic capitals. The corners of the central unit are adorned with fluted pilasters. The main entrance is enclosed in a surrounds consisting of a broken pediment supported by pilasters that frame a fanlight and side lights. Two double hung sash windows with 15/1 lights flank the entrance. Above the entrance on the second story are three double hung sash windows with 12/1 lights.

The east elevation of the wings that flank the central block of the house are identical in design. They feature a single, centrally located gable dormer with returns and a round arch window. Fenestration for the main facades of the wings consists of pairs of double hung sash windows with 12/1 lights flanked by single windows of similar design.

South Elevation

The south side of the house features a prominent exterior brick chimney and a pedimented gable dormer like those found on the main elevation (Photo 2). Single double hung sash windows with 6/6 lights flank the chimney on both stories. Two pairs of double hung sash windows with 6/6 lights are located at the southwest corner of the elevation.

West (Rear) Elevation

The wings of the house dominate the rear elevation. The south wing has an off center dormer located above a small double hung sash window with 6/1 lights found in the northern half of the second story. A pair of double hung sash windows is located at the south west corner of the same story. The first story

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Description

comprises a pair of French doors flanked by two groups of three double hung sash windows with 6/6 lights. A small patio is located in the U formed by the junction of the wings and the main unit of the house.

The north wing extends deeper into the lot than the south wing. Gable dormers are found on each slope of the wing visible from the rear of the building. Fenestration on the south and west sides of the extension consists of single double hung sash windows with 6/6 lights.

North Elevation

A one-story hip roof garage extends from the northwest corner of the wing (Photo 4), and a centrally located brick chimney and a series of asymmetrically placed windows (Photo 5) complete the features of the north elevation of the wing.

Interior Features

First Floor

The main entrance leads to a foyer that is flanked on the south by a music room and on the north by a bar room (Photo 6). The foyer leads to the main hall where one finds a central staircase flanked by fluted square columns that leads to the second floor (Photos 7 & 8). The kitchen and maid's quarters are located off a hall that runs along the north side of the staircase. The dining and living rooms are located at the north and south ends of the main hall. The dining room has a Victorian era motif and features a beamed ceiling and a fireplace surrounded by dark walnut cabinets and a mirrored mantel (Photo 9). The living room is very classical in its design program, recalling the Adam style interiors of 18th century English house. (Photo 10). The main architectural elements present are an elaborate wall entablature consisting of a cove cornice, egg and dart and dentil moldings, and an intricate swag wreath frieze. An elaborate recessed fireplace features a swan's neck pediment over fluted pilasters with Corinthian capitals (Photo 11). Access to a sun porch is gained by way of a pair of French doors on the west wall of the living room.

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Description

Second Floor

There are five bedrooms located off the hall on the second floor (Photo 12). The master bedroom (Photo 13) and large guest bedroom are located at opposite ends of the hall. Both have their own fireplaces and bathrooms. Two smaller bedrooms are found between the two larger ones on the east side of the hall, and the fifth bedroom is found off a short hall just west of the guest bedroom.

Major Alterations

The only significant alteration to the exterior of the house has been the construction of the garage addition on the northwest corner of the building in 1989. The interior has had few consequential changes. The sun porch in the rear of the north wing was enclosed at the time the garage was constructed, and a kitchen remodeling project during the same period resulted in the removal of one wall that originally enclosed a pantry.

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Photographs

List Of Photographs

1. Colonial Estate, 2450 Old Dixie Highway
2. Kissimmee (Osceola County), Florida
3. Stephen A. Olausen
4. 1992
5. Historic Property Associates
6. East Facade, Looking West
7. 1 Of 13

Numbers 1-5 are the same for the rest of the photographs

6. South Elevation, Looking North
7. 2 Of 13

6. West Elevation, Looking East
7. 3 Of 13

6. Garage Addition on Northwest Corner, Looking South
7. 4 Of 13

6. North Elevation, Looking South
7. 5 Of 13

6. Interior, Main Entrance Foyer, Looking East
7. 6 Of 13

6. Interior, Main Staircase, Looking West
7. 7 Of 13

6. Interior, Main Staircase, Looking Southwest
7. 8 Of 13

6. Interior, Dining Room, Looking North
7. 9 Of 13

6. Interior, Living Room, Looking South
7. 10 Of 13

6. Interior, Ornamental Molding in Living Room, Looking Southeast
7. 11 Of 13

6. Interior, Second Floor Hall, Looking North
7. 12 Of 13

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Photographs

-
- 6. Interior, Master Bedroom, Looking North
 - 7. 13 Of 13

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Continuation SheetSection number 8 Page 1

Significance

Summary Paragraph

Colonial Estate is eligible for listing in the National Register of Historic Places at the local level under criterion C in the area of Architecture as the most elaborate example of Classical Revival style residential architecture in Kissimmee. The large house is notable for its formal planning, colossal scale, and the refinement of its classical detailing. It was constructed as the residence of J. Wade Tucker, one of the leading businessmen in Kissimmee during the early twentieth century and is the most impressive historic residence in the city. The house contributes to the "Historic and Architectural Resources of Kissimmee" multiple property group as defined under sections E and F of the cover document. The house is the largest and most elaborate historic residence of any style in Kissimmee.

Supporting Narrative

J. Wade Tucker came to the Kissimmee area about 1915, after having established a successful lumber business in Georgia. He initially settled at the community of Loughman--about fifteen miles southwest of Kissimmee--where he planned to found a brick and lumber business. Tucker announced his intention to produce an innovative synthetic brick that used cypress sawdust as one of its main ingredients. Community leaders in Kissimmee learned of Tucker's plans and persuaded him to construct his plant in their community instead of Loughman. As an incentive Tucker was awarded a contract to provide the city with materials for road paving projects. Tucker's Wood-Tex Brick factory was constructed south of the Atlantic Coast Line Railroad tracks on South Clyde Avenue.

After having agreed to located his business in Kissimmee, Tucker began making plans to erect a residence for his family. He purchased a large lot north of Kissimmee that fronted on the Old Dixie Highway, the main road from Kissimmee to Orlando at that time. An article appearing in the Kissimmee Valley Gazette at the time stated that Tucker intended his residence to be "the finest in Kissimmee." The house was designed and constructed by Henry Green, a contractor with offices in nearby Orlando. Green had already designed impressive residences for several prominent citizens of Orlando, including James Giles, who served six terms as mayor of the city, and for Harry L. Beeman, heir to the Beeman Chewing Gum Company fortune.

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Significance

The plans Green developed for the property, which Tucker named "Colonial Estate," called for the erection of a two and a half story Classical Revival style building surrounded by a fully landscaped lot, marked by extensive lawns and decorative trees, shrubs, and flower beds, all of which were meant to complement a semi-circular driveway at the front of the house. When it was completed in the Fall of 1916, the building measured 100 feet in width and had fourteen rooms. It was constructed entirely out of Tide Water Red Cypress, which was imported to Kissimmee from Jacksonville. Advertised in magazines as "The Wood Eternal," the wood was chosen for its resistance to insects and decay.

Within two years after locating in Kissimmee Tucker began to experience financial difficulties, and by 1920 the Wood-Tex Brick factory had ceased operation. Later the facility was converted to an ice plant. Tucker continued to occupy the family residence, but by the beginning of the Great Depression found it necessary to gain income by converting the house to an inn for tourists. However, this strategy ultimately proved unsuccessful and Tucker was forced to vacate the property in 1936 when it was seized for nonpayment of back taxes.

In 1938 Colonial Estate was purchased by George Lester Ivey, a local businessman with extensive citrus holdings in the area. During the 1920s, Ivey had acquired a number of citrus groves in Osceola, Orange, and Polk counties. His business, Osceola Fruit Distributors, shipped the fruit produced by his groves to numerous markets. Ivey actively promoted citrus cultivation throughout the state, serving for a time as president of the Florida Cannery Association and being a member of other organizations growing and shipping Florida fruit and vegetables. Ivey occupied the residence until his death in 1966. After the death of his wife Hilda in 1975, ownership of the property passed to their only child, Clarence L. Ivey. He continues to live in the house with his wife Esther.

Architectural Significance

Colonial Estate displays many of the defining elements of the Classical Revival style. The structure comprises a symmetrical facade consisting of a central block with flanking wings. The most impressive feature of the house is the full-height portico that extends the width of the central block of the structure. The portico is integrated into the hipped main roof of the house which is supported on the main facade by colossal Ionic columns, upon which also rests a plain entablature.

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Significance

Dentils run along the top of the entablature just below the soffits of both the main block and wings of the house, and the soffits are decorated with ancons. The large dormers on the house are pedimented and feature arched windows with tracery lights in the upper sashes. The surrounds of the main, central entranceway features side lights and a fanlight framed by pilasters that support a crowning, open bed pediment. Surprisingly, the main windows of the house feature only a simple drip mold at the top rather than a formal classical cornice.

The interior of the house also boasts a variety of classical details. Among these is the elaborate Adam style details of the living room, that include mirrored fireplace mantle crowned with a broken pediment. Strangely, the dining room is more Victorian in its decorative program, featuring a dark wood finishes and a beamed ceiling. The residence is in excellent condition and retains all of its most significant architectural features. The grounds are also well maintained and reflect the original vision of the designer of the property.

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Section number 9 Page 1

Bibliography

Major Bibliographical References

Cody, Aldus M. and Robert S. Cody. Osceola County, the First Hundred Years. Kissimmee: Osceola County Historical Society, 1987.

Kissimmee Valley Gazette, April 7, 1916.

Moore-Wilson, Minnie. History of Osceola County. Orlando: Inland Press, 1935.

Osceola County Centennial Commission. Osceola County Centennial, 1887-1987. Kissimmee, 1987.

Polk's Kissimmee City Directory. Jacksonville: R.L. Polk Publishing Co., 1921.

Sanborn Map Company, Fire Insurance Map of Kissimmee, Osceola County, Florida. New York, 1920.

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Section number 10 Page 1

Boundary Description & Justification

VERBAL BOUNDARY DESCRIPTION

The boundary for Colonial Estate is as shown on the map accompanying the nomination proposal, being Lot 1, block CC of the Colonial Estates Subdivision of the lands of Osceola County, Florida.

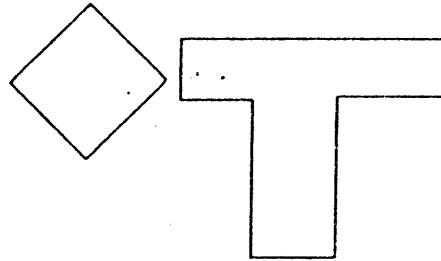
BOUNDARY JUSTIFICATION

The boundary encompasses all of the historic resources presently associated with Colonial Estate.

COLONIAL ESTATE SITE PLAN

DONEGAN AVENUE

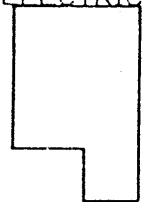
STARLING CHEVEROLET



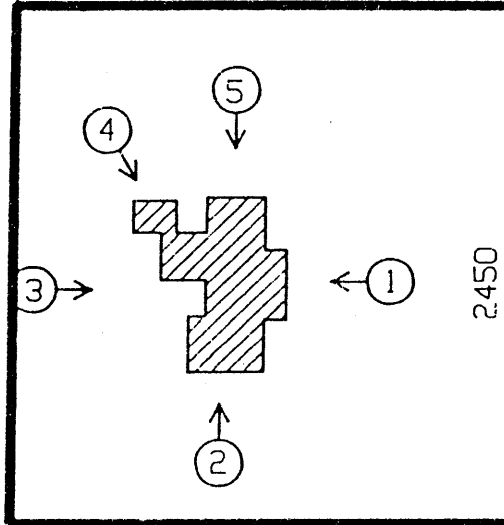
HILDA AVENUE (CLOSED)



KISSIMMEE ELECTRIC



MAIN STREET (U.S. HIGHWAY 17/92)



2450

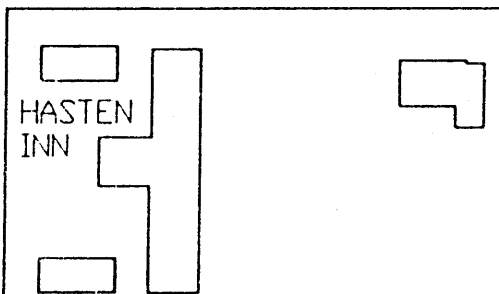
OLD DIXIE HIGHWAY



2447



RIDGEWOOD AVE.







HASTEN INN

2446

2441



KEY

- BOUNDARY 
- CONTRIBUTING BUILDING 
- NON-CONTRIBUTING BUILDING 
- PHOTO LOCATION 
- SCALE: 1" = 100'

COLONIAL ESTATE
FIRST FLOOR PLAN

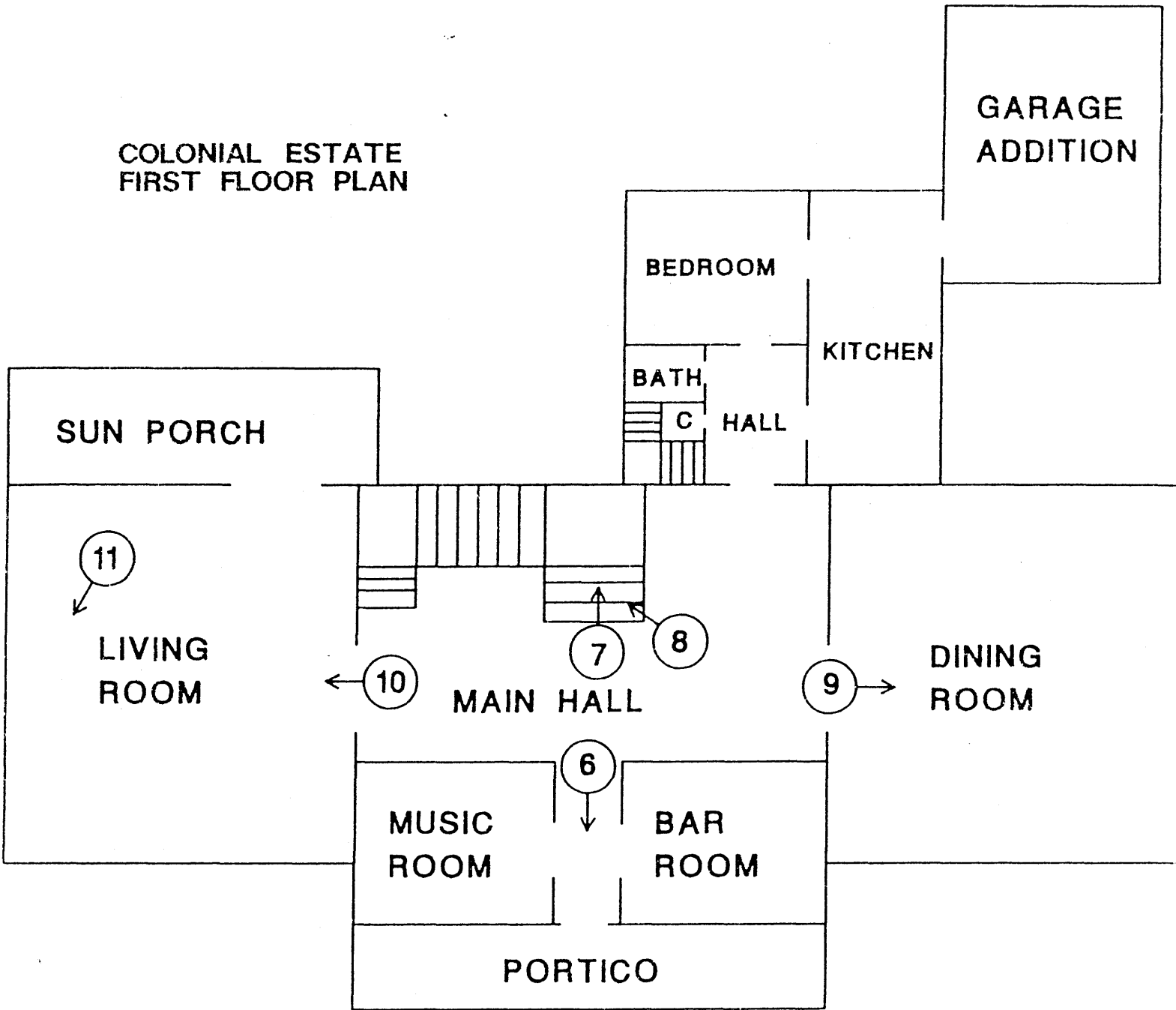


PHOTO LOCATION = 

COLONIAL ESTATE
SECOND FLOOR PLAN

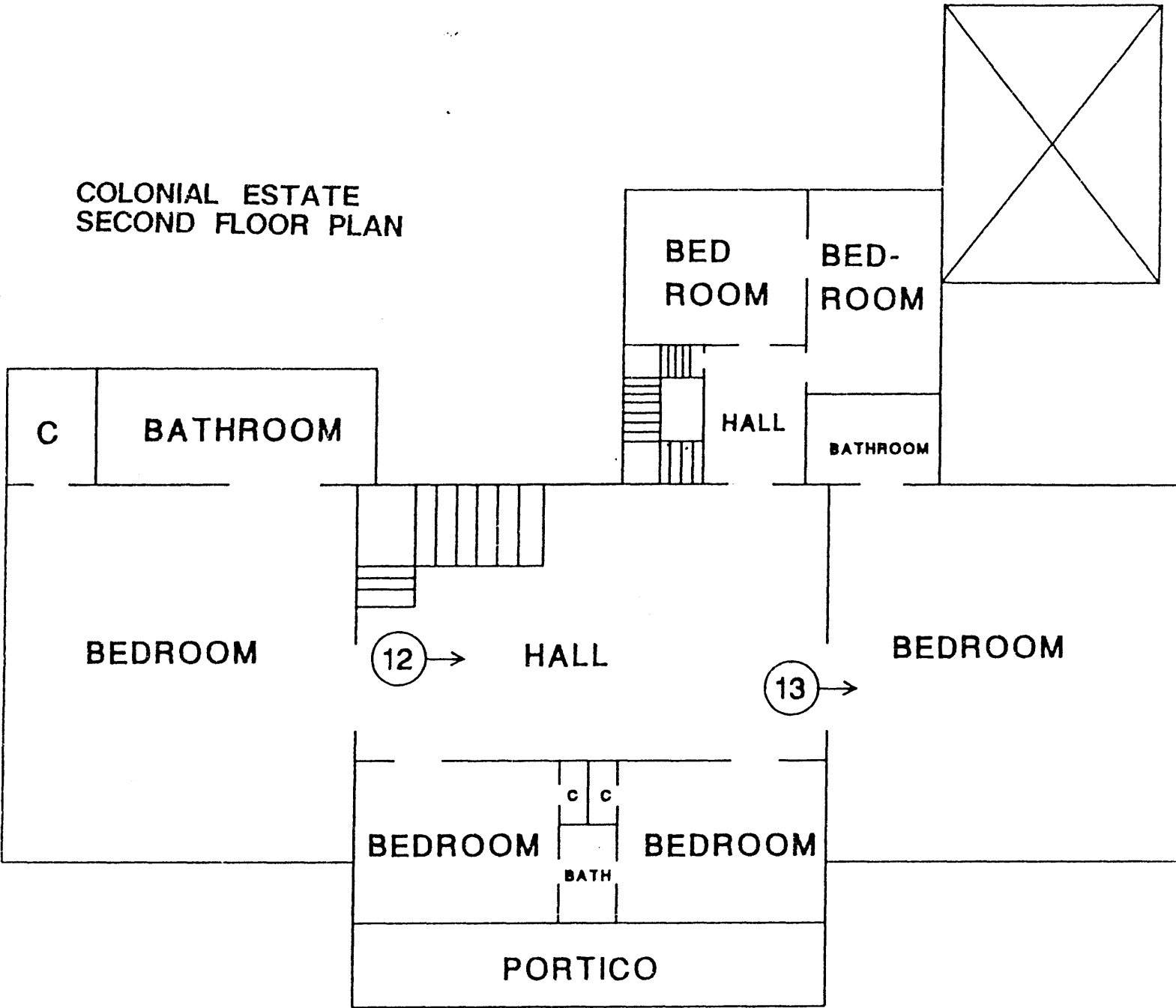


PHOTO LOCATION = ○ →