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United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lake Wales City Hall  
other names/site number 8 Po 1151

2. Location

street & number 152 East Central Avenue n/a  not for publication  
city, town Lake Wales n/a  vicinity  
state Florida code FL county Polk code 105 zip code 33854

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>0</u>
	<u>0</u>
	<u>0</u>
	<u>0</u>
<u>1</u>	<u>0</u>
	<u>0</u>

Name of related multiple property listing:  
Lake Wales Multiple Property Group

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

[Signature] Date 7/11/90  
Signature of certifying official  
Florida State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Entered in the  
National Register

[Signature]

8/31/90

[Signature]  
Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Government: City Hall

Current Functions (enter categories from instructions)

Government: City Hall

**7. Description**

Architectural Classification  
(enter categories from instructions)

Other: Masonry Vernacular

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Ceramic Tile

other Stone

Metal

Describe present and historic physical appearance.

PLEASE SEE CONTINUATION SHEETS

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Politics/Government  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1928-1940  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1928  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

n/a  
\_\_\_\_\_

Architect/Builder

Jacobs, George/Frost Construction  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

PLEASE SEE CONTINUATION SHEETS

See continuation sheet

**9. Major Bibliographical References**

The Lake Wales Highlander, January 24 and May 5, 1928.

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property Less than 1 acre

**UTM References**

A 

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

B 

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 Zone Easting Northing

C 

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D 

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See continuation sheet

**Verbal Boundary Description**

All that property contained in Lot 4, Block 38, of the original Lake Wales subdivision as described in Platbook 1, PP88A and 88B.

See continuation sheet

**Boundary Justification**

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Stephen Olausen, Barbara E. Mattick/Historic Sites Specialist  
 organization Bureau of Historic Preservation date July 1990  
 street & number R.A. Gray Blg., 500 S. Bronough Street telephone (904) 487-2333  
 city or town Tallahassee state Florida zip code 32399-0250

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Lake Wales City Hall, Lake Wales Multiple Property Group**SUMMARY**

The Lake Wales City Hall at 152 East Central Avenue contributes to the Lake Wales Multiple Property Group under associated property type F.3, **Public, Transportation, and Religious Buildings of Lake Wales, 1919-1928**. Constructed in 1928, City Hall is a two-story masonry vernacular building with Mediterranean Revival and Neoclassical style influences. Notable architectural features include its low-pitched hip roof with barrel tile surfacing, two hip roof wings, round-arch entrance and window openings, quoins, and decorative cast-stone and polychromatic brick exterior wall fabric.

**PRESENT AND ORIGINAL PHYSICAL APPEARANCE**

The Lake Wales City Hall at 152 East Central Avenue sits on a large corner lot on the fringe of the downtown commercial core of the city. The building is surrounded by a parking lot on the south and west sides. A live oak tree dating from the historic period of significance shades much of the main facade. The building has a rectangular central block with a gable-over-hip roof flanked by two hip roof wing extensions and a flat roof extension to the rear. The roofs are clad with barrel tile.

The front (north) facade of the main block has three bays. The central bay has a corbelled arch frieze (photo 1). A ribbon of five round-arch, 6/1 double-hung sash windows with decorative keystone, brick, and composite column surrounds is located in the second story. Two smaller rectangular, 6/1 double-hung sash windows flank the ribbon of windows. A cast-stone dentil cornice encircles the building and visually divides the two stories. The first story of the main block has a recessed, triple round-arch entrance porch with decorative brick and cast-stone surrounds. The central entrance has a 6-light transom, a stone lintel and stone surrounds. It is flanked by single, 10/1 double hung sash windows. The entry is also accented with ironwork lamps and a hand rail (photo 2).

The two hip roof wings and the rear flat roof extension of the building feature a frieze with diamond shaped inlays

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(photos 3 and 4). The corners of the extensions are defined by cast-stone quoins. Fenestration consists of single and paired double-hung, 6/1 sash windows with poured concrete sills and splayed-arch lintels with keystones. A prominent end, exterior brick chimney stack is located on the rear slope of the west wing extension (photo 3). The rear flat roof extension houses the fire department and has a large garage bay opening (photo 4).

The east elevation of the main block has a central entrance with a decorative brick and stone arch, a fanlight, and 3-light sidelights. It is flanked by wrought iron lamps and is approached by five concrete steps with side cheeks. The entrance is flanked by two, single 6/1 double hung sash windows with stone trim (photo 5). The interior of the building exhibits many original features, including original office partitions (photo 6) and stairways (photos 7 & 8).

The building retains its architectural integrity to a large degree. Alterations to the original appearance of the building include a 1970s one-story addition, which wraps around the rear and west side of the building; and a ramp for the handicapped which was added in 1982. During the expansion of the facility, several interior walls were also added to cordon off additional office space. When panels of dropped ceiling are removed, elaborate plaster capitals on pilasters are visible.

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Group**SUMMARY:**

The Lake Wales City Hall at 152 East Central Avenue is significant at the local level under Criteria A and C in the areas of politics/government and architecture. It was the community's first building constructed to house the offices of the local government. In addition, its design reflects national trends in contemporary small town city hall construction. Its completion in 1928 marked the end of the boomtime period of development in Lake Wales. The city hall contributes to the Lake Wales Multiple Property Group under Associated Context: **Boomtime Develop, 1919-1928** and Associated Property Type F.3: **Public, Transportation, and Religious Buildings, 1919-1928.**

**STATEMENT OF SIGNIFICANCE:**

The Lake Wales City Hall at 152 East Central Avenue was built in 1928. Before its construction, city offices had been located in the second story of the Lake Wales State Bank. The erection of a larger facility was made necessary by the rapid expansion of the city during the Florida land boom of the mid-1920s. A \$30,000 bond issue was floated in June 1927 for the project. City officials chose architect George Jacobs, an associate of the firm of Francis J. Kennard and Son, to draw the plans for the building, which was also to house the police and fire departments.

By the middle of 1927, the Lake Wales economy had begun to falter as a result of the collapsing land boom. Building in the city had come to a virtual halt. A group of Lake Wales businessmen banded together to petition the city commissioners to hire local contractors for the construction project. Despite this action, the commissioners, seeking to keep costs down, opted for the lowest bid submitted. The Frost Construction Company of Tampa was awarded the contract. In an attempt to mitigate the problem, the contract between the city and the construction company stipulated that local laborers be hired for the job.

The Lake Wales City Hall, completed in 1928, reflects national trends in city hall architecture. There is no single architectural style associated with historic American

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city halls. For the most part, they reflect the tastes and prevailing trends of the periods in which they were constructed. City halls were designed to satisfy certain functional and symbolic needs. Colonial examples such as Boston's town hall, built in 1657, contained large open spaces for public meetings as well as administrative space symbolizing the citizens' right to assemble. As American municipal government became specialized enough to warrant the separation of legislative and judicial branches, and later, around the mid-nineteenth century, distinct police, fire, sanitation, water, and health departments, interior spaces were increasingly partitioned.

Together with the Atlantic Coast Line Station, also built in 1928, the completion of the City Hall represented the end of the land boom period in Lake Wales. Its eclectic architectural design combined two popular contemporary stylistic trends, Mediterranean Revival and Neoclassical, to produce one of the most distinctive buildings in Lake Wales. The Mediterranean Revival influence is seen in the Italian-like low pitched, hipped roof with red clay tile and the arched entry and windows on the main facade. Neoclassical features include the dentil cornice, quoins and rectangular windows with stone flat arches, sills, and keystones. The City Hall retains much of its original architectural and functional integrity, although a significant addition has been added to the rear of the building. The building continues to house most of the departments of the local government.



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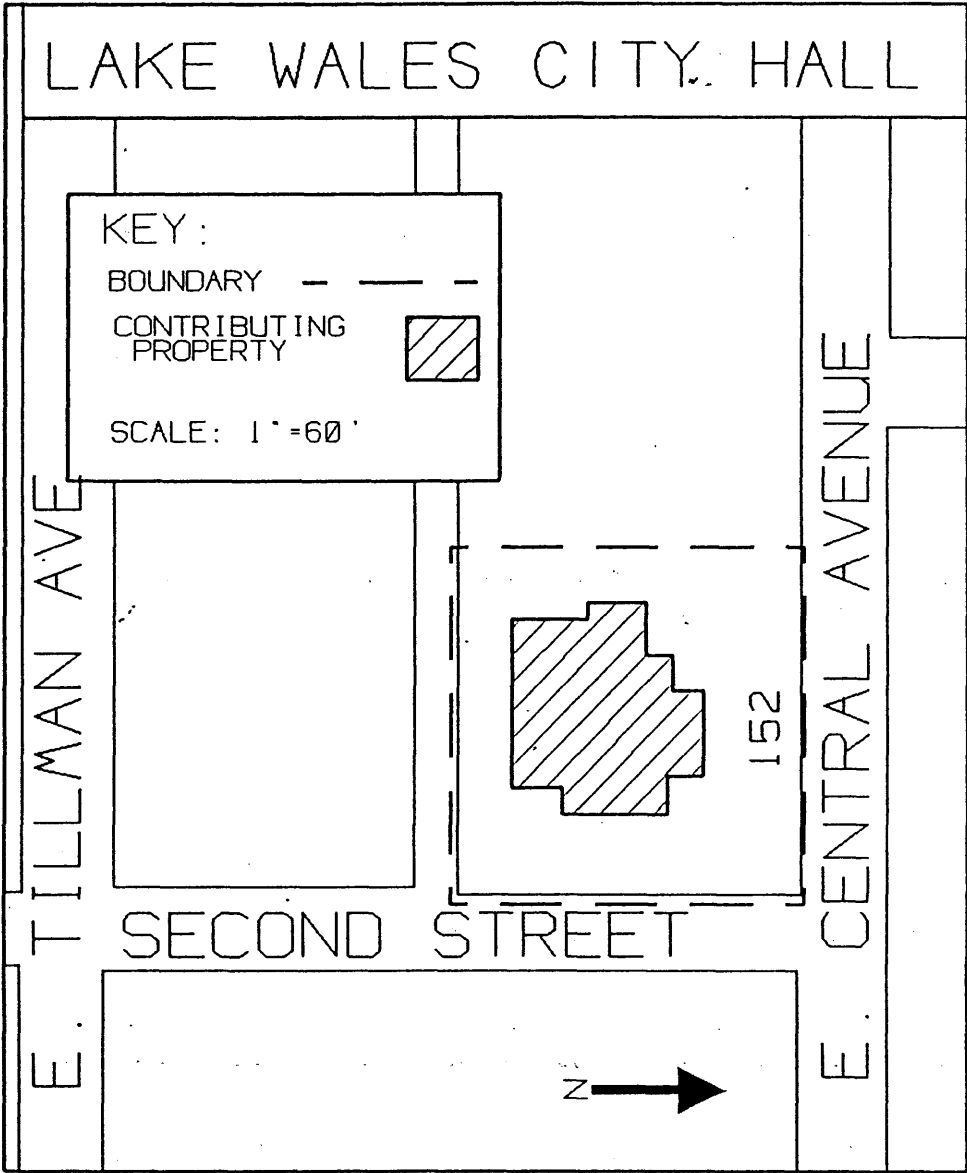
Photographs 1 Lake Wales City Hall, Lake Wales Multiple Property  
Section number \_\_\_\_\_ Page \_\_\_\_\_ Group

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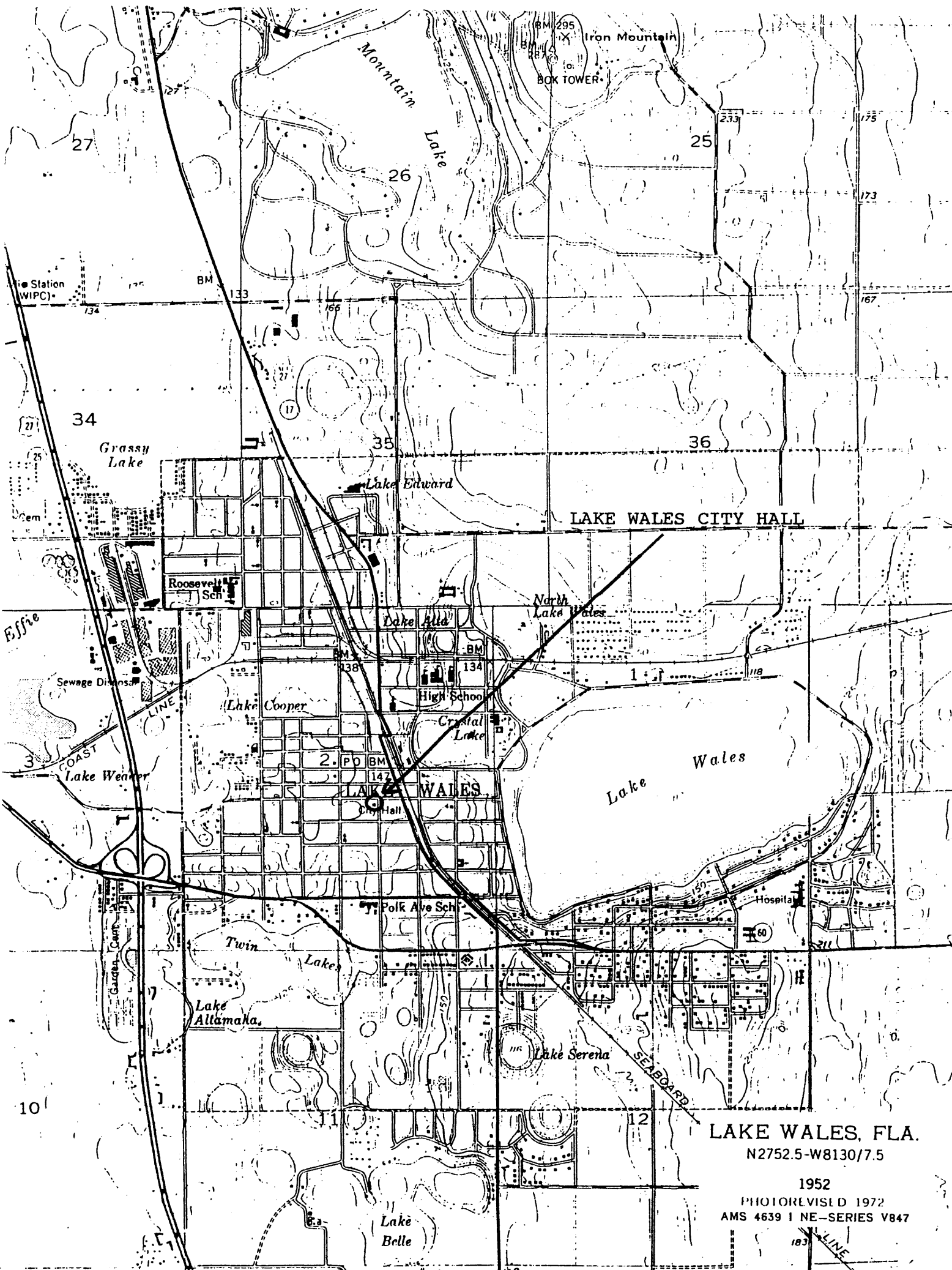
- 1 1) Lake Wales City Hall, 152 East Central Avenue, Lake  
Wales Multiple Property Group  
2) Lake Wales, Polk County, Florida  
3) Stephen Olausen  
4) 1989  
5) Historic Property Associates, St. Augustine, FL  
6) Main (N) and W elevations, camera facing SE  
7) 1 of 8

**Items 1-5 are the same for the remaining photographs.**

- 2 6) Main entrance, camera facing S  
7) 2 of 8
- 3 6) W elevation, camera facing E  
7) 3 of 8
- 4 6) E elevation, camera facing NW  
7) 4 of 8
- 5 6) Detail of E entrance, camera facing W  
7) 5 of 8
- 6 6) Interior, showing typical original office partitions  
7) 6 of 8
- 7 6) Interior, original main staircase  
7) 7 of 8
- 8 6) Interior, original circular stair to Firemen's  
Quarters  
7) 8 of 8



LAKE WALES, FL



LAKE WALES CITY HALL

LAKE WALES

LAKE WALES, FLA.  
N2752.5-W8130/7.5

1952  
PHOTOREVISED 1972  
AMS 4639 I NE-SERIES V847

183  
LINE