

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received OCT 7 1985

date entered NOV 20 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SOUTH LAKE MORTON HISTORIC DISTRICT

and/or common N/A

2. Location

Bounded by Lake Morton Drive and Palmetto Street, Ingraham Avenue, McDonald Street,
street & number Johnson Avenue, Lake Hollingsworth Drive and the rear property line of the
line of Balmar Street and Tennessee Avenue
city, town Lakeland vicinity of

state Florida code county Polk code

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Polk County Courthouse

street & number Main and Broadway

city, town Bartow state Florida 33830

6. Representation in Existing Surveys

title Historic Lakeland has this property been determined eligible? yes no

date 1981 - 83 federal state county local

depository for survey records Bureau of Historic Preservation, Florida Department of State

city, town Tallahassee state Florida

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

In early 1984, the South Lake Morton District was found to contain 760 buildings, including residential (96 percent), commercial, institutional and religious. Of this total, 565 or 75 percent were found to be significant and to contribute to the character of this historic neighborhood. There are also 40 extant buildings constructed prior to World War II that, due to severe alterations, are no longer contributing. The remaining 155 buildings do not contribute to the character of the neighborhood because they were constructed after World War II and are contemporary in design. Of the 565 historic buildings considered to be contributing, almost 90 percent fall into the 1918 to 1927 development period. When this is considered in light of the fact that at least 98 percent of the contributing buildings are residential, it is not surprising that their stylistic characteristics are very consistent. 62 percent of the contributing buildings were of the Bungalow Style, 25 percent of the Frame Vernacular (many tending toward Bungalow) and 6 percent of the Mediterranean Revival Style. Other styles of buildings totaled only 7 percent and were built almost exclusively in the 1904-1912 or 1934-1942 periods.

A contributing building within the South Lake Morton Historic District is defined as one which has not lost its architectural integrity through excessive alteration, was built between 1904 and 1935, and was constructed in Queen Anne, Frame Vernacular, Colonial Revival, Bungalow and Mediterranean Revival styles.

Present Physical Appearance

The South Lake Morton Historic District, like the remainder of in-town Lakeland, is dominated by lakes. Lake Morton is a small lake which was developed into a park-like setting for passive recreation. On its north border is Downtown Lakeland, with high quality commercial and public buildings facing southward over the lake. Development along the south shore is exclusively residential, with a mixture of uses occurring on the east and west shores. Adjacent to Lake Morton are located the Lakeland Public Library, Chamber of Commerce, Women's Club, churches and some multifamily buildings. The lake is continually used by the public for passive recreation, and is distinguished by a population of swans, ducks and geese. An annual arts and craft show is held on the shores of Lake Morton.

Lake Hollingsworth is a relatively large lake used for boating, skiing and active recreation along its shores. It is surrounded primarily by large single-family residences, but also is the site of Florida Southern College, a church and synagogue, a multi-family complex and a private club.

The western boundary of the District is defined by commercial development along Florida Avenue. This heavily traveled arterial supports "strip" commercial land uses typical of growing cities. Such development is limited to the half blocks facing S. Florida Avenue, after which residential uses predominate.

Bisecting the District at its approximate center are McDonald Street and Success Avenue. These collector streets carry east-west and north-south traffic through the area, and create the only signaled intersection within the survey boundaries. Like all of the streets, McDonald and Success are two lanes in width.

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Ingraham Avenue forms a portion of the eastern District boundary. This collector road primarily serves through traffic, separating somewhat dissimilar neighborhoods. The campus of Florida Southern College defines the remainder of the eastern boundary.

The South Lake Morton District is in many ways a typical grid subdivision. Most streets meet at perpendicular intersections, forming blocks typically 250 to 300 feet in the east-west direction, and from 300 to as much as 1,200 feet in the north-south direction. Blocks usually contain alleys running in the direction of the longest block dimension, which are used as utility right-of-ways and for solid waste collection. Garage apartments are common along the alleys, creating a "second" neighborhood not readily visible from the street.

In spite of these more typical features, the South Lake Morton area maintains a character unique within Lakeland, and one that is rare for Florida cities in general. This character is a result of a rolling topography and an occasional angular or curvilinear street -- both features derived from the presence of lake basins on the north and the south. The juxtaposition of the grided streets over a rolling surface, particularly where they meet the curving streets of the lake shores, creates interesting vistas. This is particularly evident as one approaches Lake Morton from the south, eventually opening up a panoramic view of Downtown Lakeland across the lake. This neighborhood-to-downtown transition creates an especially attractive urban setting, and is characteristic of the neighborhood.

Most streets within the District are lined with a mature canopy of oaks planted early in the development of the subdivision. One and two-story homes, with their front porches, are oriented toward the street and set on relatively narrow (50'-60') lots. This pattern of a traditional single-family pedestrian scale neighborhood is seldom broken by commercial or multi-family development. In fact, the original pre-1930 character of frame homes, along quiet brick streets is evident throughout the District and gives the neighborhood its character.

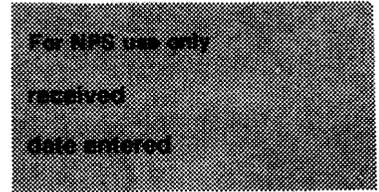
Original Physical Appearance

1904 - 1912

In 1904, little urban development existed south of Lake Morton. But, in that year, Norman A. Riggins built a large Queen Anne Style residence overlooking Lake Morton from the site now occupied by the Evangelical Free Church (between Tennessee and Pennsylvania Avenues.) His estate encompassed a good deal of the northwest portion of the South Lake Morton area, and included a tennis court (Lakeland's first) and a boat house on Lake Morton (the existing city-owned structure was built on the original boat house foundation).

By 1906, development interests were at work south of Lake Morton. In March of that year, Scott's Lakeland Heights Subdivision was recorded and located just south of Mosswood Road. Haines & Owens Subdivision and Patterson, Finney & Cox's Dixieland (soon becoming

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Carter-Dean Realty Co's Revised Dixieland) followed closely in early 1907. By early 1908, streets were paved with clay in the Dixieland Subdivision, and lots were being auctioned.

The new subdivisions were at or near Lake Morton, with the Dixieland Subdivision stretching south along South Boulevard and Success Avenue.¹ Lots close to Lake Morton were the first to find favor with the new residents. Thus, after only 4 years, N. A. Riggins' home was no longer isolated on the south side of Lake Morton.

The 1904-1912 period saw the establishment of the South Lake Morton neighborhood as a viable residential area. Development was relatively limited in scope, concentrating near Lake Morton along Success Avenue and South Boulevard. The early builders tended to be higher-income business leaders and the area's developers themselves. Homes of the period were therefore large and somewhat ornate when compared with what was to follow.

Architecturally, the Victorian period still dominated local residential design. But, with the exception of Riggins' Queen Anne home (1904), homes were less picturesque tending toward vernacular interpretations of Victorian styles. This "Victorian Vernacular" all but disappeared by 1912, giving way to a transitional frame Vernacular prior to full acceptance of the Bungalow Style.

1913 - 1917.

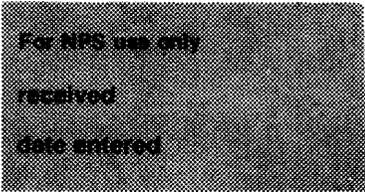
The area continued to grow at a moderate pace, slowing somewhat during the war years. In all, approximately 49 homes were added to the neighborhood between 1910 and 1917.² This growth continued along Success Avenue and South Boulevard, but also spread to less expensive lots on Tennessee Avenue and Riggins Street, with isolated sites on Finney Street, Orange Park Avenue, Mississippi Avenue, Johnson Avenue, College Avenue (then Phillips) and Palmetto Street.

Unlike earlier residences, homes built between 1913 and 1917 are less grand in scale and ornament. The Victorian influence is completely gone, in its place were vernacular wood-frame structures and the first buildings in the Bungalow style. The typical home of the period can best be described as a transition from the Victorian to the Bungalow styles.

The transitional home of the 1913 to 1917 period is characterized by a larger, more rectangular plan than its Victorian counterpart. The height of the home decreased to one or one and one-half stories. The pitch of the gables decreased as well, and hip roofs were more widely used. Most noticeable is the change in emphasis from a vertical to a more horizontal facade.

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The emphasis of the horizontal dimension is created by combining a moderately pitched, frontally oriented gable with a one-story broad porch. The porch itself is generally supported by heavy, tapered and squared doric columns. The columns, and the remainder of the structure, rest upon brick piers, one to three feet in height. Infill is most often simple wood lattice.

The heavy structural elements, usually shorter in length (piers and columns), add to the horizontal appearance. These elements are a significant departure from the lighter, turned columns and ornament of the Victorian period.

Homes of the transitional period did not totally abandon earlier techniques. The gable roof, a little shallower in slope, still supported gable wall dormers, and was often finished on the end with wood shingles. Irregular appendages were still constructed, and offset entrances remained popular.

One notable exception occurred between 1900 and 1915. The Colonial Revival home, or some variation of it, was an important residential type of this period. Also more horizontal in emphasis, this style utilized a square plan, carrying it vertically for two full stories. The resulting mass can best be described as a cube.

The bold massing of the Colonial Revival is its most notable characteristic. But, invariably, the home also used a pavillion roof (a pyramid), and often, a large hipped dormer projecting toward the street. The overall boxy appearance is relieved by a single-story hip porch or veranda. It too is supported by tapered and squared columns, much like its period counterpart.

The Colonial Revival home used little ornament. Straight-headed, single-light sash windows are most common, and rafters are often hidden by a soffit. Brackets do not exist, and balustrades contain unturned balusters. The home is finished in 3 to 6 inch weather-board siding.

By 1917, approximately 68 homes had been built in the South Lake Morton area, most of these during the rapid growth years between 1908 and 1913. Of course, with this growth came the need for services. In 1913, Lake Morton Grammar School (1st-8th Grade) was built along Lake Morton Drive at Palmetto Street.³ Sidewalks leading to the school along Lake Morton were also built in 1913.³ Lake Morton Drive itself was asphalt paved in 1918.⁴

1918 - 1935

The decade prior to the Depression contributed 66 percent of the district's total buildings, 75 percent of all pre-1930 buildings, and almost 90 percent of the 565 buildings considered contributing. These statistics demonstrate the impact of the 1920's Boom Period on Lakeland. But the numbers also clearly establish that the South Lake Morton neighborhood is basically a product of the 1920's, as were its construction methods and styles.

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Three residential styles were utilized during the 1920's. However, the transitional Frame Vernacular declined in popularity throughout the 'teens' and the Mediterranean Revival Style had only limited use between 1924 and 1926. It was the third style, the widely popular Bungalow, that left its mark throughout the neighborhood as rapid growth spread to all parts of the survey area.

Between 1913 and 1935, the Bungalow Style dominated residential design in Lakeland. This may be due, in part, to the need for more moderately priced housing for the vast in-migration of the now mobile middle-class. Thus, the Bungalow home is ubiquitous throughout the city's pre-World War II neighborhoods.

As the area's first distinctive twentieth century style, the Bungalow makes a clear break with the past. Unlike its predecessors, the transitional, frame vernacular, no Victorian influences are obvious in the Bungalow. The vertical emphasis of the past, modified during the transitional period, is altogether eliminated in the strong horizontal emphasis of the Bungalow.

The Bungalow, a style popular across America during the first quarter of the 20th Century, had its roots in the last half of the 19th Century. The Industrial Revolution had exposed generations of Americans to an urban life vastly different from their rural agrarian past. Many felt that a return to a simpler life was the answer to urban-industrial problems. These beliefs led to popular movements intended to simplify life, including the Suburban Movement, Back to Nature Movement, and the Arts and Crafts Movement.

A more tangible reaction to the urban environment prevalent during the early industrial period appeared in 1893. The World Columbian Exposition created a vision of a clean and spacious city containing large classical buildings and formal spaces. Less noted, however, was The Phoenix Villa, Japan's entry to the fair. Young architects, including Charles S. and Henry M. Greene, were impressed with this honest architectural approach and its treatment of wood and other natural materials.⁶

The Greenes, in addition to formal architectural training at M.I.T., had learned carpentry and other skills at the Manual Training High School at Washington University. After working with various firms in Boston, including the successor to H. M. Richardson's practice, the brothers moved to Southern California. It was there during the mid-1890's when their classical training began to give way to a new, less formal design.⁷ By 1903, the Greenes were building a new residential form, one which would become known as the California Bungalow.⁸ But, because of their concern for craftsmanship, Greene and Greene Bungalows were quite expensive.

During this period, a furniture maker named Gustav Stickley was publishing a monthly magazine called "The Craftsman". This publication, as well as two design books, Craftsman Homes (1909) and More Craftsman Homes (1912), was intended to provide middle-class Americans with simpler, more affordable, more "democratic" homes -- an alternative to

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the inner-city environment.⁹ The Bungalow Style of Greene and Greene, on a lesser scale, was seen as the design type best able to meet the needs of the growing middle-class and was strongly advocated in Stickley's publications.

The popularity of "Craftsman Bungalows" grew rapidly, owing to national publications such as "The Ladies Home Journal", and "House Beautiful". These magazines advocated the Bungalow as the most desirable of residential styles and published plans of various affordable models. Soon, architects and builders published books of plans available for sale. Sears-Roebuck even sold Bungalows via mail order.

Even when mass marketed, the Bungalow managed to maintain the quality and character of the original style. Years later, Green and Greene were recognized by their peers:

"You are formulators of a new and native architecture....
your gifts have now multiplied and spread to all parts of
the nation and are recognized throughout the world....
You have helped shape our distinctly national archi-
tecture...."

Bungalows are typically one to one and one-half story frame structures. Occasionally a Bungalow will have a full second story in terms of height, but it will not utilize the entire plan - it is essentially a second story with one-half the area of the first floor. The Bungalow's plan is almost always rectangular, with the shorter dimension facing the street.

Bungalows invariably use a very shallow sloping gable roof, and usually employ a similar gable over the front porch. Both gables are turned toward the street, giving a gable over gable emphasis to the facade. The gable end is treated with stained wood shingles, board and batten, half timbering over stucco, or large lattice roof vents.

The horizontal massing of the facade is further emphasized through detail. Short, heavy, tapered, and squared columns sit atop heavy brick piers which extend through the balustrade. Occasionally, the piers are monumental, battered, and extend full height without utilizing columns. Favorite materials for porch piers are brick, rusticated block, stucco, and wood shingles finished in a flair.

The ornament of the Bungalow is massive and unadorned. It is created by oversizing structural members, or adding symbolically structural elements such as triangular wood brackets. Rafter ends are usually exposed to further utilize structure for ornamental purposes. Usually, chimneys are exterior and become a part of the overall composition.

Window treatment in the Bungalow home is unique. Sash windows often use a combination of a single large light below, and three or more lights above, separated by vertical muntins. In the South Lake Morton area, a nine light over one light window type is commonly found. Some Bungalows use multi-light casement windows throughout. Diversity and individuality are key characteristics in Bungalow window treatment.

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Finally, the Bungalow is finished with a variety of materials, sometimes mixed in one building. Wood weatherboard is most common in Lakeland, but staggered wood shingles are also used. Stucco is found on more expensive homes, and these often create variety with half-timbering treatment. Wood exteriors were usually finished in earth-tone stains.

The distinctive style of the 1920's is rarely better represented than in the South Lake Morton area. Because the area received such concentrated growth in such a short time, it supports the most consistent pattern of pre-1930 residential development in Lakeland. And this pattern is dominated by the Bungalow Style.

Between 1918 and 1929, 480 buildings had been added to the South Lake Morton survey area, bringing the total to 548. With this substantial growth came a cross-section of Lakeland's upwardly mobile business, professional and governmental leaders.

In summary, the South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as home to the city's upwardly mobile. Today, the neighborhood is Lakeland's best preserved tangible example of the Boom period -- its architecture and the community leaders that it produced.

1936 - 1942.

The District changed little during the Depression and early war years. A number of residential vacancies occurred during the late 1920's and early 1930's. Many of those individuals supported by the formerly booming real estate and construction industries had to leave their homes. With the local economy at a standstill, the development that did take place was limited to individual homes built on some of the remaining vacant lots.

The new construction that did occur during the period most often followed the formerly established pattern. Bungalows - indistinguishable from those of the 1920's - continued to be built until the early 1940's. One change was noted however. The period house - homes whose design followed closely a former period - were becoming popular in the early 1940's. Styles noted within the District include the Tudor Revival, English Cottage, Federal and Georgian. These styles had little impact in the District however, due to their limited number.

By the mid-1940's, neighborhoods further south became the fashionable locations to build. The South Lake Morton area saw little post-war activity, as new residences were being built elsewhere. It was not until the 1960's and '70's that development again took place. But, this time, changing tastes and area rezonings created an interest in multi-family development.

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During the past 30 years, most area development has been that of duplexes, apartments and recently a few condominiums. These forms of residential development are not consistent with the established pattern, either in use, scale or design character. Because of the limited amount of land remaining vacant after 1942, however, this new pattern of development has only a limited impact upon the historic character of the neighborhood. Further, the field survey found that single-family residential reinvestment is taking place in portions of the neighborhood, much like that experienced by historic neighborhoods in other cities.

FOOTNOTES

1. "Dixie, The Fashionable Suburb of Lakeland". The Lakeland News-Illustrated Souvenir Supplement. Lakeland, Florida, 1910. p.45.
2. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1917.
3. Interview: Leonard C. Carter, Jr. Esq. by J. H. Edwards. Lakeland, Florida, 30 March 1984.
4. M. F. Hetherington, History of Polk County, Florida, 1928. (Lakeland Excerpt p.28).
5. Ricci, James M., "The Bungalow: Architecture For A Democratic People. A History of The Most Predominate Style of Tampa Bay". Historic Tampa/Hillsborough County Preservation Board, 1979 p.2.
6. Ricci, p.3.
7. McCoy, Esther. Five California Architects, 1975. p.104.
8. Ricci, p.4.
9. Ricci, p.4.
10. McCoy, p.146.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The South Lake Morton Historic District is significant architecturally because of its large concentration of Bungalow Style structures built between 1918 and 1935 as well as its scattering of early homes dating from the 1904–1917 periods. The Bungalows are largely unaltered and represent the full spectrum of variations within the style. Historically, the District is significant on the local level because of its association with early Lakeland and the Boom Period developers and because most of the local economic and political leaders during these periods resided there.

In 1881, Kentucky businessman Abraham Munn purchased eighty acres of northwest Polk County land without having seen the property. Whether Munn knew of Henry Plant's plans to build a railroad in this area is unknown, but the railroad eventually passed through the approximate center of Munn's property. Sending his son, Samuel, to lay out a commercial subdivision just prior to the railroad's arrival, Munn assured himself of an ideal location to develop a town.

From its establishment, Lakeland was a transportation center, growing and prospering from its location on Henry Plant's South Florida Railroad. The railroad passed through Polk County in 1884, with the Kissimmee to Tampa line of the railroad completed and linked just east of Lakeland on January 23, 1884. The addition of this rapid means of transportation suddenly made an isolated portion of inland Florida attractive to settlers.

During the next two years, this newly-established community became the most important railroad center in South Florida. Additional railroad lines were built through Lakeland from Tampa to Bartow, and from Bartow to Pemberton Ferry. And, because the railroad provided access to outside markets, including the Port of Tampa, a local agricultural export industry was created. By the turn-of-the-century, a growing phosphate mining industry joined citrus and strawberry production as a local generator of rail traffic and business activity.

As new residents came to Lakeland and the local economy grew, commercial establishments developed. Because Munn had provided appropriately-sized lots and blocks adjoining the railroad line, Lakeland's first commercial buildings were located within his subdivision. A forward-thinking developer, Munn provided additional improvements, including a railroad passenger station and adjoining public square. To complete his marketing strategy, Munn built Lakeland's first important hotel, the Tremont, to accommodate visiting prospects and newly-arrived residents.

By 1889, only five years after Munn's subdivision was platted, the public square was surrounded by frame commercial and public buildings, and a passenger station and freight depot. In this short time, Munn's strategy had been a success. His "Lakeland Improvement Company" had accomplished its goal of "the laying out of a townside with streets, avenues and lots...." The first commercial district--the center of a growing Lakeland--had been established.

9. Major Bibliographical References

See attachment

10. Geographical Data

Acreage of nominated property 250

Quadrangle name Lakeland

Quadrangle scale 1:24000

UTM References

A

17	406940	3101500
Zone	Easting	Northing

B

17	407120	3101240
Zone	Easting	Northing

C

17	407120	3101020
----	--------	---------

D

17	406540	3100340
----	--------	---------

E

17	405900	3100340
----	--------	---------

F

17	405900	3101500
----	--------	---------

G

--	--	--

H

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Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Jim Edwards Historic Lakeland	Diana Primelles Historic Sites Specialist
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organization Bureau of Historic Preservation, Department date of State

street & number The Capital telephone _____

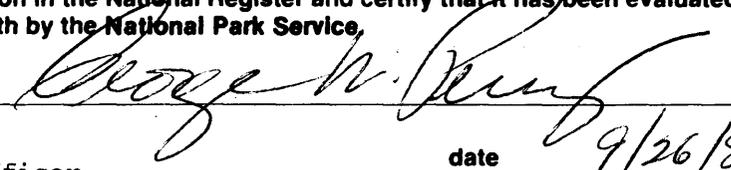
city or town Tallahassee state FL 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

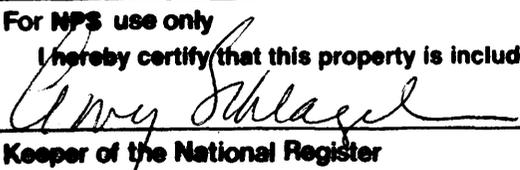
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 9/26/85

For NPS use only

I hereby certify that this property is included in the National Register

 date 11/20/85

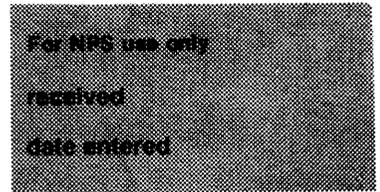
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Also in 1889, Munn's brother-in-law, John P. Morton, purchased land just south and east of Munn's eighty acres. The land contained timber and a lake, and some of the land was soon put to use producing citrus. Over the years, residents began to occupy parcels surrounding the lake which became known as Lake Morton.

The first twenty years of Lakeland history saw a rapid transition from early settlement to its role as a regional center of commerce. This sudden evolution from isolated scrubland to a town of 1,200 residents was a direct result of the development of Central Florida's rail transportation network.

The construction of Henry Plant's railroad brought a number of other developers to the area. One of these, William James Carter (1858-1930), came to Polk County from Jesup, Georgia in 1881. As a woods rider (timber estimator), W. J. Carter was assisting local sawmill owner, Mr. Barhite, in supplying crossties to the railroad then under construction. Back in Jesup, William Carter's brothers, Leonard (1856-1923) and Henry Bascom Carter (1872-1924), were involved in banking, manufacturing and timber-related businesses. They supported William Carter in his 1891 purchase of thousands of acres, just east of Lakeland, purchased primarily for turpentine and timber production.

William, who maintained his residence in Tampa, immediately established a turpentine still near the rail line. Some of the lands were planted in citrus.

With backing from Leonard Carter and successful Jesup banker, Columbus William Deen (1861-1927), lumber mills were built at Carter's and at Loughman. With this major expansion taking place, H. B. Carter moved from Jesup to the Lakeland area in 1893 to build and manage the mills.

By 1902, the Carter businesses were thriving in Polk County, employing approximately 1,500 people. C. W. Deen, seeing the potential in the Lakeland area, joined H. B. and Leonard Carter in purchasing William Carter's local interests and, in 1905, created the Carter Manufacturing Company. The company produced finished wood products such as sash, shingles, doors and lumber of pine and cypress. They also continued to produce turpentine and pitch, selling those products principally to Consolidated Naval Stores in Jacksonville.

In approximately 1908, C. W. Deen moved his family to Lakeland. Relying upon his business experience, he joined the Citizens Bank (becoming the First National Bank in c.1911), and soon became its president. Bank Directors included Deen, a Lakeland pioneer J. Wesley Bryant and Morris G. Munn, son of Abraham G. Munn, Lakeland's founder. Thus the Carter brothers and Deen were, with their substantial manufacturing and banking operations, well positioned to influence the growth then beginning to take place in Lakeland.

By 1905, area growth began to accelerate. Between 1903 and 1908, Lakeland grew from 1,200 to 4,500 persons, an increase of 275 percent, or 55 percent per year. That growth continued until around 1913, when the population reached 8,000 persons. This rapid influx of population required the construction of additional housing in Lakeland.

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Lakeland has, from its inception, been a divided city, with the railroad separating differing land uses. Land to the south was considered more "desirable" for residential development. So it was that in 1906, Lakeland's first important residential subdivision was platted just south of Lake Morton. John Patterson, owner of much of the land, Edward Finney a builder, and John F. Cox, a realtor and Mayor of Lakeland, subdivided a substantial tract between Lakes Morton and Hollingsworth with a portion extending westward to what is now Florida Avenue. They named the subdivision "Dixieland". John Cox was considered the "active spirit" in the Dixieland venture.

By February 1907, three subdivisions existed in the South Lake Morton Avea: Scott's Lakeland Heights (March 1906), Haines & Owens subdivision (February 1907), and Patterson, Finney & Cox's Dixieland (filed February 12, 1907). Local development activity such as this apparently attracted the attention of C. W. Deen, for he and the Carters had formed the Carter-Deen Realty Co. and through it, purchased Patterson, Finney & Cox's Dixieland subdivision. By June 1907, the subdivision was replatted as Carter-Deen Realty Co.'s Revised Map of Dixieland.

C. W. Deen interested other investors from Georgia to join him and H. B. Carter in their new enterprises in Florida. These include John E. Melton, H. H. McRorie and C. M. Clayton. These individuals, through the Florida-Georgia Land Co., also invested in agricultural and commercial real estate elsewhere in Florida and South Georgia.

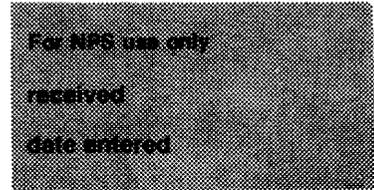
In their home base of Lakeland, Carter-Deen Realty and the Florida-Georgia Land Co. were aggressive. In January 1908, lots in their Dixieland subdivision were put up for sale, with clay streets already in place. Individual lots were auctioned that month and brought from \$130 to \$150. But, this was just the beginning. Carter-Deen Realty purchased, again from Dr. Jonn Patterson, a large tract west from Florida Avenue to Lincoln Avenue (then Fifth Avenue). This subdivision was made a part of "Dixieland", expanding the entire holding by a factor of three.

As area growth continued, several more subdivisions were platted during the period 1908 to 1913. One of these, the Orange Park Subdivision, was platted by the Florida-Georgia Land Co. in September 1912. Until that time, it had been known as the "Skipper Grove", a thirteen acre citrus grove overlooking Lake Morton. Other subdivisions of the period included Cox & Johnson's Subdivision. Dan Johnson's Addition, Futch & Rogers Subdivision, Parkhill Addition, South Lakeland Addition and Cleveland Park. These and the remaining subdivisions make up the area incorporated in the South Lake Morton Historic District.

Clearly, by 1910, the Dixieland subdivision and the remainder of the South Lake Morton area was the new fashionable neighborhood in which to build. Prominent Lakelanders had already built substantial homes along Success Avenue and South Boulevard. Included were homes of three of the area's developers, John F. Cox, T. H. McRorie, and John E. Melton.

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In 1920, the City of Lakeland had approximately 7,000 residents, down somewhat from previous years. But, the Florida economy soon entered its greatest period of expansion. By 1924, the City's population had swelled to 16,500 residents, plus another 20,000 tourists that year.

"With the influx of great numbers of people, mostly intent upon speculative operations, a hectic condition resulted, which affected old residents as well as newcomers.

Property was bought and sold without consideration of actual values, but with the sole idea of speedy resales at a profit. The sudden increase of population strained the capacity of public utilities, housing facilities, etc., and heavy bond issues were floated to make provision for the abnormal demands. Public improvements on a large scale were launched, and the building program, already active, was speeded up until an average of three buildings, or even more, were completed every 24 hours."

It is evident that, during the 1920's, particularly 1924, 1925 and early 1926, construction activity was in a frenzy. The following statistics document the incredible growth occurring in Lakeland and within the South Lake Morton neighborhood.

REAL ESTATE TRANSFERS

<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1923</u>	<u>1924</u>	<u>1925</u>	<u>1926*</u>
1,095	1,308	1,326	1,741	4,250	17,413	8,924

BUILDING PERMIT VALUE

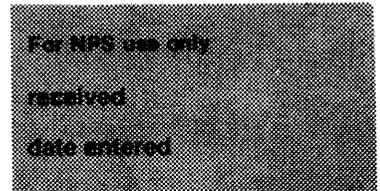
<u>1920</u>	<u>1921</u>	<u>1922</u>	<u>1924</u>	<u>1924</u>
200,000	1,174,000	1,243,000	1,153,715	3,843,241
	<u>1925</u>		<u>1926 *</u>	
	8,506,685		3,299,740	

During the mid-1920's, every street in the District had construction underway, creating a neighborhood virtually overnight. Carter and Deen's subdivision was growing beyond any expectation help back in 1908 when lots were first sold. The growth of Dixieland served to firmly establish south Lakeland as the location for future residential development, a trend that remains true today.

*First six months only

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Further influencing this growth was the successful establishment of Southern College (now Florida Southern College) on the shores of Lake Hollingsworth in 1922. Forced by fire from their campus at Southerland in northern Pinellas County, Southern College was sought by many Florida cities. Lakeland's offer was 80 acres of orange groves overlooking Lake Hollingsworth, \$90,000 in cash and the donation of light and water services in the amount of \$50,000.

In May 1921, Lakeland's offer was accepted by the trustees. In May of 1922, construction began on the first two buildings on campus. As the college grew, it encouraged additional development in the South Lake Morton neighborhood which immediately surrounds it. Today, Florida Southern's complex of Frank Lloyd Wright buildings forms a National Register Architectural District (1975).

Before the great boom ended in 1926, Lakeland had over 25,000 residents and an unknown number of tourists. The effect of this growth on the South Lake Morton District was substantial. By 1922, an additional 190 homes had been built in the area. By 1929, 290 more homes and other buildings had been added, bringing the total to 548. Relatively few lots remained vacant. Thus, the boom period contributed by far the greatest number of buildings to the area, greatly influencing the architectural character exhibited today.

The South Lake Morton Historic District exhibits a surprisingly high degree of architectural integrity. This internal consistency extends both to the physical character and the historical period evident in the neighborhood today. Physical character includes location, design, setting, materials, workmanship, and feeling while historical period is evident through style and association.

1. Location - The area is geographically concentrated between two lakes, and bounded by major roads and dissimilar development. Physically, the area is high, well-drained land, sloping toward the lakes.
2. Design - Almost without exception, the buildings are residential, and of frame construction with wood siding or stucco. They are all 1 or 2 stories in height, and are oriented toward the street with front porches.
3. Setting - All streets are two-lane, treelined and laid in traditional grid fashion. Many streets are brick, with the busier routes asphalt paved. Lots are 50 and 60 feet in width with alleys to the rear.
4. Materials - Throughout the area, buildings are of frame construction, sided with wood weatherboard or wood shingles. Stucco is used occasionally. Piers and chimneys are always of brick.

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5. Workmanship - The "hand built" quality of the homes evident through the wood ornament - its variety and consistent use, particularly in the many craftsman Bungalows.
6. Feeling - The original quiet, early 20th century suburban character is maintained throughout most of the area.
7. Style - The Bungalow Style, locally popular from 1915 to 1940. It is evident throughout the survey area, and comprises 62 percent of the significant buildings and 46 percent of all buildings within the survey area.
8. Association - The neighborhood as a whole is associated with the city's early investors and developers, and served as homes to many of Lakeland's 20th Century business, professional and governmental leaders.

Architecturally, the most important field survey finds involved the period and style of construction. For example, 66 percent of all 760 area buildings - 90 percent of significant buildings were built in the period 1918 to 1927; the period of the great Boom.

62 percent of all of the significant buildings are Bungalow Style. These two factors - period and design - indicate that the South Lake Morton District contains a distinctive and significant collection of Florida "Boom Period" buildings. Defined by the dominant 1920's Bungalow, this collection is readily identifiable, and an important example of the style of residence so closely associated with suburban growth between 1910 and 1940.

In these eight categories, the District remains internally consistent. It is this integrity that distinguishes the area, and makes it a valuable community asset.

The historic significance of the South Lake Morton District is found in its association with important historical events, and its association with persons important to our past.

Until the turn-of-the-century, Lakeland grew primarily around its rail yards and commercial center. The development of the South Lake Morton area fundamentally altered that pattern as this neighborhood was the city's first significant residential concentration, complete with the first commercial district outside the downtown.

The opening of the South Lake Morton area firmly established south Lakeland as the most desirable location for new residential development. This trend is clearly seen today in the pattern of higher cost residential development extending further southward from Lake Hollingsworth through Cleveland Heights and now into the Lakeland Highlands and around Scott Lake. Only recently has this basic land use pattern been moderated by growth in north Lakeland.

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Perhaps most significant is the District's role in accommodating the growth of the community during the Florida Boom. While Lakeland's population increased over 350 percent from 1920 to 1926, the South Lake Morton area grew by over 840 percent, creating a neighborhood virtually overnight. Thus, this area is very much a product of the Boom, an event which has yet to be exceeded in its impact upon Lakeland and upon Florida as a whole.

Among the locally prominent citizens of Lakeland who built or occupied homes in the South Lake Morton District during its early development (in addition to the developers, Cox, McRorie, Melton, and Deen, as described above) were:

N. A. Riggins, a leading businessman and civic leader, whose 1904 Queen Anne residence at 121 Mosswood Road is the oldest extant building in the District (Photo #11).

R. L. Mayes, a prominent grocer and citrus packing house operator, whose Colonial Revival home at 158 Lake Morton Drive dates from 1910.

E. Z. Jones, real estate and timber broker with offices in Lakeland and Jacksonville, occupied the 1910 Victorian Vernacular residence at 1046 South Success Avenue.

Community leaders associated with the later development of the District included:

Eppes R. Tucker (1040 South Pennsylvania Avenue), one of Lakeland's earlier civic and political leaders, and influential attorney and judge.

Anton Schneider (4 Lake Hollingsworth Drive), Lakeland's city manager from 1922 to 1927, during the height of the development boom.

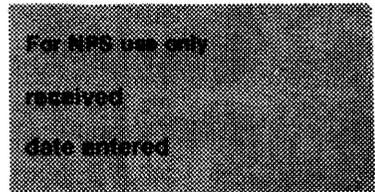
W. S. Rogers (915 South Boulevard) a leading insurance agent and City Commissioner in the 1920's Boom period, and

J. Hardin Peterson, Sr., (201 East Riggins Street), City Attorney during the 1920's Boom period, and later a U.S. Congressman from 1932 to 1954.

It is clear that a good portion of the community's leaders raised their families here, and presided over the expansion of the city during the Boom Period. Business, professional and government leaders - many who had their offices across Lake Morton in the Munn Park Historic District - chose to make a home in Lakeland's fashionable and fast growing neighborhood. It is safe to conclude that much of Lakeland's 20th Century leadership either made their home or were raised in the South Lake Morton area.

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The South Lake Morton neighborhood grew rapidly during Florida's Boom Period. It served as the site of Lakeland's first major southward suburban expansion and as a home to the city's upwardly mobile. Today, the neighborhood contains Lakeland's best preserved examples of the Boom period architecture, particularly the Bungalow Style which was so typical of the era.

FOOTNOTES

1. M. F. Hetherington, History of Polk County, Florida, 1928 (Lakeland Excerpt p.19).
2. Hampton Dunn, Yesterday's Lakeland, 1974, p.18.
3. Dunn, p.19.
4. Hetherington, (Lakeland Excerpt p.6).
5. Hetherington, (Lakeland Excerpt p.5).
6. "Insurance Map of Lakeland," Sanborn-Perris Map Co., Limited, New York, April 1901.
7. Interview: Leonard C. Carter, Jr., Esq. by J. H. Edwards, Lakeland, Florida, 30 March 1984.
8. Carter Interview
9. Carter Interview.
10. Carter Interview.
11. "Insurance Map of Lakeland", Sanborn Map Company, New York, 1903/1908/1913.
12. Ibid.
13. Hetherington, (Lakeland Excerpt p.19).
14. Carter Interview.
15. Hetherington (Lakeland Excerpt p.20).

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16. John Patterson was the grandfather of today's U.S. Senator Lawton Chiles of Lakeland. Patterson Street was named in his honor.
17. Hetherington (Lakeland Excerpt p.24).
18. "Dixieland, The Fashionable Suburb of Lakeland", The Lakeland News-Illustrated Souvenir Supplement, Lakeland, Florida, 1910. p.45.
19. "John Cox - One of the Livest Real Estate Men in Florida", The Lakeland News-Souvenir Supplement, p.42.
20. Carter Interview.
21. Hetherington (Lakeland Excerpt p.36).
22. Carter Interview.
23. "Insurance Map of Lakeland," 1917.
24. The school burned circa 1961. The site is now occupied by the Lakeland Public Library (c.1967).
25. Hetherington, (Lakeland Excerpt p.39).
26. "Economic Survey of Lakeland," Lakeland Chamber of Commerce, 1926, p.38.
27. Ibid. p.35.
28. Hetherington (Lakeland Excerpt p.35).
29. Ibid.

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Geographic Data/Verbal Boundary Description

The South Lake Morton Historic District Boundaries are as follows:

Beginning at the center of the intersection of Mosswood Road and South Florida Avenue, run easterly to South Tennessee Avenue, then northeasterly to Lake Morton Drive and on to the shoreline of Lake Morton. Follow the shoreline of Lake Morton in an easterly, then northeasterly direction to the extended centerline of E. Palmetto Street. Follow the centerline of Palmetto Street easterly, to a point approximately 75 feet east of Winfree Avenue. From that point, run south along the rear lot lines of Block A of the Winfree Subdivision to the centerline of Cumberland Street, then east along that centerline to the centerline of Ingraham Avenue. Follow the centerline of Ingraham Avenue south to its intersection with McDonald Street, then west along the centerline of McDonald Street to Johnson Avenue. From that point, run south along the extended centerline of Johnson Street to the shoreline of Lake Hollingsworth, then southwesterly along that shoreline to the extended centerline of the alley approximately 150 feet south of the centerline of Belmar Street to a point approximately 170 feet east of the centerline of South Florida Avenue. From that point, run north following the centerline of the north-south alley between South Florida Avenue and South Tennessee Street, to the centerline of the east-west alley between Mosswood Road and Riggins Road. From that point, run west along the centerline of the alley to the centerline of South Florida Avenue then north along that centerline to the point-of-beginning.

These boundaries are illustrated in the District Boundary map.

SOUTH LAKE MORTON HISTORIC DISTRICT

Inclusive street addresses:

104-426 E. Belmar Street
702-807 S. Winfree Avenue
735-1122 S. Tennessee Avenue
716-1130 S. Success Avenue
714-1123 S. Boulevard
711-750 S. Rushing Avenue
114-613 E. Riggins Street
209-418 E. Ridgewood Street
809-1041 S. Pennsylvania Avenue
114-407 E. Patterson Street
701-836 S. Parkhill Avenue
118-727 E. Park Street
715-848 S. Orange Park Avenue
121 E. Mosswood Road
716-1126 S. Mississippi Avenue
1011-1126 S. Melton Avenue
509-720 E. McRorie Street
114-964 E. McDonald Street
109-169 Lake Morton Drive
1-1230 Lake Hollingsworth Drive
713-1123 S. Johnson Avenue
807-837 S. Ingraham Avenue
730 S. Florida Avenue
513-724 E. Finney Street
708-835 S. College Avenue
113-710 E. Charles Street

SOUTH LAKE MORTON HISTORIC DISTRICT

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY
(Building List)

STREET: E. Belmar Street

Address	Use	Date	Status	Style	Alterations
104	Residential	?	NC	-	
109	"	c.1922	NC	-	
111	"	c.1922	C	Frame Vernacular	
112	"	?	NC	-	
126	"	c.1926	C	Bungalow	Porch Enclosed
132	"	c.1926	C	Bungalow	
135	"	c.1922	C	Frame Vernacular	Porch
136	"	c.1922	C	Bungalow	Porch Enclosed + Addition
200	"	c.1926	C	Bungalow	Porch Enclosed
201	"	c.1922	C	Frame Vernacular	Siding
204	"	?	NC	-	
211	"	c.1926	C	Mediterranean Revival	
217	"	c.1926	C	Frame Vernacular	
228	"	c.1926	NC	-	
301	"	?	NC	-	
304	"	c.1926	C	Frame Vernacular	Porch
305	"	c.1926	C	Mediterranean Revival	
310	"	c.1926	C	Bungalow	
311	"	c.1926	C	Mediterranean Revival	Porch Enclosed + Windows
316	"	c.1926	C	Bungalow	Porch Enclosed
318	"	c.1926	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Winfree Avenue

Address	Use	Date	Status	Style	Alterations
702	Residential	c.1926	C	Masonry Vernacular	
710	"	c.1926	C	Frame Vernacular	Porch Enclosed + Siding
714	"	c.1926	C	Frame Vernacular	Siding + Addition
718	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	
721	"	c.1926	C	Bungalow	
732	"	c.1926	NC	-	
735	"	c.1926	C	Bungalow	
736	"	c.1926	C	Frame Vernacular	
740	"	c.1926	C	Mediterranean Revival	
742	"	c.1926	C	Bungalow	
743	"	c.1926	C	Bungalow	
747	"	c.1934	C	Bungalow	Porch Enclosed + Siding
748	"	c.1926	C	Mediterranean Revival	Porch Removed
752	"	c.1926	C	Mediterranean Revival	Addition
805	"	c.1926	C	Bungalow	Porch Enclosed
807	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Tennessee Avenue

Address	Use	Date	Status	Style	Alterations
735-737	Residential	c.1922	C	Frame Vernacular	Porch
739	"	?	NC	-	
810	"	c.1922	C	Bungalow	
814	"	c.1922	C	Bungalow	
815	"	c.1917	C	Frame Vernacular	
818	"	?	C	Bungalow	Porch Enclosed + Addition
822	"	c.1922	C	Bungalow	
829	"	c.1917	C	Bungalow	
830	"	c.1922	C	Bungalow	
835	"	c.1917	C	Bungalow	
836	"	c.1926	C	Bungalow	Porch Enclosed
838	"	c.1926	C	Bungalow	
839	"	c.1926	C	Mediterranean Revival	
842	"	c.1934	C	Bungalow	Carport Added
906	Commercial	?	NC	-	
911	Residential	c.1917	C	Bungalow	Porch Enclosed
918	"	c.1917	C	Colonial Revival	
919	"	c.1926	C	Bungalow .	
921	"	c.1926	C	Bungalow	
927	"	c.1926	C	Bungalow	
932	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Tennessee Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
933	Residential	c.1922	NC	-	
937	"	c.1934	NC	-	
943	"	c.1934	C	Bungalow	
945	"	c.1926	C	Bungalow	Porch Enclosed
946	"	c.1926	NC	-	
951	"	c.1926	C	Bungalow	Porch Columns
952	"	?	NC	-	
953	"	c.1926	C	Bungalow	Porch + Windows + Siding
957	"	c.1926	C	Bungalow	
1000	"	?	NC	-	
1001	"	c.1926	NC	-	
1004	"	?	NC	-	
1007	"	c.1926	NC	-	
1009	"	c.1926	NC	-	
1010	"	c.1926	NC	-	
1012	"	c.1922	C	Frame Vernacular	Porch
1016	"	c.1926	C	Bungalow	Porch
1019	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	NC	-	
1024	"	c.1934	C	Bungalow	Porch
1027	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1917	C	Bungalow	
723	"	c.1934	C	Bungalow	
724	"	c.1917	C	Frame Vernacular	Porch Enclosed + Siding
801	"	c.1922	C	Bungalow	
805	"	c.1917	C	Frame Vernacular	
806	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
809	"	c.1922	C	Bungalow	Porch Enclosed
810	"	c.1922	C	Frame Vernacular	Porch + Siding
815	"	c.1926	C	Bungalow	Siding
818	"	c.1922	C	Frame Vernacular	Windows
829	"	c.1922	C	Bungalow	Porch Enclosed
832	"	c.1922	C	Bungalow	
836	"	c.1922	C	Bungalow	
840	"	c.1926	C	Bungalow	Porch Enclosed + Windows
846	"	c.1926	C	Bungalow	
849	"	?	NC	-	New Apartments
850	"	c.1926	C	Bungalow	Windows
902	"	c.1910	C	Frame Vernacular	Stuccoed
914	"	c.1910	C	Colonial Revival	Additions
915	"	c.1926	C	Bungalow	
921	"	c.1917	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
922	Residential	c.1926	C	Bungalow	.
925	"	c.1922	C	Bungalow	
926	"	c.1926	C	Bungalow	
934	"	c.1926	C	Mediterranean Revival	
937	"	c.1926	C	Mediterranean Revival	
938	"	c.1910	C	Frame Vernacular	Additions
941	"	c.1922	C	Frame Vernacular	
942	"	c.1926	C	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
946	"	c.1926	C	Bungalow	
949	"	c.1926	C	Frame Vernacular	
953	"	c.1934	C	Bungalow	
954	"	?	NC	-	
1001	"	c.1917	C	Bungalow	Porch Enclosed
1002	"	?	NC	-	
1010	"	c.1910	C	Frame Vernacular	Porch
1013	"	c.1917	C	Bungalow	
1016	"	c.1926	C	Bungalow	
1021	"	c.1922	C	Frame Vernacular	Porte Cochere Removed
1022	"	c.1917	C	Queen Anne	
1025	"	c.1922	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Success Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
1029	Residential	c.1922	C	Bungalow	
1033	"	c.1926	C	Mediterranean Revival	
1034	"	c.1922	C	Frame Vernacular	
1042	"	c.1934	C	Frame Vernacular	Porch Enclosed
1043	"	c.1934	C	Frame Vernacular	
1046	"	c.1910	C	Victorian Vernacular	Porch Enclosed
1051	"	c.1926	C	Frame Vernacular	Addition to Front
1054	"	c.1940	NC	-	
1055	"	c.1926	C	Bungalow	
1059	"	?	NC	-	
1061	"	c.1926	C	Mediterranean Revival	
1062	"	?	NC	-	
1104	"	c.1934	C	Bungalow	Porch
1111	"	c.1926	C	Bungalow	
1113	"	c.1926	C	Bungalow	Siding
1117	"	c.1926	C	Bungalow	
1122	"	c.1934	C	Colonial Revival	Addition
1126	"	c.1926	C	Bungalow	Porch + Porte Cochere Added
1130	"	c.1926	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: South Boulevard

Address	Use	Date	Status	Style	Alterations
714	Residential	c.1922	C	Frame Vernacular	Porch Enclosed
719	"	c.1917	C	Bungalow	
720	"	c.1922	C	Frame Vernacular	Porch Enclosed
725	"	c.1917	C	Bungalow	
726	"	c.1926	C	Mediterranean Revival	
802	"	c.1922	C	Bungalow	
805	"	c.1922	NC	-	
806	"	c.1922	C	Frame Vernacular	Siding
810	"	c.1922	C	Bungalow	
811	"	c.1926	C	Frame Vernacular	
814	"	c.1922	C	Bungalow	
817	"	c.1917	C	Colonial Revival	
821	"	c.1926	C	Frame Vernacular	
822	"	c.1917	C	Victorian Vernacular	
840	"	c.1922	C	Bungalow	
914	"	c.1917	C	Frame Vernacular	Siding
915	"	c.1917	C	Colonial Revival	Porch
918	"	c.1917	C	Frame Vernacular	Siding + Addition
922-924	"	c.1926	C	Bungalow	
923	"	c.1917	C	Bungalow	
926	"	c.1917	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: South Boulevard (Continued)

Address	Use	Date	Status	Style	Alterations
934	Residential	c.1922	C	Frame Vernacular	
950	Religious	c.1926	C	Roman Classicism	
1001	Residential	c.1922	C	Bungalow	
1005	"	c.1922	C	Bungalow	Porch Enclosed
1009	"	c.1926	C	Bungalow	
1010	"	c.1922	C	Bungalow	
1013	"	c.1922	C	Bungalow	Porch Removed
1016	"	c.1926	C	Bungalow	Porch Enclosed
1017	"	c.1922	C	Bungalow	
1018	"	c.1926	C	Bungalow	
1021	"	c.1917	C	Colonial Revival	Porch
1022	"	c.1934	C	Frame Vernacular	
1025-1027	"	c.1917	C	Frame Vernacular	
1026	"	c.1934	C	Frame Vernacular	Porch Enclosed
1029	"	c.1917	C	Frame Vernacular	
1030	"	c.1922	C	Bungalow	Porch
1033	"	c.1926	C	Bungalow	
1034	"	c.1926	C	Bungalow	
1038	"	c.1926	C	Bungalow	
1042	"	c.1926	C	Frame Vernacular	
1051	"	c.1922	C	Frame Vernacular	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Rushing Avenue

Address	Use	Date	Status	Style	Alterations
711	Residential	c.1926	C	Bungalow	Porch + Part Removed
715	"	c.1926	C	Bungalow	
716	"	c.1922	C	Frame Vernacular	Porch Added
721	"	c.1926	C	Frame Vernacular	Porch Enclosed
722	"	c.1922	C	Frame Vernacular	
725	"	c.1934	C	Frame Vernacular	Addition
726-728	"	?	NC	-	
732	"	c.1926	C	Bungalow	
733	"	c.1926	C	Bungalow	Porch Enclosed + Addition + Siding
735	"	c.1926	C	Bungalow	Porch Enclosed
736	"	c.1922?	NC	-	
740	"	c.1922?	C	Bungalow	Siding
741	"	c.1926	C	Bungalow	
744-746	"	?	NC	-	
745	"	c.1926	C	Bungalow	Porch Enclosed
749	"	c.1922	C	Bungalow	
750	"	c.1922	C	Frame Vernacular	Porch + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Riggins Street

Address	Use	Date	Status	Style	Alterations
114	Residential	?	NC	-	
115	"	c.1934	C	Bungalow	
116-118	"	?	NC	-	
120	"	c.1926	C	Colonial Revival	
124	"	?	NC	-	
201	"	c.1926	C	Bungalow	
209	"	c.1926	C	Frame Vernacular	
213	"	c.1926	C	Bungalow	
219	"	c.1926	C	Bungalow	Porch Enclosed
304	"	c.1917	C	Frame Vernacular	Porch
305	"	c.1922	C	Bungalow	
312	"	c.1917	C	Frame Vernacular	
314	"	c.1922	C	Frame Vernacular	Enclosed (Garage Apt.)
509	"	c.1922	C	Bungalow	
604	"	c.1917	C	Frame Vernacular	Porch
613	"	c.1926	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue

Address	Use	Date	Status	Style	Alterations
809	Residential	c.1922	C	Bungalow	
813	"	c.1926	C	Bungalow	
817	"	c.1926	C	Bungalow	
821	"	c.1926	C	Bungalow	Porch Enclosed
829	"	c.1917	C	Frame Vernacular	
833	"	c.1934	C	Bungalow	
837	"	c.1922	C	Bungalow	Porch
841	"	c.1922	C	Bungalow	
843	"	c.1922	C	Bungalow	
847	"	c.1922	C	Bungalow	Porch + Duplex
901	"	c.1922	C	Frame Vernacular	Second Story Porch Enclosed
905	"	c.1926	C	Bungalow	
911	"	c.1926	C	Bungalow	
912	"	?	NC	-	
914	"	c.1922	C	Bungalow	
915	"	c.1926	C	Bungalow	
918	"	C.1926	C	Bungalow	Windows
921	"	c.1922	C	Bungalow	Porch Enclosed
934	"	c.1922	C	Frame Vernacular	Porch Enclosed
941	"	c.1922	C	Bungalow	
945	"	c.1926	C	Mediterranean Revival	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Pennsylvania Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
946	Residential	c.1922	C	Bungalow	
948	"	c.1926	C	Bungalow	Porch Enclosed
949	"	c.1926	C	Bungalow	
950	"	c.1934	C	Frame Vernacular	
951	"	c.1926	C	Bungalow	Porch Enclosed
955	"	c.1922	C	Bungalow	Porch Enclosed
1000	"	c.1934	C	Georgian	
1006	"	c.1926	C	Bungalow	Porch Enclosed
1009	"	?	NC	-	
1012	"	c.1944	C	Frame Vernacular	
1013	"	c.1922	C	Bungalow	
1015	"	c.1934	C	Bungalow	Porch
1016	"	c.1922	C	Bungalow	
1017	"	c.1934	C	Frame Vernacular	
1020	"	c.1926	C	Bungalow	Chimney + Porch + Windows
1023	"	c.1934	C	English Cottage	Porch Enclosed
1024	"	c.1926	C	Bungalow	
1028	"	c.1926	C	Bungalow	Porch Enclosed + Addition
1029	"	c.1926	C	Bungalow	
1030	"	c.1926	C	Bungalow	
1031	"	c.1926	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Parkhill Avenue

Address	Use	Date	Status	Style	Alterations
701	Residential	c.1934	C	Frame Vernacular	Siding + Porch + Blinds
708	"	c.1926	NC	-	
709	"	c.1926	C	Frame Vernacular	
714	"	c.1926	C	Frame Vernacular	
715	"	c.1926	C	Masonry Vernacular	
721	"	c.1922	C	Bungalow	Porch Enclosed
724	"	c.1934	NC	-	
727	"	c.1922	C	Bungalow	
728	"	c.1934	C	Bungalow	
729-731	"	?	NC	-	
732	"	c.1934	C	Bungalow	Porch Enclosed + Siding
733	"	c.1926	C	Bungalow	Porch Enclosed
738-744	"	?	NC	-	
739	"	c.1926	C	Bungalow	
741	"	c.1926	C	Bungalow	
746	"	?	NC	-	
749	"	?	NC	-	
750	"	c.1934	C	Bungalow	Porch Enclosed + Porte Cochere
754	"	c.1926	C	Bungalow	Porte Cochere
758	"	c.1926	C	Bungalow	
762	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Park Street

Address	Use	Date	Status	Style	Alterations
118	Residential	c.1926	C	Colonial Revival	
119-121	"	c.1926	C	Bungalow	Porch Enclosed
125	"	c.1926	C	Bungalow	Porch Enclosed
126	"	c.1926	C	Bungalow	
127	"	c.1922	C	Bungalow	
130	"	c.1926	C	Bungalow	Porte Cochere
133	"	c.1922	C	Frame Vernacular	
202-204	"	c.1926	C	Frame Vernacular	
208	"	c.1926	C	Frame Vernacular	Addition
210	"	c.1926	C	Frame Vernacular	
211	"	c.1926	C	Frame Vernacular	
214	"	c.1926	C	Bungalow	Porch Enclosed + Windows
301	"	c.1926	C	Bungalow	Porch Enclosed
305	"	c.1922	C	Bungalow	Porch Enclosed
308	"	c.1926	C	Bungalow	
309	"	c.1926	C	Bungalow	Porch Enclosed
310	"	c.1934	C	Frame Vernacular	
317	"	c.1922	C	Frame Vernacular	
403	"	c.1979	NC	-	
410	"	c.1934	C	Bungalow	
411	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Park Street (Continued)

Address	Use	Date	Status	Style	Alterations
520	Residential	?	NC	-	
522	"	c.1945	C	Bungalow	
524	"	c.1926	C	Frame Vernacular	Porch Enclosed + Addition
602-604	"	c.1922	C	Bungalow	Siding
606	"	c.1926	C	Bungalow	
614	"	?	NC	-	
615	"	c.1926	C	Bungalow	
619	"	c.1922	C	Bungalow	Porch Enclosed + Entrance
701	"	c.1926	C	Mediterranean Revival	
704	"	?	NC	-	
705	"	c.1926	C	Bungalow	
711	"	c.1926	C	Bungalow	
712	"	c.1939	C	Bungalow	
719	"	c.1926	C	Bungalow	
720	"	?	NC	-	
717	"	c.1960	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Orange Park Avenue

Address	Use	Date	Status	Style	Alterations
715	Residential	c.1926	C	Mediterranean Revival	Porch
718	"	c.1934	C	Bungalow	
719	"	c.1922	C	Frame Vernacular	Addition + Siding
720	"	?	NC	-	
723	"	c.1922	C	Frame Vernacular	
726	"	?	NC	-	
727	"	c.1934	C	Bungalow	
801	"	?	NC	-	
802	"	c.1922	C	Bungalow	
807	"	?	NC	-	
810	"	c.1934	NC	-	Greatly Altered
811	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1926	C	Frame Vernacular	Additions
818	"	c.1926	C	Bungalow	Porch Enclosed + Siding
823	"	c.1922	C	Bungalow	
824-828	"	c.1922	C	Bungalow	
827	"	c.1922	C	Bungalow	Porch Enclosed
830	"	?	NC	-	
831	"	c.1922	C	Bungalow	
835	"	c.1922	C	Bungalow	Porch Enclosed

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue

Address	Use	Date	Status	Style	Alterations
716	Residential	c.1926	C	Frame Vernacular	
718	"	c.1917	C	Bungalow	
719	"	c.1917	C	Colonial Revival	
725	"	?	NC	-	
726	"	c.1926	C	Bungalow	
730	"	c.1926	C	Tudor Revival	
733	"	c.1922	C	Classical Revival	Upper Porch Enclosed
734	"	c.1926	C	Frame Vernacular	
738	"	c.1926	C	Bungalow	
739	"	?	NC	-	
742	"	c.1926	C	Bungalow	Porch Enclosed
746	"	c.1922	C	Bungalow	
808	"	c.1934	C	Frame Vernacular	
809	"	c.1926	C	Mediterranean Revival	
810	"	c.1922	C	Colonial Revival	Porch + Siding
811	"	?	NC	-	
813	"	c.1922	C	Bungalow	
814-816	"	?	NC	-	
817	"	c.1922	C	Bungalow	Porch Enclosed
818	"	c.1922	C	Bungalow	Porte Cochere
823	"	c.1926	C	Mediterranean Revival	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Mississippi Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
824	Residential	c.1917	C	Colonial Revival	
827-831	"	?	NC	-	
832	"	C.1926	C	Bungalow	
835-837	"	c.1922	C	Bungalow	
838	"	c.1917	C.	Bungalow	Addition
839	"	c.1922	C	Bungalow	
845	"	c.1922	C	Bungalow	
906	"	?	NC	-	
910	"	?	NC	-	
916	"	c.1922	C	Bungalow	
917	"	?	NC	-	
926	"	c.1926	C	Masonry Vernacular	
927	"	?	NC	-	
931	"	c.1922	C.	Frame Vernacular	Porch Enclosed
945	"	c.1922	C	Bungalow	
952	"	c.1926	C	Frame Vernacular	
953	"	c.1926	C	Bungalow	
1001	"	c.1926	C	Bungalow	
1005	"	c.1926	C.	Bungalow	Porch Enclosed
1010	"	c.1922	C.	Frame Vernacular	Porch Enclosed
1015	"	c.1922	C	Bungalow	Porch

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McRorie Street

Address	Use	Date	Status	Style	Alterations
509	Residential	?	NC	-	
514	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
518	"	c.1926	C	Bungalow	
523	"	c.1922	C	Bungalow	Porch Enclosed
524	"	?	NC	-	
601	"	c.1926	C	Mediterranean Revival	Porch Enclosed + Addition
602	"	c.1926	C	Frame Vernacular	Porch + Porte Cochere
605	"	c.1926	C	Bungalow	
609	"	c.1926	C	Bungalow	
611	"	c.1926	C	Mediterranean Revival	
614	"	c.1926	C	Frame Vernacular	Porch Enclosed + Addition
615	"	c.1922	C	Bungalow	Porch + Siding
618	"	?	NC	-	
706	"	?	NC	-	
711	"	c.1939	C	Bungalow	
712	"	c.1922	C	Frame Vernacular	Porch
716	"	c.1926	C	Bungalow	
720	"	c.1926	C	Frame Vernacular	

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SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. McDonald Street

Address	Use	Date	Status	Style	Alterations
114	Commercial	c.1926	C	Masonry Vernacular	
120	"	c.1968	NC	-	
121	"	?	NC	-	
201-207	"	c.1926	C	Masonry Vernacular	Storefront
209	"	?	NC	-	
210	Residential	c.1932	NC	-	
215	Commercial	c.1926	NC	-	
301	Residential	c.1922	C	Bungalow	
307	"	?	NC	-	
417	Institutional	c.1912	C	Prairie	
515	Residential	c.1922	C	Bungalow	
519	"	c.1922	C	Bungalow	Porch Enclosed
523	"	c.1922	C	Bungalow	Porch Enclosed
601	"	c.1922	C	Bungalow	
605	"	c.1922	C	Bungalow	
609	"	c.1922	C	Bungalow	
615	"	c.1926	C	Frame Vernacular	
703	"	c.1934	C	Bungalow	Porch + Others
708	"	?	NC	-	
711	"	c.1917	C	Bungalow	
714	"	?	C	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Johnson Avenue

Address	Use	Date	Status	Style	Alterations
713	Residential	?	NC	-	
714	"	c.1922	C	Bungalow	Porch Enclosed + Siding
717	"	c.1922	C	Bungalow	
720	"	c.1917	C	Bungalow	
721	"	c.1944	C	Bungalow	
726	"	c.1926	C	Bungalow	
728-730	"	c.1926	C	Mediterranean Revival	
729	"	c.1922	C	Bungalow	Porch Enclosed
732	"	c.1926	C	Bungalow	Upper Porch Enclosed
733	"	c.1922	C	Bungalow	
734 $\frac{1}{2}$ -736	"	c.1934	N	-	
737	"	c.1922	C	Bungalow	
745	"	c.1922	C	Frame Vernacular	Porch Removed + Siding + Windows
746	"	c.1926	C	Bungalow	Porch
750	"	c.1926	C	Bungalow	
753	"	c.1926	C	Frame Vernacular	
754	"	?	NC	-	
757	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
758	"	?	NC	-	
801	"	c.1934	C	Frame Vernacular	Porch Enclosed + Addition
802	"	c.1926	C	Bungalow	Porch Enclosed + Windows

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. Johnson Avenue (Continued)

Address	Use	Date	Status	Style	Alterations
805	Residential	c.1926	C	Bungalow	
806	"	c.1926	C	Bungalow	
809	"	c.1926	C	Bungalow	
810	"	c.1926	C	Bungalow	
813	"	c.1917	C	Frame Vernacular	
814	"	c.1926	C	Bungalow	
817	"	c.1922	C	Frame Vernacular	Porch
818	"	c.1926	C	Bungalow	Porte Cochere Added
821	"	c.1922	C	Frame Vernacular	Porch Enclosed
822	"	c.1922	C	Bungalow	
825	"	c.1926	C	Bungalow	
826	"	c.1926	C	Bungalow	
829	"	?	NC	-	
830	"	c.1926	C	Bungalow	
833	"	c.1922	C	Bungalow	
834	"	c.1922	C	Bungalow	
837	"	c.1926	C	Mediterranean Revival	
838	"	c.1926	C	Bungalow	
841	"	c.1926	C	Frame Vernacular	Porch Removed
842	"	c.1917	C	Bungalow	Porch Enclosed + Siding + Chimney
845	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Finney Street

Address	Use	Date	Status	Style	Alterations
513	Residential	c.1917	C	Frame Vernacular	
514	"	c.1922	C	Bungalow	
516	"	c.1926	C	Bungalow	
517	"	c.1926	C	Bungalow	
601	"	c.1926	C	Bungalow	Porch
602	"	c.1926	C	Bungalow	
603	"	c.1926	C	Frame Vernacular	Porch Enclosed + Windows + Addition
607	"	c.1926	C	Bungalow	
608	"	c.1926	C	Bungalow	
609-609½	"	c.1922	C	Bungalow	Porch + Siding + Windows
610	"	c.1922	C	Frame Vernacular	Porch + Windows
701	"	c.1922	C	Bungalow	
709	"	c.1934	C	Frame Vernacular	
713	"	c.1922	C	Frame Vernacular	Porch
714	"	c.1934	C	Bungalow	
717	"	c.1922	C	Frame Vernacular	
724	"	?	NC	-	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: S. College Avenue

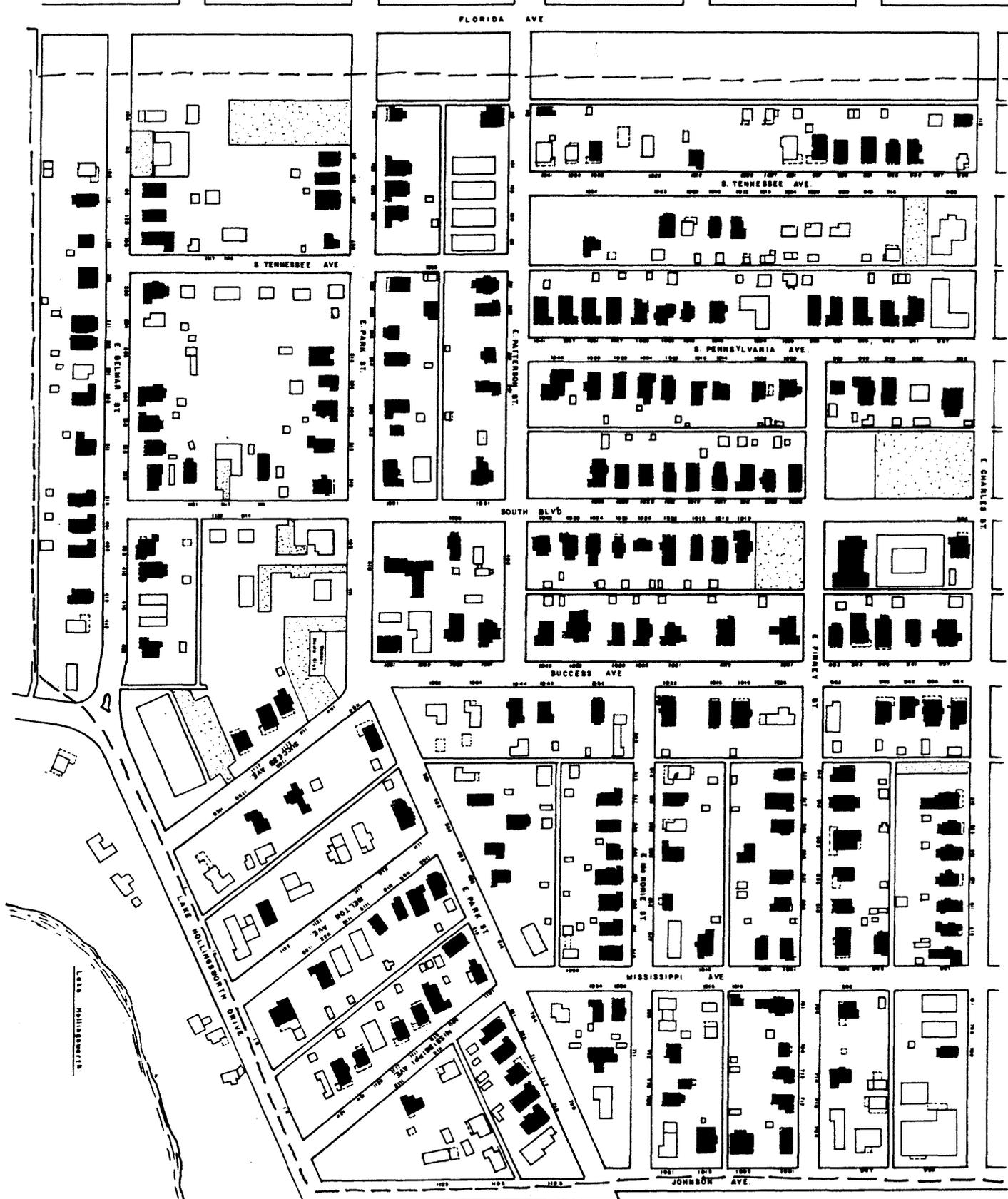
Address	Use	Date	Status	Style	Alterations
708-710	Residential	c.1917	C	Frame Vernacular	
711	"	c.1917	C	Bungalow	
715	"	c.1917	C	Frame Vernacular	
716	"	c.1922	C	Bungalow	Porch Enclosed + Addition + Siding
720-722	"	c.1922	C	Frame Vernacular	Porch Enclosed + Siding
721	"	c.1917	C	Frame Vernacular	
727	"	c.1922	C	Bungalow	
730	"	c.1922	C	Bungalow	Porch Enclosed
731	"	c.1929	C	Bungalow	
733	"	c.1922	C	Bungalow	Porch Enclosed + Altered
734	"	c.1922	C	Frame Vernacular	Porch + Siding + Windows
737	"	c.1922	C	Bungalow	
738	"	c.1926	C	Bungalow	
739-741	"	c.1922	C	Bungalow	
744	"	c.1934	C	Bungalow	Porch Enclosed
748	"	c.1922	C	Mediterranean Revival	
749	"	c.1922	C	Bungalow	Windows + Siding
803	"	c.1926	C	Mediterranean Revival	Porch Partially Enclosed
809	"	c.1922	C	Bungalow	
813	"	c.1922	C	Frame Vernacular	
817	"	c.1926	C	Bungalow	

SOUTH LAKE MORTON NEIGHBORHOOD

SITE INVENTORY (Building List)

STREET: E. Charles Street

Address	Use	Date	Status	Style	Alterations
113	Residential	c.1926	C	Bungalow	Porch Enclosed
202-210	Institutional	?	NC	-	
216-218	Residential	c.1965	NC	-	
302	"		NC	-	
306	"	c.1946	C	Tudor Revival	
516	"	c.1926	C	Bungalow	Porch Enclosed
518	"	c.1926	C	Bungalow	Porch Enclosed
519	"	c.1926	CA	Bungalow	Porch Enclosed + Addition
523	"	c.1922	C	Bungalow	
524	"	c.1922	C	Frame Vernacular	Siding
601	"	c.1922	C	Bungalow	Siding
602	"	c.1922	C	Bungalow	
606	"	c.1922	C	Bungalow	Porch + Carport Added
607	"	c.1922	C	Bungalow	Porch Enclosed
610	"	c.1922	C	Bungalow	Porch Enclosed
611	"	c.1922	C	Bungalow	
615	"	c.1922	C	Bungalow	
616	"	?	NC	-	
701	"	?	NC	-	
705	"	?	NC	-	
709	"	c.1922	C	Bungalow	
710	"	c.1922	C	Bungalow	



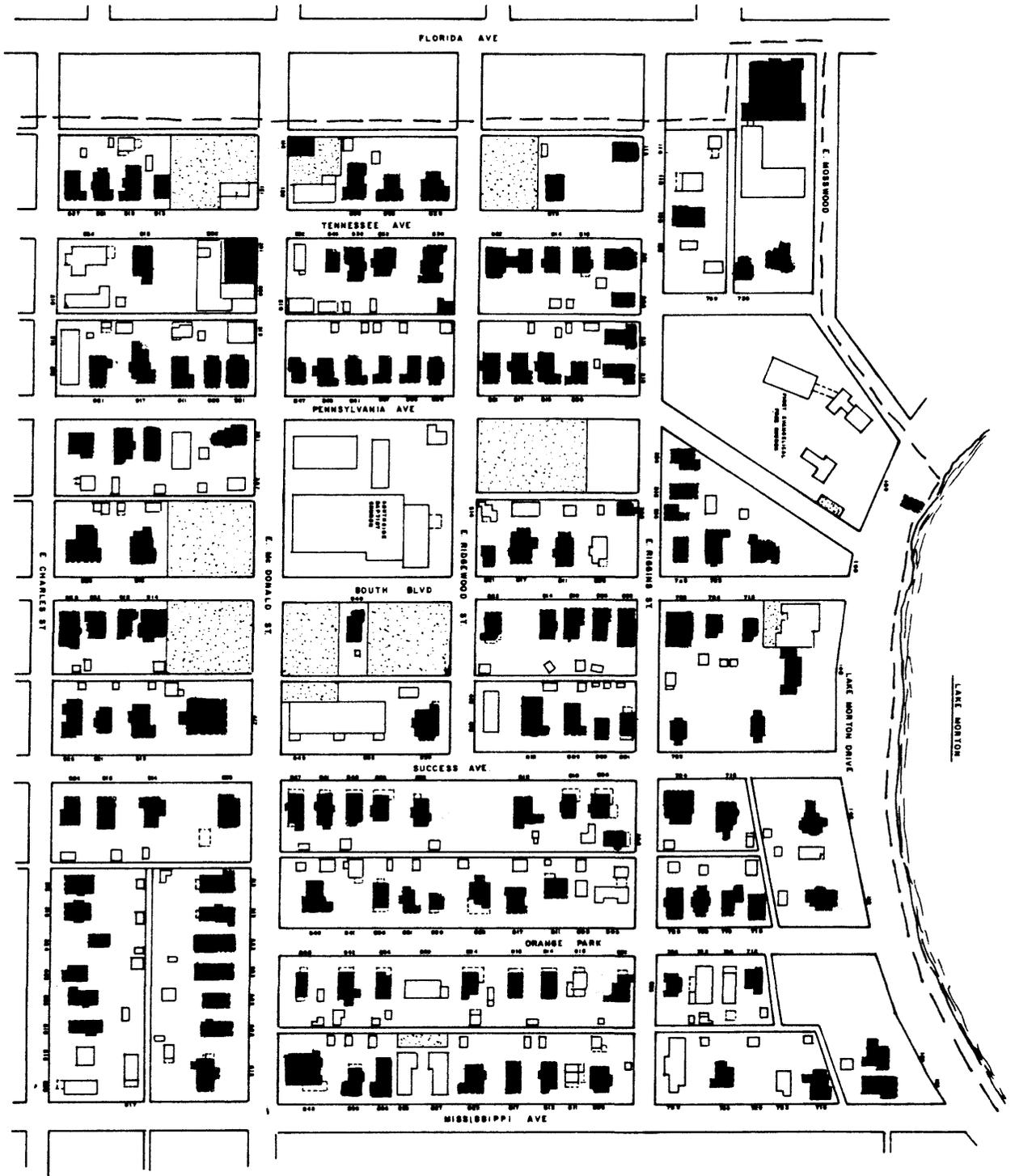
SOUTH LAKE MORTON NEIGHBORHOOD

Historic Lakeland, Inc.

EXISTING CONDITIONS

FEBRUARY 1984

City of Lakeland, Florida



SOUTH LAKE MORTON NEIGHBORHOOD

SOUTH LAKE MORTON HISTORIC DISTRICT MAP # 3



SOUTH LAKE MORTON NEIGHBORHOOD