

**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: 04000565

Date Listed: June 4, 2004

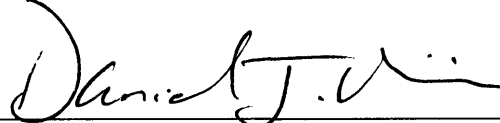
Property Name: Biltmore-Cumberland Historic District

County: Polk

State: Florida

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.

for 

Signature of the Keeper

June 4, 2004
Date of Action

Amended Items in Nomination:

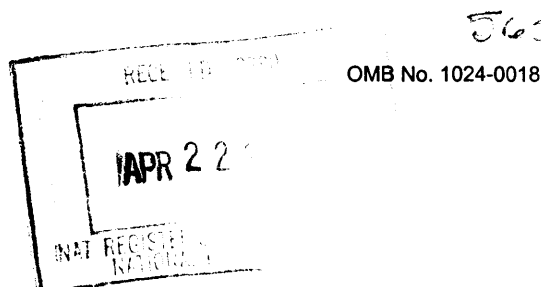
Section 2. Location

The entry for the street and number of the property is hereby changed to read: Roughly bounded by S. Ingraham Ave., E. Lime St., Bartow Rd., Hollingsworth Rd., and McDonald Place.”

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

DISTRIBUTION:

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



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name BILTMORE-CUMBERLAND HISTORIC DISTRICT

other names/site number FMSF# PO3287

2. Location

street & number various N/A not for publication

city or town Lakeland N/A vicinity

state Florida code FL countv Polk code 105 zip code 33802

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.)
Barbara C. Mattick / DSHPO for Survey & Registration 4/13/04
Signature of certifying official/Title Date
Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register See continuation sheet
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register See continuation sheet.
 - removed from the National Register.
 - other, (explain) _____

for Signature of the Keeper [Signature] Date of Action 6/4/04

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
201	77	buildings
0	0	sites
0	0	structures
0	0	objects
201	77	total

Name of related multiple property listings

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

"N/A"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals: Colonial Revival,

Mediterranean Revival

Late 19th and Early 20th Century American Movements:

Materials

(Enter categories from instructions)

foundation BRICK, CONCRETE

walls WOOD, CONCRETE

roof ASPHALT

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1922 - 1953

Significant Dates

1922

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreage of Property approx. 65

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	0	7	1	2	0	3	1	0	2	6	0	0
	Zone		Easting					Northing							
2	1	7	4	0	7	5	8	0	3	1	0	2	6	0	0

3	1	7	4	0	7	5	8	0	3	1	0	1	2	2	0
	Zone		Easting					Northing							
4	1	7	4	0	7	1	2	0	3	1	0	1	2	2	0

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 Johnston, Sidney/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date April 2004

street & number 500 South Bronough St telephone 850-245-6333

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 various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

SUMMARY

The Biltmore-Cumberland Historic District is a neighborhood east of Lakeland's downtown. The district takes in all or parts of sixteen blocks and six historic subdivisions, and contains approximately sixty-five acres. It encompasses 278 contributing and non-contributing resources. Contributing properties total 201, or seventy-two percent, of the total resources in the district, and 77 resources are non-contributing. The district is composed entirely of residential properties. The houses are one to two stories, and most are derived from vernacular traditions, but a few display the influences of the Colonial Revival, Craftsman/Bungalow, Mediterranean Revival, and Tudor Revival Styles. The district possesses an important concentration, linkage, and continuity of resources united historically by plan and physical development. The dwellings contribute to Lakeland's sense of time, place, and historical development through their location, design, materials, workmanship, feeling, and association, and provide an important architectural link to the heritage of Lakeland.

SETTING

Lakeland is located approximately thirty miles east of Tampa and fifteen miles north of Bartow, the seat of government in Polk County. Many lakes dot the landscape of the city, including Lake Horney that lies at the southeast corner of the historic district. The primary north-south thoroughfares servicing Lakeland are U. S. Highway 17, U. S. Highway 92, U. S. Highway 98, and Interstate 4. Locally known as Bartow Road, U. S. Highway 98 maintains a diagonal alignment across the northeast corner of the Biltmore-Cumberland Historic District. The historic district lies approximately one mile east of Lakeland's downtown. Several historic districts previously listed in the National Register lie in close proximity to the neighborhood. The East Lake Morton Historic District (NR 1993) is bounded by South Ingraham Avenue on the west of the Biltmore-Cumberland District. To the southwest of the neighborhood is the Florida Southern College Architectural District (NR 1975). The South Lake Morton Historic District (NR 1985) extends between the south shore of Lake Morton, the north shore of Lake Hollingsworth, and forms an L shape around the Florida Southern campus. The eastern edge of the South Lake Morton Historic District extends along South Ingraham Avenue. The historic downtown has the Munn Park Historic District that includes the individually listed Lake Mirror Promenade (NR 1983). South of downtown and west of the South Lake Morton Historic District is the largest historic district: Dixieland (NR 1995). Farther south lies the Beacon Hill-Alta Vista Historic District (NR 1993), and to the west of Dixieland Historic District is the Lake Hunter Terrace Historic District (NR 2002) on the west shore of that body of water. The geography is essentially flat, and mature cedar, citrus, elm, magnolia, oak, pine, palm, and willow trees are throughout the neighborhood. Grass lawns with ornamental shrubs landscape the typical individual lots. To the north lies Bartow Road, the CSX railroad tracks and mixed commercial and residential buildings of relatively modern construction. To the east lies the modern campus of Lakeland High School. To the south stands the headquarters for the Florida Conference of the United Methodist Church.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

PHYSICAL DESCRIPTION

The district takes in all or parts of sixteen blocks and seven historic subdivisions, and covers approximately sixty-five acres. The district is largely arranged along east/west and north/south streets, but the blocks are of varying sizes and streets are not continuous. The northern portion has an irregular shape due to the diagonal alignment of Francis Boulevard that parallels Bartow Road, Biltmore Place that runs perpendicular to Francis, and the irregular blocks in this northern portion. The district consists of 277 contributing and non-contributing resources. Of that number, 201 buildings (73 percent) contribute. Non-contributing resources total seventy-six and consist of older dwellings that have been altered, and buildings constructed outside the historic period. Because of the diagonal courses of Biltmore Place and Francis Boulevard, and the varied lot sizes and shapes, the orientations of dwellings north of Palmetto Street are irregular. A divided Francis Boulevard is defined by three central medians planted in palm trees and shrubs. Where Francis Boulevard and Biltmore Place intersect with Ingraham Avenue, five way intersections are created.

The platted neighborhood developed gradually as individual buyers built their homes. Citrus groves that occupied much of the land prior to the developments are still evident from scattered orange trees that still yield fruit. The sub-division platting and road placement occurred between 1922 and 1925, and historic development spanned the years between 1922, when the first extant dwellings appeared, and 1953. The latter date was selected for two reasons. First, it serves as a cut-off date that satisfies the fifty-year guideline established by the U. S. Department of the Interior for evaluating resources. Secondly, the Great Depression and post-World War II intervals mark a significant break in terms of architectural styles, building materials, and construction techniques. The use of concrete block wall systems, jalousie and metal awning windows, composite asbestos-concrete panels for exterior wall siding, and other building materials gained popularity. Because of increases in the cost of building materials in general, dwellings assembled during the Great Depression and after World War II often exhibited simpler forms and lacked the architectural detailing often applied to older homes.

Most dwellings have a moderate setback from the street and occupy relatively narrow lots. The typical historic residence rises between one and two stories. Most roofs are covered with composition asphalt shingles. Porches are common features. Most facades retain their original detailing with exterior walls of horizontal wooden siding or stucco. Concrete blocks and composite asbestos panels appear on many of the exterior walls of dwellings constructed in the 1940s and early-1950s. Fenestration consists of awning, casement, double-hung sash, and jalousie windows, while most older examples exhibit double-hung sash windows with a variety of muntin patterns. Although some residences display little ornamentation, others exhibit roof lines interrupted by dormers and corbeled brick chimneys, wooden shingles within the exterior walls, and knee braces mounted under the eaves. Most post-World War II dwellings exhibit modest detailing. Some of those dwellings display small porches accented with wrought-iron columns, secondary porch wall systems with pierced-block or brick designs, small bays with picture windows, and ashlar, or rock-faced, brick accenting stem walls and windows.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

Most streets are paved with asphalt, but several streets, namely, Cumberland, Lexington, and Monroe Streets, remain paved with original brick.

Architectural Styles

Colonial Revival

The dwelling at 612 South Ingraham Avenue (Photo #1) is an example of the Dutch Colonial Revival Style. Rising two stories, it has a gambrel roof pierced by shed dormers and a brick chimney. A two-story gable extension projects at the north elevation. A small entrance porch with a pediment and round columns protects the main entrance, which is embellished with eight-light sidelights along the symmetrical west facade. Fenestration includes six-over-six-light double-hung sash windows and ten-light casement windows.

Another two-story version of Colonial Revival architecture is located at 823 South Hollingsworth Road (Photo #2). It has a side-facing gable roof with cornice returns, a one-story shed roof extension at the south elevation, and an entrance porch with a flat roof. The flat porch roof also serves as a second-story balcony, supported by round columns and accented with pilasters and a roofline handrail. The central entrance on the east facade has sidelights and a transom, details repeated on the second-story balcony door. Fenestration includes six-over-one-light double-hung sash windows, and sunburst attic vents in the gable ends. The dwelling rests on continuous brick foundation.

A one-story example of the Colonial Revival Style stands at 747 South Clayton Avenue (Photo #3). It has an irregular plan with a central hip roof from which connect cross-gable and flat roof extensions. The gable extensions are embellished with pent eaves and circular attic vents. A flat roofed extension projects at the south elevation. At the east facade projects another flat roof that protects the entrance porch, which is accented by a frieze and Tuscan columns. Rake moldings embellish the eaves of the flat and gable extensions. The front entrance is embraced by sidelights and a transom, and tapestry red brick serves as the exterior wall fabric. Fenestration includes double-hung sash windows with nine-over-one lights and six-over-one lights.

Craftsman/Bungalow

One of the largest dwellings in the district is the Craftsman/Bungalow design at 1037 East Cumberland Street (Photo #4). An example of an "airplane bungalow," the house has a front-facing clipped-gable roof under which is a front porch. Set back from the porch and centered on the roof ridge rises a two-story front-facing gable roof with broad eaves and a shallow pitch, hence the term "airplane." Another euphemism attributed to

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

this form of Craftsman/Bungalow house is the "camelback bungalow." Carved rafter ends and purlins accent the eaves, and a porte cochere projects from the west elevation of the front porch. The porch and porte cochere are supported by tapered wood columns that rest on brick piers. Corbeled brick chimneys rise along the east and west elevations, respectively. Aluminum siding covers the wood exterior wall fabric, and fenestration consists of three-over-one-light double-hung sash windows.

A one-and-one-half-story version of the Craftsman/Bungalow Style appears at 622 South Ingraham Avenue (Photo #5). It has a side-facing gable roof pierced by a gable dormer, and a corbeled brick chimney. An end porch with an elongated arch is protected by a shed roof, which carries beyond the south elevation to form a porte cochere accented by arched openings. Exposed rafter ends and staggered purlins accent the eaves. Stucco is the exterior wall fabric, and the fenestration consists of nine-over-one-light and six-over-one-light double-hung sash windows and eight-light and six-light casement windows. The entrance door and sidelights are filled with leaded glass designs.

A smaller version of a Craftsman/Bungalow Style house more typical of those found in the district stands at 1049 East Cumberland Street (Photo #6). Displaying an irregular plan, the dwelling has a cross-gable roof plan with purlins and exposed rafter ends accenting the eaves, a porch extending across the front, or north, facade, clapboard and stucco exterior wall fabric, and nine-over-one-light double-hung sash windows and six-light casement windows.

Another relatively small but well-appointed Craftsman/Bungalow Style dwelling stands at 1036 East Cumberland Street (Photo #7). It has a front-facing gable-over-gable roof system with braces, purlins, and exposed rafter ends accenting the eaves. An elongated arch finished with stucco and mounted on brick piers with flanking stem walls embraces the front porch. Novelty siding, also known as false-bevel drop siding, serves as the primary exterior wall fabric, and the fenestration includes six-over-one-light double-hung sash windows and four-light casement windows.

Frame Vernacular

A large example of Frame Vernacular architecture from the early-1920s stands at 728 South Ingraham Avenue (Photo #8). The two-story dwelling has a hip roof system with a large front-facing cross-gable extension. An entrance porch with square wood columns mounted on brick piers is integrated within the cross gable, which is embellished with a pent eaves and wood shingle exterior wall fabric. The eaves are boxed with beaded boards and the exterior walls finished with wooden drop siding and corner boards. Fenestration is not symmetrical, with six-over-one-light and eight-over-eight-light double-hung sash windows.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

An example of Frame Vernacular from the late-1930s is located at 824 South Hollingsworth Road (Photo #9). It has a side-facing gable roof pierced by a corbeled brick chimney, a gable extension at the north elevation, and an entrance porch with a gable roof supported by square wood columns. Weatherboards serve as the exterior wall fabric, and fenestration consists of eight-over-eight-light double-hung sash windows. A continuous, pierced brick foundation supports the dwelling.

An example of Frame Vernacular construction, one representative of the late-1940s and early-1950s, stands at 608 South Ingraham Avenue (Photo #10). It has a complex hip roof plan, a corbeled brick chimney, and a small entrance porch with a shed roof accented by a wrought-iron column. Shallow, boxed eaves shade metal casement windows with three and four lights that wrap around several corners. A picture window is bracketed by four-light casement windows on the west facade. Composite asbestos-concrete panels, a common original construction material on this dwelling, serve as the exterior wall fabric. The dwelling rests on a continuous concrete block foundation system.

Another post-war designed house stands at 828 South Clayton Avenue (Photo #11). It has a side-facing gable roof, a cross-hip extension projecting at the rear, east elevation, and abbreviated flanking shed extensions that protect an entrance porch and a garage, respectively. Composite asbestos-concrete panels cover the exterior walls, and fenestration consists of metal casement windows with four lights, a picture window, and jalousie windows.

Masonry Vernacular

The majority of Masonry Vernacular houses in the historic district were built following World War II. One of those from the late-1940s stands at 728 South Clayton Avenue (Photo #12). It has a hip roof with a cross-gable roof, within which is incised a small entry porch accented by a pierced concrete block wall. Concrete blocks serve as the foundation and wall systems and the exterior wall fabric. Fenestration consists of four-light metal casement sashes flanking a fixed four-light window panel.

Another late-1940s example of Masonry Vernacular construction stands at 1021 Biltmore Place (Photo #13). The dwelling has an irregular plan with a shallow-pitched cross-gable roof. A shed extension protects a small enclosed entrance porch on the northwest facade. Brick is the exterior wall fabric, and fenestration consists of metal casement windows with four lights.

An early-1950s example of Masonry Vernacular construction is located at 734 South Clayton Avenue (Photo #14). It has an L-shape plan with a cross-gable roof, a brick chimney, concrete block walls, and an entrance porch with a shed roof accented by a wrought-iron column and handrail. A polygonal bay protrudes from the

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

west facade, filled with metal casement windows, a picture window, and a rock-faced brick stem wall. The fenestration is irregular with four-light and three-light casement windows, some of which wrap around corners of the house.

Another example from the early-1950s stands at 1015 Biltmore Place (Photo #15). It has a shallow-pitched hip roof with a cross-hip extension forming a front porch supported by wrought-iron columns and handrails. A garage is incised within the primary roof. Concrete blocks are the structural system and exterior wall. Embellished with stylized ashlar brick panels that mimic shutters, the fenestration consists of four-light metal casement sashes, and a picture window.

Mediterranean Revival

A good example of the Mediterranean Revival Style stands at 802 South Ingraham Avenue (Photo #16). Built in the early-1920s, the dwelling has a built-up roof obscured by flat parapets with pointed arches, which are placed above entrances. Ceramic canals that drain water from the roof pierce the walls of the parapets. Ceramic barrel tiles cover a shed roof that protects an entrance accented with sidelights on the north elevation. A series of arches adorns a flat-roof extension that protects a porch on the front, or west, facade. A chimney rises along the north wall, and the exterior walls are finished with textured stucco. Fenestration is irregular, consisting of double-hung sash windows with nine-over-one lights arranged with Queen Anne Style muntins.

Another Mediterranean Revival influenced dwelling is located at 1017 East Lexington Street (Photo #17). It has a complex roof system with a central gable roof from which connect flat and gable extensions. A corbeled brick chimney finished with textured stucco and blind arched niches protrudes from the main roof. An entrance porch with a flat roof obscured by a stepped parapet with pent roofs surfaced with ceramic barrel tiles projects at the north facade. The exterior is finished with textured stucco, and fenestration includes one-over-one-light double-hung sash and jalousie windows. Blind arched panels accent a series of French doors on the facade.

Located at 801 South Hollingsworth Road (Photo #18), this one-story dwelling has Mediterranean Revival styling through its flat roof with straight parapets, hip roof extension with ceramic barrel tile, and a series of asymmetrical arches that punctuate the east façade. The arcaded porch protects an entrance. Arched window openings contain casement sashes on the facade. Finished with textured stucco, the same material found on the exterior walls, brick chimneys with arched niches rise along the north and south elevations, respectively.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

Tudor Revival

A modest example of the Tudor Revival style is located at 1102 East Palmetto Street (Photo #19). The dwelling exhibits a side-facing gable roof with a pair of front-facing cross-gable roofs with varied eaves-line heights projecting at the front, or south, facade. Molded false thatching accents the eaves. At the west elevation, a porte cochere displays arched openings, and a brick chimney pierces the roof ridge. Textured stucco exterior walls contrast with red brick stem walls on the front porch and on the continuous foundation system. The fenestration consists of double-hung sash windows with three-over-one lights, and one-over-one lights.

NON-CONTRIBUTING RESOURCES

Non-contributing resources constitute twenty-seven percent of the buildings in the historic district. Those resources include historic-period dwellings extensively modified and those buildings constructed outside the period of historic significance. An example of an altered historic building is at 532 South Wilson Avenue (Photo #20). A 1920s example of Dutch Colonial Revival architecture, the two story dwelling had a non-historic third story added. A distinctive entrance porch with a gable roof, Corinthian columns, and an arch with a keystone embellishes the main entrance with sidelights.

Two buildings serve to illustrate typical non-historic dwellings within the district. The one-story dwelling at 1016 Biltmore Place (Photo #21) is representative of non-historic homes built in the 1950s and 1960s. It has a hip roof, buff brick exterior walls, a garage and entrance incised within a cross-hip roof, wrought-iron columns, and metal awning and picture windows. A relatively large, modern apartment complex stands at 704-706 South Ingraham Avenue (Photo #22). Comprised of two sections joined by staircases and a central courtyard, the building has flat roof, full-height panels project from the walls and above the straight parapets, and metal sash windows. Protected by pent roofs, the entrances open along the central courtyard, and stucco serves as the exterior wall fabric.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 8

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

CONTRIBUTING RESOURCES

FMSF#

South Bartow Road

509-511 Masonry Vernacular c. 1949 PO6580

Biltmore Place

1015 Masonry Vernacular c. 1952 PO6568
1021 Masonry Vernacular c. 1949 PO6569
1022 Masonry Vernacular c. 1949 PO6570
1027 Frame Vernacular c. 1949 PO6571
1035 Colonial Revival c. 1925 PO6572
1038 Tudor Revival c. 1925 PO6573
1051 Masonry Vernacular c. 1950 PO6574
1104 Frame Vernacular c. 1944 PO6575
1107 Frame Vernacular c. 1949 PO6576
1119 Masonry Vernacular c. 1952 PO6577

South Clayton Avenue

713 Frame Vernacular c. 1950 PO6639
714 Masonry Vernacular c. 1947 PO6638
714 A outbuilding
717 Frame Vernacular c. 1946 PO6636
718 Masonry Vernacular c. 1947 PO6637
724 Masonry Vernacular c. 1947 PO6635
727 Frame Vernacular c. 1947 PO6633
728 Masonry Vernacular c. 1947 PO6634
734 Masonry Vernacular c. 1950 PO6632
740 Masonry Vernacular c. 1953 PO6631
744 Frame Vernacular c. 1948 PO6630
747 Colonial Revival c. 1935 PO6629
747 A outbuilding
801 Tudor Revival c. 1927 PO6628
801 A outbuilding
810 Frame Vernacular c. 1943 PO6626
813 Frame Vernacular c. 1949 PO6625

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 9

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

820	Masonry Vernacular	c. 1947	PO6624
820 A	outbuilding		
823	Masonry Vernacular	c. 1946	PO6622
824	Frame Vernacular	c. 1947	PO6623
828	Frame Vernacular	c. 1948	PO6621
829	Masonry Vernacular	c. 1947	PO6620
829 A	outbuilding		

East Cumberland Street

1014	Bungalow	c. 1924	PO6675
1016	Frame Vernacular	c. 1950	PO6674
1017	Masonry Vernacular	c. 1950	PO6673
1023	Masonry Vernacular	c. 1945	PO6672
1024	Bungalow	c. 1938	PO6671
1028	Frame Vernacular	c. 1938	PO6670
1032	Frame Vernacular	c. 1949	PO6668
1032 A	outbuilding		
1033	Bungalow	c. 1926	PO6669
1033 A	outbuilding		
1036	Bungalow	c. 1926	PO6667
1036 A	outbuilding		
1037	Bungalow	c. 1924	PO6666
1037 A	outbuilding		
1049	Bungalow	c. 1924	PO6665
1049 A	outbuilding		

Francis Boulevard

405	Masonry Vernacular	c. 1952	PO6548
412	Masonry Vernacular	c. 1951	PO6549
419	Frame Vernacular	c. 1949	PO6550
420	Frame Vernacular	c. 1949	PO6551
426-428	Masonry Vernacular	c. 1947	PO6552
427	Masonry Vernacular	c. 1947	PO6553
446	Masonry Vernacular	c. 1949	PO6554
446 A	outbuilding		
452-456	Masonry Vernacular	c. 1949	PO6555

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 10

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

453	Masonry Vernacular	c. 1951	PO6556
503	Masonry Vernacular	c. 1950	PO6557
507	Masonry Vernacular	c. 1950	PO6558
508	Masonry Vernacular	c. 1950	PO6559
513	Masonry Vernacular	c. 1953	PO6655
518-520	Masonry Vernacular	c. 1950	PO6560
518-520 A	outbuilding		
523	Masonry Vernacular	c. 1950	PO6561
526-528	Masonry Vernacular	c. 1950	PO6562
532	Masonry Vernacular	c. 1950	PO6563
532 A	outbuilding		
604	Masonry Vernacular	c. 1951	PO6565
605	Masonry Vernacular	c. 1952	PO6564
612-614	Masonry Vernacular	c. 1951	PO6566
612-614 A	outbuilding		
623	Masonry Vernacular	c. 1950	PO6567

South Hollingsworth Road

701	Frame Vernacular	c. 1926	PO6607
701 A	outbuilding		
717	Frame Vernacular	c. 1947	PO6608
717 A	outbuilding		
723	Frame Vernacular	c. 1947	PO6609
727	Frame Vernacular	c. 1947	PO6610
749	Mediterranean Revival	c. 1925	PO6611
749 A	outbuilding		
801	Mediterranean Revival	c. 1925	PO6612
801 A	outbuilding		
813	Frame Vernacular	c. 1930	PO6613
822	Frame Vernacular	c. 1938	PO6616
823	Colonial Revival	c. 1927	PO6615
823 A	outbuilding		
824	Frame Vernacular	c. 1938	PO6617
824 A	outbuilding		
826	Masonry Vernacular	c. 1940	PO6618
826 A	outbuilding		
838	Masonry Vernacular	c. 1940	PO6619

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 11

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

South Ingraham Avenue

420	Masonry Vernacular	c. 1952	PO6547
504	Frame Vernacular	c. 1951	PO6546
510	Frame Vernacular	c. 1947	PO6545
514	Frame Vernacular	c. 1947	PO6544
524	Frame Vernacular	c. 1947	PO6543
528	Frame Vernacular	c. 1947	PO6542
604	Masonry Vernacular	c. 1948	PO6541
608	Frame Vernacular	c. 1947	PO6540
608 A	outbuilding		
612	Dutch Colonial Revival	c. 1926	PO6539
612 A	outbuilding		
622	Bungalow	c. 1925	PO6538
632	Masonry Vernacular	c. 1949	PO6537
642	Masonry Vernacular	c. 1942	PO6536
714	Bungalow	c. 1924	PO6659
728	Frame Vernacular	c. 1922	PO6658
732	Frame Vernacular	c. 1922	PO6657
732 A	outbuilding		
750	Mediterranean Revival	c. 1924	PO6656
802	Mediterranean Revival	c. 1924	PO6676
802 A	outbuilding		
810	Mediterranean Revival	c. 1924	PO6677
810 A	outbuilding		
816	Bungalow	c. 1924	PO6678
816 A	outbuilding		
826	Frame Vernacular	c. 1945	PO6697

South Jefferson Avenue

701	Bungalow	c. 1935	PO6640
705	Masonry Vernacular	c. 1940	PO6641
714	Mediterranean Revival	c. 1926	PO6642
714 A	outbuilding		
717	Frame Vernacular	c. 1938	PO6643
717 A	outbuilding		

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 12

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

727	Frame Vernacular	c. 1946	PO6645
727 A	outbuilding		
730	Tudor Revival	c. 1926	PO6644
731	Tudor Revival	c. 1925	PO6646
734	Mediterranean Revival	c. 1924	PO6647
734 A	outbuilding		
736	Tudor Revival	c. 1925	PO6648
736 A	outbuilding		
738	Mediterranean Revival	c. 1925	PO6649
738 A	outbuilding		
751	Frame Vernacular	c. 1934	PO6650
814	Masonry Vernacular	c. 1947	PO6651
820	Masonry Vernacular	c. 1947	PO6652
830	Masonry Vernacular	c. 1947	PO6653
834	Masonry Vernacular	c. 1947	PO6654

East Lexington Street

1005-1007	Masonry Vernacular	c. 1953	PO6679
1014	Masonry Vernacular	c. 1950	PO6680
1015	Frame Vernacular	c. 1923	PO6681
1015 A	outbuilding		
1017	Mediterranean Revival	c. 1926	PO6682
1017 A	outbuilding		
1018	Mediterranean Revival	c. 1926	PO6683
1021	Mediterranean Revival	c. 1922	PO6684
1025	Bungalow	c. 1924	PO6685
1025 A	outbuilding		
1027	Bungalow	c. 1924	PO6686
1033	Frame Vernacular	c. 1935	PO6687
1034	Frame Vernacular	c. 1937	PO6688
1036	Masonry Vernacular	c. 1928	PO6689
1037	Frame Vernacular	c. 1928	PO6690
1040	Mediterranean Revival	c. 1925	PO6691
1040 A	outbuilding		
1043	Bungalow	c. 1926	PO6693
1043 A	outbuilding		
1046	Frame Vernacular	c. 1923	PO6692

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETSection number 7 List Page 13BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL

1048	Frame Vernacular	c. 1926	PO6694
1048 A	outbuilding		

East Monroe Street

1029	Masonry Vernacular	c. 1946	PO6662
1034	Frame Vernacular	c. 1950	PO6663
1034 A	outbuilding		
1049	Frame Vernacular	c. 1925	PO6664
1049 A	outbuilding		

East Palmetto Street

1020	Frame Vernacular	c. 1947	PO6595
1026	Frame Vernacular	c. 1950	PO6596
1032	Masonry Vernacular	c. 1950	PO6597
1046	Masonry Vernacular	c. 1949	PO6598
1052	Masonry Vernacular	c. 1950	PO6599
1052 A	outbuilding		
1102	Tudor Revival	c. 1928	PO6600
1108	Masonry Vernacular	c. 1947	PO6601
1108 A	outbuilding		
1114	Masonry Vernacular	c. 1947	PO6602
1114 A	outbuilding		
1118	Masonry Vernacular	c. 1947	PO6603
1118 A	outbuilding		
1124	Frame Vernacular	c. 1946	PO6604
1129	Masonry Vernacular	c. 1940	PO6606
1130	Frame Vernacular	c. 1949	PO6605

East Walnut Street

1026	Frame Vernacular	c. 1948	PO6584
1030	Masonry Vernacular	c. 1947	PO6585
1036	Masonry Vernacular	c. 1947	PO6586
1036 A	outbuilding		
1039-1043	Masonry Vernacular	c. 1949	PO6587
1049-1051	Masonry Vernacular	c. 1947	PO6581

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 14

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

South Wilson Avenue

433	Masonry Vernacular	c. 1950	PO6588
443	Frame Vernacular	c. 1948	PO6589
449	Frame Vernacular	c. 1949	PO6590
502	Frame Vernacular	c. 1948	PO6591
511	Masonry Vernacular	c. 1949	PO6592
517	Masonry Vernacular	c. 1949	PO6593
525	Masonry Vernacular	c. 1947	PO6594
710	Masonry Vernacular	c. 1945	PO6660
710 A	outbuilding		
716	Frame Vernacular	c. 1946	PO6661

NON-CONTRIBUTING PROPERTIES

South Bartow Road

505

Biltmore Place

1009
1016
1031
1035 A
1038 A
1043
1051 A
1103
1103 A
1113

South Clayton Avenue

723
728 A
733
733 A

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 15

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

750
754
802
813 A
819

Cumberland Street

1015
1037 B
1040-1042
1040-1042 A
1045
1103
1104

Francis Boulevard

502-506
510-512
533
613

South Hollingsworth Road

707
713
817
821

South Ingraham Avenue

704-706
714 A
716-726
826 A

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 16

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

South Jefferson Avenue

701 A
708
718
724
730 A
731 A
741-743

East Lexington Street

1006-1008
1006-1008 A
1024
1030
1030 A
1035
1035 A

East Monroe Street

1037-1039
1037-1039 A

East Palmetto Street

1033
1038
1038 A
1042
1109
1115
1119
1119 A
1131

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 List Page 17

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

South Wilson Avenue

- 442
- 505
- 508
- 508 A
- 532
- 532 A
- 701
- 711-715
- 711-715 A
- 723-725
- 723-725 A
- 726
- 729

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

SUMMARY

The Biltmore-Cumberland Historic District is nominated to the National Register for its local significance under criteria A and C in the areas of Community Planning and Development, and Architecture. Occupying all or parts of six subdivisions opened between 1922 and 1925, the historic neighborhood embodies the frenzied nature of development by local and out-of-state investors during the Florida Land Boom, the unfulfilled expectations of some of those developers, and the resumption of significant construction in the post-World War II interval. The neighborhood was subdivided by some of Lakeland's most prominent builders and developers of the 1920s, including William P. McDonald and Calvin & Overstreet. The neighborhood contains primarily dwellings of professional and middle class residents. The continuity and change in property ownership and residence are representative of Lakeland's social mobility patterns and housing stock during the early twentieth century. The period of historical significance extends between 1922 and 1954. Vernacular building forms with frame and masonry structural systems are the dominant types of architecture. Examples of the Colonial Revival, Craftsman/Bungalow, Mediterranean Revival, and Tudor Revival styles are scattered throughout the district. The designs are consistent with national and statewide trends in architecture. The district retains historic integrity to a high degree, and contains a significant concentration, linkage, and continuity of homes united historically by physical development.

HISTORIC CONTEXT

Lakeland, Polk County's largest city, was named for the numerous lakes in its vicinity. Abraham Munn founded the settlement, and in 1883 the railroad arrived. Residents incorporated the town in 1885, and early development centered around Lake Mirror, Lake Wire, and Munn Park. Opened in the mid-1880s, Morton's Addition to Lakeland provided a plan for development that radiated east of Lake Morton and ended just west of the future Biltmore-Cumberland neighborhood. The railroad, citrus, and phosphate drove the economy, but growth slowed in the mid-1890s, when freezes devastated citrus groves. Some farmers replanted and the economy rebounded a decade later. During this period new brick buildings replaced wooden ones in the downtown, and roads were extended around lakes and into newly formed residential subdivisions. In the era before World War I, the area east of Lake Morton became a preferred residential neighborhood. Farther west, the Dixieland subdivision radiated between Lake Hollingsworth, Lake Hunter, and Lake Morton, and Drane's Second Addition and Cannon & Johnson's Addition opened building sites on high ground east of Lake Hunter. Citrus groves were planted northeast of Lake Hollingsworth and east of Ingraham Avenue, where relatively little development occurred. Lakeland's population rose from 1,180 in 1900 to 7,062 by 1920. In the 1920s, during a period of enthusiastic expansion, Lakeland became Florida's second largest inland city. In 1922, Florida Southern College began construction of its campus north of Lake Hollingsworth. Florida's economy, fueled by a real estate boom, reached a peak in the mid-1920s, then collapsed. Although the real estate market softened and bank failures rocked the city, the effects of the bust were moderated somewhat by a diversified economy based on citrus and phosphate. Public improvements, including a municipal complex that

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

encompassed a city hall, fire station, library, civic center, and promenade around Lake Mirror, provided some respite from the hard times. Construction remained lethargic during the Great Depression, but a number of developments resulted in an improved economy in the latter part of the decade. The Detroit Tigers opened a spring training camp in 1934, and the Works Progress Administration (WPA) sponsored large public projects, including the construction of a municipal airport and an armory. By 1940, the population of Lakeland stood at 22,068. That year the City and U.S. Army reached an agreement that resulted in a pilot training school, which operated during World War II. Following the war, development resumed with new construction occurring throughout the city. Several housing projects were built with Federal support, and residential building permits for December 1949 alone totaled more than in 1948. Development increased in the early-1950s, when building permits annually amounted to approximately \$6,000,000, sustaining Lakeland's post-war growth pattern.

HISTORIC SIGNIFICANCE

The establishment of the college prompted the opening of the Biltmore-Cumberland neighborhood, which was subdivided between 1922 and 1925. Between 1922 and 1925, six subdivisions were opened northeast of the Florida Southern College campus, creating the neighborhood presently known as Biltmore-Cumberland. With one notable exception, most were small subdivisions that contained between one and nine acres divided out of citrus groves planted after the 1894-1895 freezes. Many lots sold and were re-sold and soon the streets were paved. But, because older residential subdivisions close to the downtown, such as Dixieland, still contained hundreds of undeveloped lots, house construction progressed at a slow pace. Substantial portions of those subdivisions remained planted in citrus. Nevertheless, approximately forty dwellings were built and paved streets criss-crossed through the groves, creating an inviting setting for prospective homeowners¹

The neighborhood began to emerge in 1922, following the establishment of the Florida Southern College on the north shore of Lake Hollingsworth. The veteran realtor, John E. Melton, acquired and platted the College Park subdivision between Lexington and McDonald Streets. Containing approximately six acres, the subdivision was laid out by civil engineer J. W. Turner. The subdivision contained twenty-five lots bounded by Ingraham Avenue, Jefferson Street, Lexington Street, and McDonald Avenue. To the north of Lexington Street, Melton instructed Turner to designate the property as block B and leave it undivided as one lot that measured fifty feet by 679 feet. In addition to College Park, Melton hired Turner to survey his Lake Hunter Terrace subdivision southwest of the downtown the same year.²

¹Lakeland Evening Ledger, 2 November 1923.

²Harry Cutler, *History of Florida*, 3 vols. (Chicago and New York: Lewis Publishing Company, 1923), 3: 13; *Lakeland Ledger*, 30 October 1935; *Lakeland Morning Star*, 25 December 1921, 1 January 1922; *Lakeland Evening Ledger*, 8 June, 13 September 1926, 8 April 1927, 21 December 1928; Plat Book 5, p. 28, 29, Polk County Courthouse; G. Beede, *Directory of Polk County* (Mulberry: Mulberry Publishing Company, 1913), 219; Hetherington, *Polk County*, 114.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

A native of Baxley, Georgia, Melton attended Mercer University in Georgia and Eastman Business College in New York. He arrived in Lakeland in 1907, established a real estate company, and began developing property. In 1914, he built the Dixie Garage, and in January 1922 opened Lake Barton Heights subdivision about four miles north of Lakeland. In the early-1920s, he advertised in the *Lakeland Ledger*, along with the Dixieland Investment Company, Lakeland Manufacturing Company, architect E. C. Hosford, and the Lake Region Land Company, in an intensive campaign to encourage residents and visitors to “Buy or Build Now and Profit Later.”³

In the mid-1920s, Melton embarked on his most ambitious project: the Polk Theatre and Office Building (NR 1993). A prominent landmark on South Florida Avenue, the theater was completed at a cost of \$750,000 in 1927 with a 1,800-seat auditorium and an office complex that stands at the corner of Florida Avenue and Lemon Street. Melton’s residential developments included Lake Hunter Terrace, Oak Hurst, Orange Park, and Cleveland Heights, the latter a fashionable subdivision with a golf course and clubhouse that he developed with T. J. Appleyard, F. H. Callahan, and H. A. Stahl. Upon his death, Melton was eulogized by the *Lakeland Ledger* as “the best salesman in the city.” The newspaper editor recalled that Melton helped bring the retirement home of the United Brotherhood of Carpenters and Joiners to Lakeland, a feat remembered as “the biggest and most spectacular piece of salesmanship ever handled in this section.” Formally recorded only days apart with the Polk County’s clerk of court, the College Park Addition to Lakeland and Lake Hunter Terrace subdivision were among Melton’s earliest speculative residential real estate ventures.⁴

Several 1920s dwellings occupy sites along East Lexington Street in Melton’s College Park Addition. Built about 1922, the Bungalow at 1027 East Lexington Street (photograph 26) was constructed for Louis and Grace Smith of Lakeland’s Grocerteria Self Service Store. Completed several years later, the Mediterranean Revival house at 1021 East Lexington Street (photograph 27) was assembled for Henry and Anna Rump.⁵

In 1923, one of Melton’s former associates, Gertrude Overstreet, purchased undivided block B of College Park on the north side of Lexington Street, and opened the Calvin & Overstreet Addition to Lakeland. Overstreet, also a native of Baxley, Georgia, initially worked as a stenographer for Appling County’s clerk of court. In 1912, Melton hired her to serve as the secretary for his Lakeland real estate business. She held the position for a decade, during which she learned the intricacies of developing property. In September 1922, she organized the Calvin & Overstreet Real Estate Company with Paul H. Calvin. Their initial subdivision contained twelve lots

³Cutler, *Florida*, 3: 13; *Lakeland Ledger*, 30 October 1935; *Lakeland Morning Star*, 25 December 1921, 1 January 1922; *Lakeland Evening Ledger*, 8 June, 13 September 1926, 8 April 1927, 21 December 1928; Hetherington, *Polk County*, 114.

⁴Cutler, *Florida*, 3: 13; *Lakeland Ledger*, 30 October 1935; *Lakeland Morning Star*, 25 December 1921, 1 January 1922; *Lakeland Evening Ledger*, 8 June, 13 September 1926, 8 April 1927, 21 December 1928; Hetherington, *Polk County*, 114.

⁵Polk, *1926 Lakeland City Directory*, 603; 1922-1926 Tax Rolls, Clerk of Court, Polk County Courthouse.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

arranged with a similar overall arrangement and dimensions to those employed on the College Park Addition. About 1924, Overstreet completed her home in the subdivision bearing her name at 816 South Ingraham Avenue (photograph 28). Other early homes built in the development include the Mediterranean Revival designs at 1018 East Lexington Street (photograph 29) and 1040 East Lexington Street (photograph 30). The former dwelling was initially occupied by Elbridge and Alma Lewis. The latter dwelling was designed by architect John J. Smiley about 1924; but within several years Smiley and his wife, Katherine, later moved to another house on South Hollingsworth Road in the Biltmore Place subdivision.⁶

Immediately north of their first residential development, Calvin & Overstreet opened the Avalon Court (1923) and Avalon Place (1924) subdivisions. The former contained approximately four acres with twenty-two lots divided by Cumberland Street between Ingraham Avenue and Jefferson Avenue. This street soon became filled with dwellings, lending the neighborhood the designation of "Cumberland." Opened in July 1924, Avalon Place was the most ambitious development undertaken by the realtors. Containing nine acres divided into three blocks with thirty-four lots, the subdivision was bounded by Ingraham Avenue, Jefferson Avenue, Monroe Street, and Palmetto Street. Calvin & Overstreet sold most of their lots in Avalon Court within several years of its opening, and by 1928 nearly one-half of the lots were developed with buildings. In contrast, Avalon Court experienced slow sales and relatively few dwellings were constructed along its streets in the 1920s. Part of the decline in activity may be attributed to the company refocusing its sales efforts as the land boom widened in Lakeland. In 1924, Calvin & Overstreet represented several developers, advertising and managing the holdings of various owners while developing their own property. In one case, Calvin & Overstreet promoted the property of C. W. Palmore with a campaign of "100 homes built in 90 days" in Lakeland's Palmorey subdivision. In early January 1925, the realtors claimed to have sold thirty-five lots and developed nine houses in ten days in the Palmorey subdivision.⁷

To survey and lay out their subdivisions, Calvin & Overstreet turned to the G. D. & H. D. Mendenhall Company, a civil engineering business. George Mendenhall, a native of Alabama, had learned surveying in South America in the early-1870s, and moved to Levy County, Florida, in 1876. He relocated to Tampa in 1900 to survey property for phosphate companies. In 1912, he moved to Lakeland, where he and his son, Herbert, established G. D. & H. D. Mendenhall, engineers and architects. During World War I, he served in France as a captain in the engineers corps. He returned to Lakeland, and, by the late-1920s, George Mendenhall was reputed as the dean of surveyors of Florida. By then, the firm had conducted hundreds of land surveys throughout Polk County. One of the largest surveying companies in central Florida, the firm employed over 100 field engineers.

⁶Polk, *1925 Lakeland City Directory*, 416; Polk, *1924 Lakeland City Directory*, 87; Polk, *1925 Lakeland City Directory*, 416; Polk, *1926 Lakeland City Directory*, 603; Deed Book 270, p. 189, Deed Book 271, p. 309, Clerk Court, Polk County Courthouse.

⁷Plat Book 6, p. 34, Plat Book 8, p. 13, 1922-1928 Tax Rolls, Clerk of Court, Polk County Courthouse; Polk, *1926 Lakeland City Directory*, 576; *Lakeland Evening Ledger*, 1, 2, 3 January 1925.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

The company laid out some of Lakeland's most important subdivisions, including Casa Bella, Dixieland, and Shore Acres. West of Lake Hunter, the Mendenhall's firm surveyed and laid out Hardin's First and Second Additions (1923 & 1924), Keystone (1924), Lake Hunter Terrace Heights (1923), Moody & Roberts (1923), and Sunnymede (1925) subdivisions. In the Biltmore neighborhood, the company surveyed and laid out Calvin & Overstreet's Addition (1923), Avalon Court (1923), and Avalon Place (1924).⁸

Herbert Mendenhall held a degree in civil engineering from the University of Texas, and specialized in building design. He served several terms on Lakeland's city commission, and was a member of the American Society of Civil Engineers, Florida Engineering Society, Society of American Military Engineers, and the Florida Association of Architects. Lakeland buildings attributed to Herbert Mendenhall include Cumberland Presbyterian, All Saints' Episcopal, and Christian Science churches; Vanity Fair Arcade; the citrus exchange and Southland buildings; and Shore Acres and Cleveland Court Grammar schools. Holy Cross Church in Sanford, and the Central Apartments Building and St. Paul's Episcopal Church in Winter Haven are other Mendenhall projects.⁹

Dwellings built in Calvin & Overstreet's Avalon Court subdivision during the 1920s included the Bungalows at 1036 East Cumberland Street (photograph 7), 1037 East Cumberland Street (photograph 4), and 1049 East Cumberland Street (photograph 6). The respective occupants of those homes were Arthur and Nellie Miller of Miller Hardware Company; Perry M. Cook; and Leonard and Louise Sanderson of Sanderson's Electrical Company. Later, in the mid-1940s, Harris G. Sims, editor of the *Lakeland Evening Ledger and Star Telegram*, occupied the residence at 1049 East Cumberland Street. Completed about 1926, the duplex built in the Bungalow style at 1033 East Cumberland Street (Photo #31) was initially occupied by Daniel and Agatha Campbell of the William E. Godso Company, and Guy Swartz, a contractor who developed the building as his home and for rental income.¹⁰

Despite lethargic sales in Avalon Place, the realtors were relatively effective in promoting their holdings in other regions of the state, including Duval County, where they encouraged the Better Homes Company to acquire lots. Better Homes Company briefly held real estate in Avalon Place.¹¹

⁸*Souvenir Supplement to the Lakeland News*, April 1905; Hetherington, *Polk County*, 290-92; Beede, *Directory of Polk County*, 216, 219; Plat Book 5, p. 28, Plat Book 6, p. 22, 38, 44, Plat Book 7, p. 12, 16, Plat Book 8, p. 29, Polk County Courthouse.

⁹*Souvenir Supplement to the Lakeland News*, April 1905; Hetherington, *Polk County*, 290-92; *Winter Haven Daily Chief*, 30 November 1926.

¹⁰Polk, *1926 Lakeland City Directory*, 576; Polk, *1945 Lakeland City Directory*, 474; Sanborn Map Company, *Fire Insurance Map of Lakeland*, 1922, 1929; *Lakeland Ledger*, 6 December 1939.

¹¹Wayne Wood, *Jacksonville's Architectural Heritage* (Gainesville: University Press of Florida, 1989), 111, 261-262; Junius Dovell, *Florida: Historic, Dramatic, Contemporary*, 4 vols. (New York: Lewis Historical Publishing Company, 1952), 3: 200, 4: 748; 1926-1935 Tax Rolls, Clerk of Court, Polk County Courthouse.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKE LAND, POLK CO., FL**

The neighborhood derives part of its name from the last and the largest of the boom-time subdivisions created there: Biltmore Park. Containing approximately fifty-five acres and accounting for approximately three-fifths of the land mass in the neighborhood, Biltmore Park was platted in 1925 from undivided property by the William P. McDonald Company.

William P. McDonald

Born in 1880 in Tenafly, New Jersey, McDonald in 1898 helped organize a road construction business in Flushing, New York. In 1911, he organized the William P. McDonald Construction Company in New York City. In the 1910s, he visited Lakeland, planted a thirty-acre citrus grove, and established a seasonal home. In 1916, his company was awarded the contract to build Polk County's first paved road system, a contract that earned McDonald several other large jobs in Florida. Before 1920, McDonald had built the road systems at Naval Base Norfolk and the United States Marine Corps Station at Quantico, jobs that propelled his road construction company into one of the largest in the eastern United States. Within three decades, the company had built roads in Canada, Florida, Georgia, New Jersey, New York, and Virginia, and had garnered \$10,000,000 in contracts in Polk County, Florida alone. By 1927, the company organized the Consolidated Rock Company in Brooksville, Florida, and developed the Macasphalt Company of Florida, which patented Macasphalt, an alternative road material to asphalt that did not require heat to bond to road foundations. Between 1923 and 1942, his company annually earned approximately \$300,000 paving highways for Florida's State Road Department. McDonald maintained business offices in Atlanta, Georgia; Brooksville, Jacksonville, and Lakeland, Florida; Quebec, Canada; Newark, New Jersey; and Flushing and New York City, New York. In Lakeland, he organized the McDonald Mortgage & Realty Company, through which he developed Biltmore Park. Following the collapse of the land boom, McDonald salvaged the State Bank of Lakeland from possible bankruptcy, and as president reorganized the institution as the Lakeland State Bank & Trust Company. In 1937, he consolidated his citrus holdings, manufacturing and rock product companies, and real estate companies into the McDonald Corporation. In 1924, he built a home in Lake Hollingsworth Road, but later moved his Florida residence to Mountain Lake Estates near Lake Wales.¹²

In April and May 1924, with an eye to developing a residential subdivision along the eastern border of Lakeland's expanded municipal limits, McDonald purchased fifty-five acres from Cora Clayton and H. E. and Effie Pritchett. The Pritchett's property consisted of a thirty-four acre citrus grove, for which McDonald paid \$75,000. The deed stipulated that the Pritchetts would retain access to the grove to harvest the fruit for the balance of the year, but that McDonald could immediately begin constructing and paving roads through the

¹²Hetherington, *Polk County*, 281-282; *Lakeland Star-Telegram*, 9 December 1923; Baynard Kendrick, *Florida Trails to Turnpikes, 1914-1964* (Gainesville: University of Florida Press, 1964), 254; W. T. Cash, *The Story of Florida* (New York: American Historical Society, 1938), 3:42-43.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

grove. He also agreed to pave Hollingsworth Road between Lime Street and McDonald Street. Within several months, his company's engineers had surveyed and laid out the subdivision with eleven blocks between Bartow Road, Hollingsworth Road, Ingraham Avenue, Jefferson Avenue, Lime Street, and McDonald Place. The McDonald Company's subdivision introduced several new features into Lakeland's landscape, the most prominent of which consisted of a broad axial boulevard, which ran parallel to Bartow Road and connected Hollingsworth Road with Lime Street. Named Francis Boulevard, the diagonal street was landscaped with long narrow medians planted with trees and shrubs. On the interior of the subdivision, Francis Boulevard bisected secondary streets at forty-five degree angles, and included a triangular shaped island at the intersection of Biltmore Place and Wilson Avenue. Lakeland's street system then followed a regular grid pattern, with the exception of the streets that skirted the shores of lakes. Biltmore Park subdivision at the north end incorporated two irregular blocks, lot shapes, and sizes to form a distinctive geometric configuration. The southern portion of Biltmore adhered to the conventional orthogonal platting organization. In 1924, after surveying the property, the McDonald Company cleared, graded, paved and landscaped the street system with trees and shrubs, and formally platted the subdivision in January 1925, when land sales began. During the era, the company also cleared, grubbed, and paved streets with curbs and gutters in several other subdivisions in Lakeland, including the Edenholme and Howenoca Hills subdivisions and properties for the Good Investment Company of Florida, and Zerney Barnes, W. L. Everhart, and Julius Horney.¹³

McDonald's paving of the Biltmore Park subdivision introduced a new material into the construction of Lakeland's streets. Since the opening decade of the twentieth century, the city had used brick to pave its streets. Rather than follow this approach in Biltmore Park, McDonald offered to absorb the cost with his company doing the work. Bartow clay was to serve as a foundation, and asphalt would be two inches deep. Lakeland's municipal officials initially balked at McDonald's proposal, insisting that brick be used to insure longevity. But, within several months, McDonald arranged a compromise through his attorney, Thomas W. Bryant, in which the parties agreed that McDonald would maintain the streets for five years, after which the streets would become the responsibility of the municipal government. As part of the agreement, the city engineer, Charles C. Brown, and McDonald's engineer, Frank Weakly, drew up a schedule of uses ranging from heavy trucks, ordinary traffic, and light traffic, that were referenced to foundation depths, asphalt and brick paving types, and streets in the suburbs, and in the downtown. This policy was adopted by the city in September 1924. McDonald also resolved lingering drainage problems in the area that dated to 1916, which adversely affected property owners between Jefferson and Wilson Avenues. Prepared in November 1924, one of the first comprehensive black-and-white aerials of a Florida city depict the Biltmore-Cumberland neighborhood with the streets crisscrossing the north half of Biltmore Park cleared, graded, and paved.¹⁴

¹³Plat Book 8, p. 41, Deed Book 236, p. 108, Deed Book 242, p. 322, Deed Book 243, p. 457, Deed Book 254, p. 24, Clerk of Court, Polk County Courthouse, Bartow, FL.

¹⁴Minute Book 4, p. 231, 290, 304, City of Lakeland, Lakeland Room, Lakeland Public Library, Lakeland, FL.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 8 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

In February 1925, McDonald conveyed the subdivision to the McDonald Mortgage & Realty Company, which then launched an advertising campaign. Chartered in January 1925 in Lakeland with \$500,000 in capital stock, the corporation was organized by McDonald in association with several family members and business associates. The associates consisted of C. A. Taylor and John I. McDonald of New York City, James C. McDonald of Flushing, New York, and John E. Ballenger of Lakeland, who served as the company's secretary. To help guide the company's early growth and policies, McDonald served as president and held 645 of the initial 1,000 shares. Ballenger helped promote the development with advertisements in local newspapers. Early property owners included John Booth, Grover Kimball, J. A. Kitchen, Percy Mitchell, John Murray, J. J. Smiley, Lena Smith, and Amelia Tweedell. Restrictive covenants for property prohibited (1) dwellings costing less than \$7,500 facing on Francis Boulevard, and dwellings less than \$4,500 elsewhere in the subdivision; (2) fifteen-foot setbacks for dwellings on front property lines, and three-foot setbacks along side property lines; (3) no garage apartments or servant homes until the primary house was completed; and (4) no commercial buildings, apartment houses, solid board fences, or poultry. Within three weeks of opening the subdivision, the company earned \$300,000 in lot sales.¹⁵

Dwellings built in the subdivision during the 1920s include the residence at 612 South Ingraham Avenue (Photo #1) for D. B. and Coral Dickson of the Dickson Packard Sales Company, and 622 South Ingraham Avenue (Photo #5) for William and Mary Montgomery of the State Wide Realty Company with offices on Tennessee Avenue. About 1926, architect John J. Smiley and his wife, Katherine, financed the construction of the two-story house at 701 South Hollingsworth Avenue (Photo #23). Clarence Maxon of Maxon Motor Company built the house at 1038 Biltmore Place (Photo #24), which was later occupied by Richard Park, manager of Lakeland's chamber of commerce. A.B. "Jack" and Mary Tierney, vice-president of the William P. McDonald Corporation, resided at the home at 801 South Clayton Avenue (Photo #25). Built about 1927, the dwelling at 823 South Hollingsworth Road (Photo #2) served as the home of Amelia Tweedell.¹⁶

Despite a rush of early land sales and the development of these homes, many lots in the Biltmore Park subdivision remained unsold. To help promote sales and bring attention to the new development, the McDonald Company built the dwelling at 801 South Hollingsworth Road (photograph 18). Completed about 1925, the house remained vacant, and the company still held the property until 1931, when it was acquired by Lewis Barber. By 1938, William Ward and Margaret Chase resided in the home. A native of New Hampshire, Chase

¹⁵Charter Book F, p. 151, Deed Book 253, p. 431, 449, 621, Deed Book 344, p. 175, Deed Book 387, p. 9, Deed Book 394, p. 481, Deed Book 395, p. 391, Clerk of Court, Polk County Courthouse; Brown, *Polk County to 1940*, 277.

¹⁶Deed Book 270, p. 189, Deed Book 271, p. 309, Deed Book 394, p. 481, Clerk of Court, Polk County Courthouse; R. L. Polk, *Lakeland City Directory* (Jacksonville: Polk Company, 1926), 590, 591; R. L. Polk, *Lakeland City Directory* (Jacksonville: Polk Company, 1945), 474.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 9 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

served on Lakeland's first commission-manager government in 1922, and later won election as Polk County's sheriff, a post he retained through the Great Depression.¹⁷

By the close of the 1920s, nearly forty dwellings had been built in what had become known as the Biltmore-Cumberland neighborhood. During the interval, the City of Lakeland targeted the neighborhood for road improvements. Most of the roads in the neighborhood were paved by the McDonald Construction Company in 1924, but several streets were paved through the municipal petition-and-assessment process. The activity was part of a larger \$500,000 municipal street paving program of the 1920s. Realtors Calvin & Overstreet, and resident L. L. Kirkpatrick petitioned the city to pave Lexington Street between Ingraham Avenue and Jefferson Street in 1923. The following year Calvin & Overstreet again petitioned pavement of Cumberland Street. That year, W. Gay Raines and several other residents who lived near the intersection of Ingraham Avenue and Monroe Street, as well as residents along Ingraham, petitioned the local government to pave Palmetto to Jefferson. Engineer Frank Weakly gained authorization from the city in December 1924 for the McDonald Company to pave Palmetto Street between Ingraham Avenue and Jefferson Avenue, and all of Jefferson Avenue with asphalt on a limerock base.¹⁸

In the 1930s, approximately fifteen houses were built; most in the later part of the decade. Many were small wood frame dwellings, such as the house at 824 South Hollingsworth Road (Photo #9), and a few displayed Bungalow influences, such as the home at 1024 East Cumberland Street (Photo #32), which was completed about 1938. A notable exception to the trend stands at 747 South Clayton Avenue (Photo #3), a relatively large Colonial Revival style dwelling executed in brick about 1935 for realtor Olin G. Bryant.¹⁹

During World War II only a few dwellings were built in the Biltmore-Cumberland neighborhood, including the wood-frame house at 1104 Biltmore Place (Photo #33). Sarah Tyler occupied the dwelling during the war and its aftermath. By far, the largest amount of historic development in the neighborhood occurred in the aftermath of World War II. By the end of 1953, nearly 100 additional dwellings were constructed in Biltmore-Cumberland. Most were relatively modest, one-story homes displaying shallow-pitched gable or hip roofs, metal casement and picture windows, and little applied ornamentation. Many of these homes had no porch;

¹⁷Hetherington, *Polk County*, 112; Deed Book 496, p. 405, Clerk of Court, Polk County Courthouse; Canter Brown, Jr., *In the Midst of All That Make Life Worth Living: Polk County, Florida to 1940* (Tallahassee: Sentry Press, 2001), 309, 317, 321-322; *Lakeland Evening Ledger*, 3 February 1944; Polk, *1938 Lakeland City Directory*, 330.

¹⁸*Lakeland Star-Telegram*, 1 January 1923, 10 May 1924; *Lakeland Morning Star-Telegram*, 1 January 1925; Minutes, City of Lakeland, Minute Book 4, p. 92, 113, 139, 146, 182, 213, 233, 249, 265, 273, 304, 318, 345.

¹⁹Deed Book 509, p. 67, Clerk of Court, Polk County Courthouse; Sanborn Map Company, *Fire Insurance Map of Lakeland*, 1929, 1938, 1946; Tebeau, *Florida*, 394-401; Cash, *Florida*, 2: 903; Works Progress Administration, "Lakeland," 63; Works Progress Administration, "Seeing Lakeland," Unpub. mss., Lakeland, 1936, 96.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 10 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

instead, a small entryway or stoop protected the entrance. A few dwellings had attached automobile garages, a trend that began in the 1930s.²⁰

Wood-frame structural systems, clad with composite asbestos-concrete panels were built at 608 South Ingraham Avenue (Photo #10) and 828 South Clayton Avenue (Photo #11). Asbestos was among the first in a host of man-made building materials developed in the early twentieth century for lowering construction costs of new homes, and “upgrading” and lowering maintenance costs of older buildings. A fibrous mineral consisting of magnesium silicate, asbestos initially became popular about 1905 as a roofing material because of its fire retardant and weather-resistant characteristics. To improve its durability, manufacturers bonded the mineral with Portland cement, and then cast in panels in a variety of shapes and thickness. Panels were manufactured in smooth or grain textures with colors applied at the factory and holes pre-drilled for face nailing. The building material spawned a new re-siding industry in the late-1920s, when the panels were first applied to wall surfaces of existing wooden exterior buildings. During the 1930s, asbestos exterior wall fabric gained popularity as a wall material for new houses, initially in larger Florida cities, and then, in the post-World War II period, spread throughout the state. In the latter half of the century, after risks associated with exposure to asbestos were documented, aluminum and then vinyl were introduced as exterior sidings and coverings.²¹

Other post-World War II dwellings in the historic district were fabricated with concrete block structural systems, such as the dwellings at 728 South Clayton Avenue (Photo #12), 734 South Clayton Avenue (Photo #14), and 1015 Biltmore Place (Photo #15). A few residences were assembled with brick walls, including the dwelling at 1021 Biltmore Place (Photo #13). Concrete blocks with ornamental faces, or “art stone,” had gained popularity as a construction material in the opening decades of the twentieth century. Then, a prospective home owner could purchase a block making machine from Sears, Roebuck & Company to assemble his own home. The decline of ornamental blocks came in the 1930s, when mass production machinery began casting thousands of “faceless” concrete units as part of a cost-saving measure. In the 1950s, this new generation of concrete blocks came to dominate the construction market, and entire neighborhoods were developed with the material. Although most concrete block dwellings were devoid of ornamentation, some displayed a hint of applied decoration, such as pierced block walls at porches and ashlar brick panels applied to bays and bracketing windows.²² The use of mass produced concrete block contrasted with the custom designs and hand production employed in the concrete blocks in the buildings planned by Frank Lloyd Wright for Florida Southern College, located several blocks to the southwest. Produced using a large degree of student labor, Wright’s progressive architecture had little impact on conventional construction in the city.

²⁰Tax Rolls, 1946-1953, Clerk of Court, Polk County Courthouse.

²¹Karen Fuhrman and Gordon Bock, “Substitute Siding,” *Old-House Journal* (September/October 1993), 55-59.

²²J. Randall Cotton, “Return to Concrete Block Houses,” *Old-House Journal* (March/April 1995), 37; Tax Rolls, 1946-1953, Clerk of Court, Polk County Courthouse; Polk, *1954 Lakeland City Directory*, 23, 32.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 11

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

City directories indicate the historic district experienced a relatively high degree of transition during the Great Depression and the immediate post-World War II interval. The trend seems to have emerged in the 1920s, when many people capitalized on the land boom. Some residents appeared to have briefly lived in a home, then moved and retained the home for rental income. Others transient residents rented a house and then moved. In the aftershock of the land boom and onset of the Great Depression, some dwellings stood vacant, either the victims of foreclosure or rents too high to attract residents. In one instance, four of ten homes in the 1000 block of East Lexington Street stood vacant for several years during the mid-1930s.

None of the residents living in the 1000 block of East Cumberland Street still lived there a decade later, and by the early-1950s the block had an entirely new set of residents. Between the 1920s and 1950s, the dwelling at 1038 Biltmore Place (photograph 24) was occupied by Clarence Maxon, Richard Park, and Herman Darnell. William Montgomery and Fenelle Wunderle were among the few long-term residents to make their homes in the 700 and 800 blocks of South Ingraham Avenue between the 1920s and 1930s. Yet, each had moved from the neighborhood by the 1950s, and only William H. Venable could claim residency along the street between the 1930s and 1950s (810 South Ingraham Avenue/photograph 49). William E. Godso of the Godso Subscription Agency was among the few long-term residents of the neighborhood, residing in the same home on Lexington Street between the 1920s and the 1950s. Similarly, realtor Olin Bryant lived in the same home on South Clayton Avenue between the 1930s and the 1950s.²³

ARCHITECTURAL CONTEXT

Colonial Revival

Colonial Revival was a dominant style of American residential architecture during the first half of the twentieth century. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. A revival of the style began after the Philadelphia Exposition of 1876, when the centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles on eighteenth century American architecture appeared in the *American Architect* and *Harpers*. The publicity helped make Colonial architecture popular throughout the country.

In Florida, the popularity of the style was eclipsed in the early 1920s by the Bungalow and Mediterranean Revival styles. The typical Colonial Revival house in Florida is an eclectic mixture of several of colonial

²³Polk, 1926 *Lakeland City Directory*, 576, 591; Polk, 1936 *Lakeland City Directory*, 330, 345; Polk, 1954 *Lakeland City Directory*, 40, 77.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 12 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

designs rather than a direct copy of a single plan. The influences of the Prairie style and American Foursquare plan often appear on models. The style emerged in the state in the late-1880s, reaching its height of popularity in the second and third decades of the twentieth century. Some identifying characteristics of Colonial Revival architecture include gable, hip, or gambrel roofs, often pierced by dormers; a symmetrical facade, an accentuated front entrance, normally set within a simple entry porches supported by columns; double-hung sash windows, frequently set in pairs and usually displaying multi-pane glazing in each sash.

Craftsman/Bungalow

The term “bungalow” is derived from modest houses with porches developed by the British in the Far East during the nineteenth century. One observer remarked that a bungalow was “a purely utilitarian contrivance developed under hard and limited conditions.” While the origin of the bungalow and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques, exhibited at the California Exposition of 1894, placed emphasis on an extensive display of structural members and the interplay of angles and planes, which became integral parts of bungalow design. In the United States, Gustav Stickley, a craftsman who later gained a national reputation, established in 1901 *The Craftsman*, a monthly journal. Stickley stressed the importance of constructing bungalows in harmony with the immediate surroundings and employing low broad proportions with minimal ornamentation. He believed that the character of a bungalow should be, “so natural and unaffected that it seems to sink into and blend with any landscape.” He urged the use of local materials in bungalow construction and that they be, “planned and built to meet simple needs in...the most direct way.”

In contrast to Stickley’s bungalow philosophy, some early models were large residences designed by professional architects for use as seasonal homes on the New England coast or year-round homes in California. One of the important architectural firms of expansive bungalows, Charles Greene and Henry Greene received commissions for a number of large projects in California, including the Gamble House (1908) and the Irwin House (1909). By 1910, the building market became flooded with catalogs of plans for inexpensive designs. Among others, Sears, Roebuck & Company made available by 1916 bungalow kits that contained standardized materials, which also helped to subvert Stickley’s emphasis on local designs and materials. *Bungalow Magazine*, another early twentieth-century architecture journal, featured house plans and articles about economical use of space, interior decoration, and landscaping. Residences in those magazines were duplicated across the United States and reinforced humbler aspects of the bungalow, which eclipsed the earlier grand versions. In Florida, the bungalow emerged as a popular residential design about 1910. One of the most common formal residential designs in the state during the 1920s, the style retained its popularity into the 1930s.

The most prominent characteristic of the style is its lack of height. With rare exceptions the bungalow is a one or one-and-one-half-story dwelling with a shallow-pitch roof. “Camelbacks” or “airplanes,” terms used to describe a second story often found on large examples, typically display a gable roof and linear form, and create more living space, increase natural circulation, and admit additional natural lighting into the interior. Although

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 13 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

side-facing and front-facing gable roofs were common design features, some models display complex roof systems. The typical bungalow has two rooms across the main facade, emphasizing horizontality at the expense of height. The porch, an integral part of a bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short wood columns upon which sit roof members. The choice of exterior sheathing materials vary from log, wood shingles, clapboard, drop siding, stucco, and stone veneers. Fenestration is consciously asymmetrical and often irregular with small windows bracketing the chimney. Double-hung sash windows or casement windows frequently appear in groups of two or three, with the upper sashes of the former type divided with muntins. Other features include dormers, carved rafter ends, and brackets mounted under the eaves.

Frame Vernacular

Frame Vernacular, the prevalent type of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. The Industrial Revolution permitted standardization of building materials and parts, which exerted a pervasive influence over vernacular house design. Popular magazines helped to disseminate information about architectural trends throughout the country. The railroad provided affordable and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

In Lakeland, like elsewhere in Florida, Frame Vernacular houses typically rise one or two stories and are assembled with balloon frame structural systems. Mounted on masonry piers, most often made of bricks, they generally have a rectangular plan, though L-shaped plans were often used to maximize cross-ventilation. Early versions often have gable or hip roofs steeply-pitched to accommodate an attic. Horizontal wood weatherboard, drop siding, or wood shingles are common exterior wall fabrics. Often employed as original roof surfacing materials, wood shingles, pressed metal shingles, or crimp metal panels have nearly always been replaced by composition shingles in a variety of shapes and colors. The facade is often placed on the gable end, making the height of the facade greater than its width. Porches are also a common feature and include one- and two-story end porches or verandas. Windows are generally double-hung sash with multi-pane glazing. Decoration, generally limited to ornamental woodwork, includes a variety of patterned shingles, turned porch columns and balustrades, and brackets and exposed rafter ends along the eaves.

Masonry Vernacular

The term "Masonry Vernacular" applies to buildings that display no formal style of architecture and is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying heavily upon native building materials. With the coming of the American Industrial Revolution mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 14

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKE LAND, POLK CO., FL**

building trends universal across the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which to select to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types than with residential architecture, where wood frame houses dominate. In Florida, most masonry houses predating 1920 were brick ornamental concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late nineteenth century. Assembled with hollow tiles or brick, the Masonry Vernacular designs of the 1920s and 1930s were often influenced by the then popular Mediterranean Revival and Streamline styles. Dwellings built with concrete blocks, often referred to as cinder block, appeared during the Great Depression. The use of the cost-efficient building material accelerated following World War II, and became especially popular in the development of residential suburbs in the 1950s.

Mediterranean Revival

Found largely in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Spanish Eclectic, and Turkish revival styles, which became popular in the Southwest and Florida early in the twentieth century. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego. The exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, architects began to look directly to the Mediterranean basin, where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. The style was popular during the 1920s, and its use continued after the collapse of the boom and in the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences to public buildings. Hollow-tile construction was typically reserved for use on large, elaborate examples, with wood framing and stucco-on-lathe being the more common construction technique. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect Mediterranean influences. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

Tudor Revival

The Tudor Revival style gained popularity in America during the first three decades of the twentieth century. The style was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late nineteenth century and were generally

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 15 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

large landmark buildings rather closely related to the English precedents. The style was adapted to smaller residential designs in the early twentieth century, when it lost much of its resemblance to English antecedents.

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its peak in popularity throughout the country. Typical features of the style include steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering, brick, and stucco exterior wall fabrics; tall, narrow casement windows with multi-paned glazing; and massive exterior chimneys, often located on the front facade of the building.

ARCHITECTURAL SIGNIFICANCE

The dwellings of the historic district embody various building forms, architectural styles and influences, including Colonial Revival, Craftsman/Bungalow, Frame Vernacular, Masonry Vernacular, Mediterranean Revival, and Tudor Revival. The homes represent design preferences of the middle-class home owners, and the evolving vernacular patterns practiced by the local builders. The district's concentration and good integrity illustrates well Lakeland's history of residential development between the 1920s and the 1950s. This district serves as a microcosm of the larger development patterns and stylistic trends that defined Florida's urban landscape during the first half of the twentieth century.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 **BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKE LAND, POLK CO., FL**

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2 **BILTMORE-CUMBERLAND HISTORIC
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- Deed Book 387, p. 9.
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 3 **BILTMORE-CUMBERLAND HISTORIC
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELEND, POLK COUNTY,
FLORIDA**

VERBAL BOUNDARY DESCRIPTION

See scaled map of the Biltmore-Cumberland Historic District. Roughly bounded by Hollingsworth Drive, Bartow Road, Lime Street, Ingraham Avenue, and McDonald Street.

BOUNDARY JUSTIFICATION

The boundary encompasses the greatest concentration of historic dwellings historically associated with the Biltmore, Cox, Avalon Place, Avalon Court, Calvin and Overstreet, and College Park subdivisions, the Biltmore-Cumberland neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Photo Page 1

Biltmore-Cumberland Historic District
Lakeland, Polk Co., FL

PHOTOGRAPHIC LIST

1. 612 South Ingraham Avenue, Biltmore-Cumberland Historic District
2. Lakeland (Polk County), Florida
3. Sidney Johnston
4. 2003
5. Historian
6. View showing front (west) facade & south elevation, facing northwest
7. Photograph number 1 of 52

Numbers 2-5 are the same for the remaining photographs.

1. 823 South Hollingsworth Road, Biltmore-Cumberland Historic District
6. View showing front (east) facade and south elevation, facing northwest
7. Photograph number 2 of 52

1. 747 South Clayton Avenue, Biltmore-Cumberland Historic District
6. View showing front (east) facade and south elevation, facing northwest
7. Photograph number 3 of 52

1. 1037 East Cumberland Street, Biltmore-Cumberland Historic District
6. View showing front (north) facade, facing south
7. Photograph number 4 of 52

1. 622 South Ingraham Avenue, Biltmore-Cumberland Historic District
6. View showing front (west) facade, facing east
7. Photograph number 5 of 52

1. 1049 East Cumberland Street, Biltmore-Cumberland Historic District
6. View showing front (north) facade and east elevation, facing southwest
7. Photograph number 6 of 52

1. 1036 East Cumberland Street, Biltmore-Cumberland Historic District
6. View showing front (south) facade and west elevation, facing northeast
7. Photograph number 7 of 52

1. 728 South Ingraham Avenue, Biltmore-Cumberland Historic District
6. View showing front (west) facade and south elevation, facing northeast
7. Photograph number 8 of 52

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Biltmore-Cumberland Historic District
Lakeland, Polk Co., FL

Section Number Photo Page 2

- 1. 824 South Hollingsworth Road, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade, facing east
- 7. Photograph number 9 of 52

- 1. 608 South Ingraham Avenue, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade and south elevation, facing northeast
- 7. Photograph number 10 of 52

- 1. 828 South Clayton Avenue, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade, facing east
- 7. Photograph number 11 of 52

- 1. 728 South Clayton Avenue, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade, facing northeast
- 7. Photograph number 12 of 52

- 1. 1021 Biltmore Place, Biltmore-Cumberland Historic District
- 6. View showing front (northwest) elevation, facing south
- 7. Photograph number 13 of 52

- 1. 734 South Clayton Avenue, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade, facing east
- 7. Photograph number 14 of 52

- 1. 1015 Biltmore Place, Biltmore-Cumberland Historic District
- 6. View showing front (northwest) facade, facing south
- 7. Photograph number 15 of 52

- 1. 802 South Ingraham Avenue, Biltmore-Cumberland Historic District
- 6. View showing front (west) facade and north elevation, facing southeast
- 7. Photograph number 16 of 52

- 1. 1017 East Lexington Street, Biltmore-Cumberland Historic District
- 6. View showing front (north) facade and west elevation, facing southeast
- 7. Photograph number 17 of 52

- 1. 801 South Hollingsworth Road, Biltmore-Cumberland Historic District
- 6. View showing front (east) facade, facing west
- 7. Photograph number 18 of 52

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Photo Page 3

Biltmore-Cumberland Historic District
Lakeland, Polk Co., FL

-
1. 1102 East Palmetto Street, Biltmore-Cumberland Historic District
 6. View showing front (south) facade, facing north
 7. Photograph number 19 of 52

 1. 532 South Wilson Avenue (non-contributing), Biltmore-Cumberland Historic District
 6. View showing front (southwest) facade, facing east
 7. Photograph number 20 of 52

 1. 1016 Biltmore Place (non-contributing), Biltmore-Cumberland Historic District
 6. View showing front (southeast) facade, facing north
 7. Photograph number 21 of 52

 1. 704-706 South Ingraham Avenue (non-contributing), Biltmore-Cumberland Historic District
 6. View showing front (west) facade and south elevation, facing northeast
 7. Photograph number 22 of 52

 1. 701 South Hollingsworth Road, Biltmore-Cumberland Historic District
 6. View showing front (east) facade, facing west
 7. Photograph number 23 of 52

 1. 1038 Biltmore Place, Biltmore-Cumberland Historic District
 6. View showing front (south) facade and west elevation, facing northeast
 7. Photograph number 24 of 52

 1. 801 South Clayton Avenue, Biltmore-Cumberland Historic District
 6. View showing front (east) facade and south elevation, facing northwest
 7. Photograph number 25 of 52

 1. 1027 East Lexington Street, Biltmore-Cumberland Historic District
 6. View showing front (north) facade, facing south
 7. Photograph number 26 of 52

 1. 1021 East Lexington Street, Biltmore-Cumberland Historic District
 6. View showing front (north) facade and west elevation, facing southeast
 7. Photograph number 27 of 52

 1. 816 South Ingraham Avenue, Biltmore-Cumberland Historic District
 6. View showing front (west) facade and north elevation, facing southeast
 7. Photograph number 28 of 52

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Biltmore-Cumberland Historic District
Lakeland, Polk Co., FL

Section Number Photo Page 4

1. 1018 East Lexington Street, Biltmore-Cumberland Historic District

6. View showing front (south) facade, facing north

7. Photograph number 29 of 52

1. 1040 East Lexington Street, Biltmore-Cumberland Historic District

6. View showing front (south) facade, facing north

7. Photograph number 30 of 52

1. 1033 East Cumberland Street, Biltmore-Cumberland Historic District

6. View showing front (north) facade and east elevation, facing southwest

7. Photograph number 31 of 52

1. 1024 East Cumberland Street, Biltmore-Cumberland Historic District

6. View showing front (south) facade, facing north

7. Photograph number 32 of 52

1. 1104 Biltmore Place, Biltmore-Cumberland Historic District

6. View showing front (south) facade, facing north

7. Photograph number 33 of 52

1. 510 South Ingraham Avenue, Biltmore-Cumberland Historic District

6. View showing front (west) facade and south elevation, facing northeast

7. Photograph number 34 of 52

1. 412 Francis Boulevard, Biltmore-Cumberland Historic District

6. View showing front (southwest) facade, facing north

7. Photograph number 35 of 52

1. 1036 East Walnut Street, Biltmore-Cumberland Historic District

6. View showing front (east) facade and south elevation, facing northwest

7. Photograph number 36 of 52

1. 1132 East Palmetto Street, Biltmore-Cumberland Historic District

6. View showing front (south) facade and west elevation, facing northeast

7. Photograph number 37 of 52

1. 834 South Jefferson Avenue, Biltmore-Cumberland Historic District

6. View showing front (west) facade, facing east

7. Photograph number 38 of 52

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number Photo Page 5

Biltmore-Cumberland Historic District
Lakeland, Polk Co., FL

1. 513 Francis Boulevard, Biltmore-Cumberland Historic District
6. View showing front (northeast) facade, facing southwest
7. Photograph number 39 of 52

1. 507 Francis Boulevard, Biltmore-Cumberland Historic District
6. View showing front (northeast) facade, facing southwest
7. Photograph number 40 of 52

1. 714 South Jefferson Avenue, Biltmore-Cumberland Historic District
6. View showing front (west) facade, facing east
7. Photograph number 41 of 52

1. 738 South Jefferson Avenue, Biltmore-Cumberland Historic District
6. View showing front (west) facade, facing east
7. Photograph number 42 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing 400 & 500 Blocks of Francis Boulevard, facing southeast
7. Photograph number 43 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing intersection of Biltmore Place and Wilson Avenue, facing northeast
7. Photograph number 44 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing intersection of Biltmore Place, Ingraham Avenue, and Palmetto Street, facing northeast
7. Photograph number 45 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing 1102, 1108, 1114, and 1118 East Palmetto Street, facing northwest
7. Photograph number 46 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing 1100 Block of East Palmetto Street, facing west
7. Photograph number 47 of 52

1. Landscape, Biltmore-Cumberland Historic District
6. View showing 1100 Block of East Cumberland Street, facing west
7. Photograph number 48 of 52

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 6

**BILTMORE-CUMBERLAND HISTORIC
DISTRICT, LAKELAND, POLK CO., FL**

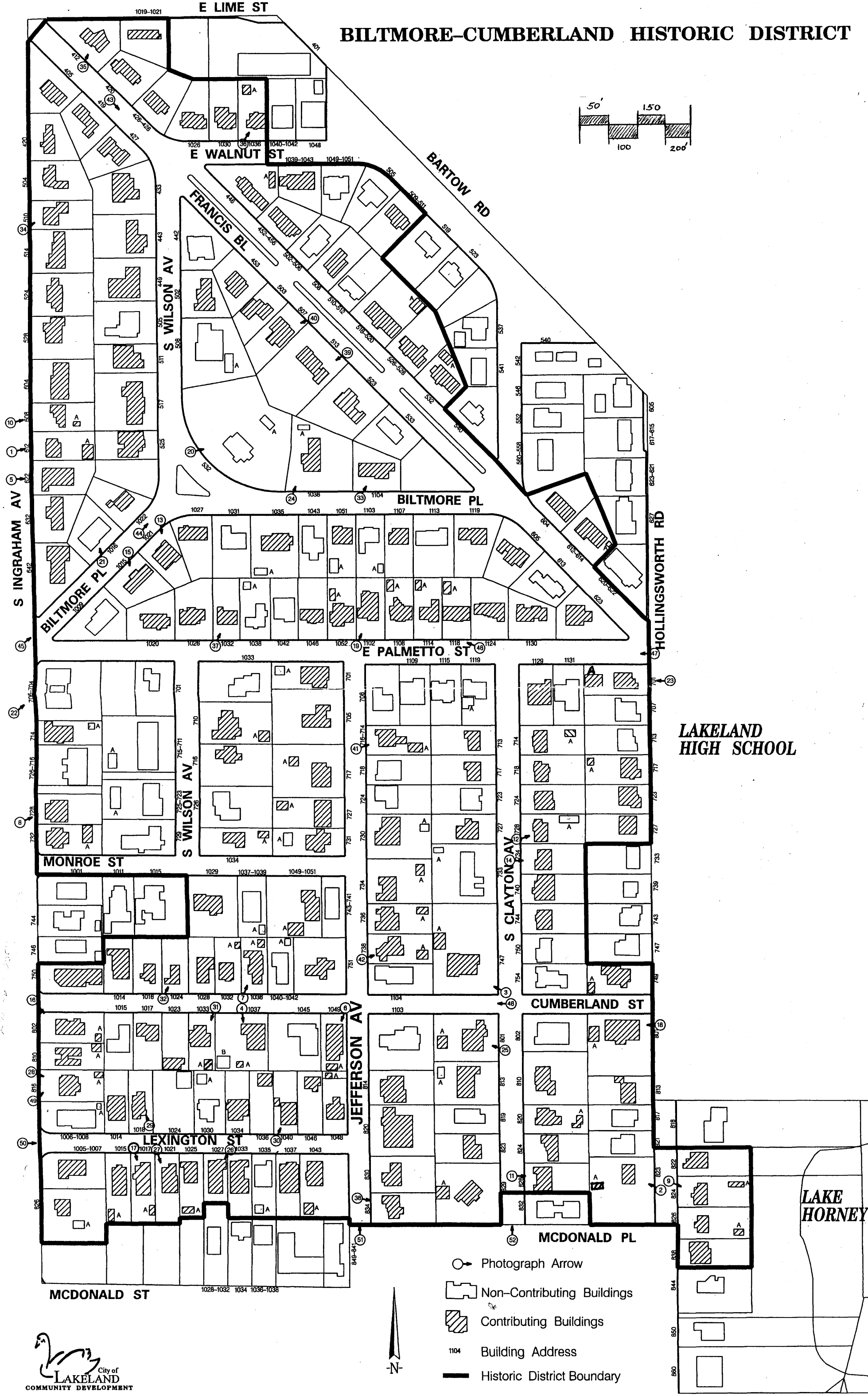
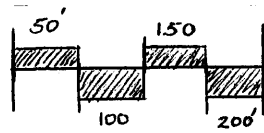
- 1. Landscape, Biltmore-Cumberland Historic District
- 6. View showing 802, 810, and 818 South Ingraham Avenue, facing northeast
- 7. Photograph number 49 of 52

- 1. Landscape, Biltmore-Cumberland Historic District
- 6. View showing 1100 Block of East Lexington Street, facing east
- 7. Photograph number 50 of 52

- 1. Landscape, Biltmore-Cumberland Historic District
- 6. View showing 800 Block of South Jefferson Street, facing north
- 7. Photograph number 51 of 52

- 1. Landscape, Biltmore-Cumberland Historic District
- 6. View showing 800 Block of South Clayton Avenue, facing north
- 7. Photograph number 52 of 52

BILTMORE-CUMBERLAND HISTORIC DISTRICT



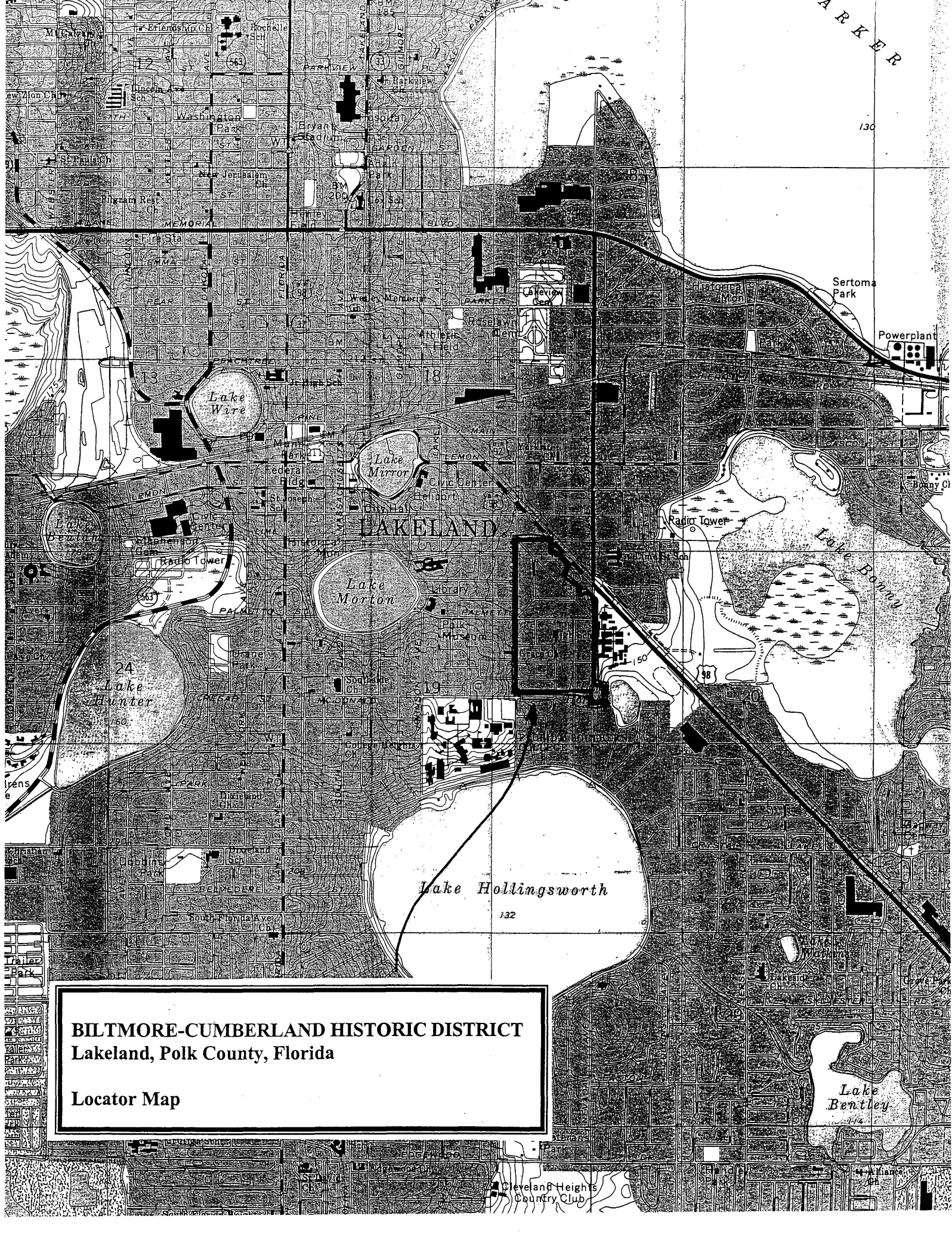
LAKELAND HIGH SCHOOL

LAKE HORNEY

- Photograph Arrow
- Non-Contributing Buildings
- Contributing Buildings
- 1104 Building Address
- Historic District Boundary



A R K E R



130

Sertoma Park

Powerplant

Lake Wire

Lake Mirror

Lake Morton

Lake Hunter

Lake Bonnu

Lake Hollingsworth

132

Lake Bentley

BILTMORE-CUMBERLAND HISTORIC DISTRICT
Lakeland, Polk County, Florida

Locator Map

Cleveland Heights Country Club

Alliance