

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

**National Register of Historic Places
Registration Form**

SEP 14 1993

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

1. Name of Property

historic name Haines, Elizabeth, House

other names/site number Site # 8HG666

2. Location

street & number 605 Summit Drive n/a not for publication

city or town Sebring n/a vicinity

state Florida code FL county Highlands code 055 zip code 33870

3. State/Federal Agency Certification

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

Suzanne P. Walker/Deputy SHPO 9/3/93
 Signature of certifying official/Title Date

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

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register. Entered in the National Register
 See continuation sheet.

determined eligible for the National Register

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

 Signature of the Keeper Date of Action

Suzanne P. Walker 10/14/93

Haines, Elizabeth, House
Name of Property

Highlands Co., Fl.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
2	1	buildings
0	0	sites
1	0	structures
0	0	objects
3	1	Total

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

Number of contributing resources previously listed in the National Register

Multiple Resource Area of Sebring, Fl.

31

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & 20TH CENTURY REVIVALS/
Mission/Spanish Colonial Revival
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation OTHER/hollow tile
walls STUCCO
roof CERAMIC TILE
other WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1927-1943

Significant Dates

1927-1928

Significant Person

(Complete if Criterion B is marked above)

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 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

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

Name of repository:

Haines, Elizabeth, House
Name of Property

Highlands, Fl.
County and State

10. Geographical Data

Acreage of Property 1.4 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	454580	3042960
Zone	Easting	Northing	
2			

RECEIVED

SEP 14 1993

NATIONAL REGISTER		
3		
Zone	Easting	Northing
4		

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stephen Olausen/Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1993

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

city or town Tallahassee state Fl. zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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ELIZABETH HAINES HOUSE
HIGHLAND COUNTY, SEBRING, FL.

Section number 7 Page 1

The Elizabeth Haines House is a large, two-story, Mediterranean Revival style residence. The house and associated outbuildings are located on a prominent corner lot in the Sebring Heights subdivision of the city of Sebring, Florida. The Haines House contributes to the Multiple Resource Area of Sebring, Florida.

SETTING

The Haines House occupies a site of approximately 1.4 acres at the southwest corner of the intersection of Summit Drive and Valencia Avenue. The location of the house at the summit of the highest hill in the area originally gave the house a commanding view of Lake Jackson. Ensuing development and the growth of trees has resulted in the loss of that view. The house is set back approximately forty-five feet from Summit Drive (photo 1). Its beautifully landscaped lawn is dotted with a variety of exotic flowering plants, bushes, and trees. A driveway begins at the northeastern edge of the property on Summit Drive, runs along the east side of the building and curves to provide access to Valencia Avenue (photo 2). The front walk splits at its midway point between the house and the sidewalk to surround a circular garden, which contains a decorative masonry birdbath (photo 3). A concrete patio and swimming pool are located directly behind the main house (photo 4). Two outbuildings, a contributing guest house and a non-contributing garage, are located to the rear of the house near its southeast corner. A contributing polygonal, frame gazebo is situated near the southwest corner of the property. The area surrounding the property is zoned residential and the house is bordered by residences that date from the 1960s.

Exterior Description

The two-story residence measures approximately sixty feet in width (photo 5). It is constructed of hollow tile and surfaced with smooth stucco of a light tan hue. The house has an irregular plan consisting of a hip roof central block with two cross-hip extensions and a rear shed roof addition. The roof

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surfaces are covered with ceramic barrel tile. The boxed eaves are accented with decorative wood modillions. All woodwork is painted a deep reddish-brown color. The house rests on a raised hollow tile foundation, which is pierced at regular intervals to allow for the circulation of air under the first floor.

The main (north) facade of the building is symmetrically balanced and features a central entrance, recessed in an elongated blind arch (photo 6). The double-door entrance is set in an arched opening and is flanked by rectangular sidelights. The doors are arched to match the curve of the opening and consist of two glass panes with wood headers, stiles, and kick plates. Paired casement windows set in arched openings flank the entranceway. A concrete terrace extends from the central unit and terminates at a masonry knee wall. It is surfaced with decorative polychromatic ceramic tile set in a cement base. The steps leading to the terrace are semi-circular in shape and are flanked by curved masonry rails.

The two cross-hip wings that extend from either side of the central block of the house are identical in design and feature two single double-hung sash windows with 3/1 lights in each story. The second story of the central unit contains three large rectangular windows. The center window of the group is tripartite, consisting of a sliding aluminum window topped by a four-light transom and flanked by two fixed windows with single glass pane transoms. Sliding aluminum windows with four-light transoms are located on either side of the center window.

The east elevation of the house features a prominent end, exterior chimney stack with a corbelled cap (photo 7). The windows of the second story are double-hung sash with 3/1 lights set in rectangular openings of varying sizes. An offset side entrance is accessed by a concrete stoop. Two three-light awning windows and a pair of single pane casement windows flank the entrance on the north and south, respectively. A single 3/1 light double-hung sash window is located near the southeast corner of the building.

The rear (south) elevation features a one-story shed roof extension and a two-story cross-hip projection (photo 8). The

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cross-hip projection on the east contains rectangular jalousie windows in the upper story and three-light awning and 3/1 double-hung sash windows on the ground floor. The second story of the central unit and west wing extension is visible above the roof of the shed roof addition. The rear of the west wing extension has blind rectangular panels instead of windows (photo 9). An end, exterior chimney stack is centered between a pair of casement windows with four light transoms, similar to those found on the facade. The rooms of the shed roof extension are accessed through a central double-door entrance and an offset single door.

The second story of the west elevation has two 3/1 light double-hung sash windows and a decorative stained glass sash window offset near the southwest corner (photo 10). Fenestration of the first story consists of three double-hung sash windows with 3/1 lights.

INTERIOR DESCRIPTION

All of the interior rooms maintain their original configurations. The center block of the house contains a large living room and an equally spacious family room. The main entrance of the house leads directly into a large rectangular living room (photo 11). The original picture molding, wide baseboards, and built-in book cases of the living room are intact. A large fireplace with a decorative ceramic tile surround is located on the south wall. The dining room adjoins the living room on the east and also features a unique tiled fireplace (photo 12). South of the dining room is a large kitchen, which has been updated with modern appliances (photo 13). A sewing room and a bedroom with an adjoining bathroom and built-in closet are located in the west wing extension.

The bathrooms off the bedrooms on both floors of the house retain their original glazed ceramic tile finishes and chromium fixtures. The second floor is accessed by a staircase off the southwest corner of the living room. The staircase has square balusters and panelled wood newel posts. A decorative stained glass window lights the staircase at its mid-landing (photo 14).

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The second floor features a great room that matches the configuration of the living room below (photo 15). Flanking the great room on either side are two large bedrooms with adjoining baths (photo 16). A maid's bedroom and bath are located behind the bedroom in the east wing.

Guest House

The guest house is a square, one-story building (photos 17 and 18). It has a hip roof with barrel tile surfacing, boxed eaves, and wood brackets that resemble those of the main house. The building has a hollow tile structural system and is surfaced with smooth stucco. The facade features two double-hung sash windows with 3/1 lights and a single door entrance, which is located on the northwest corner.

The interior of the guest house is presently being renovated. The entrance leads to a hall that originally served as a kitchen. At the end of the hall is a bathroom that retains its original fixtures. The hall opens on a large room, which now serves as a storage area (photo 19).

Gazebo

The gazebo, near the southwest corner of the property (photo 21), is a small, six-sided structure with a pyramidal roof. The roof is supported by square posts that extend to a knee wall below. The knee wall is clad with wood drop siding.

Garage and Pool

The garage is a non-contributing, one-story, L-shaped building (photo 21). It has a wood frame structural system and is sheathed with smooth stucco exterior fabric. The flat, built-up roof is encircled by a parapet with decorative pantile coping. Two garage bays pierce the sides of each of the two units that form the L-shape of the building. The west unit, which dates to the 1940s, retains its original tin garage doors. The unit on

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the south was added in 1978. A non-contributing, oval swimming pool was placed behind the house in 1981.

Alterations

The only significant alteration to the original exterior appearance of the main house is the family and sewing room addition on the rear elevation. This shed roof addition replaced an open air porch and was constructed in 1983. Because great care was taken to match the original woodwork and window configuration, the addition does little to detract from the overall historic appearance of the house. Other alterations include the replacement of the original windows in the second story of the main block on the facade and the rear elevation of the east wing.

The interior of the main house has retained a high degree of integrity. The only significant changes have been the remodelling of the kitchen to update the appliances.

The guest house was originally a two car garage that was converted to a two bedroom living space sometime during the 1940s. Recently, the walls that formed the bedrooms were removed. Other alterations include the removal of a door accessing the guest house on the rear elevation and the enclosure of that opening with awning windows.

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HIGHLAND COUNTY, SEBRING, FL.Section number 8 Page 1

SUMMARY

The Elizabeth Haines House is eligible for listing in the National Register of Historic Places under criterion C at the local level as an imposing local example of a Mediterranean Revival style residence. It contributes to the Multiple Resource Area of Sebring, Florida multiple property group under historic context The Land Boom Period of the 1920s. Completed in 1928, the Haines House was among the last of the grand residences constructed in Sebring prior to the collapse of the real estate market. The interior was designed to fit the needs of its original owner and appointed with the most modern conveniences. With the exception of the rear one-story shed roof addition, the Haines House retains a high degree of its architectural integrity.

HISTORIC CONTEXT

The Sebring Heights subdivision was platted and laid out in 1923, just as the City of Sebring was entering its most significant period of historic development. Situated in an area of low-rolling hills about one mile north of the downtown area, the subdivision featured large residential building lots located along curved streets. Its centerpiece was a circular greenspace, which echoed Circle Park of the commercial center of the town. The distance of Sebring Heights from the downtown area, however, hindered its immediate development. Although most of the lots in the subdivision were purchased during the hectic speculation of the boom period, there is no existing evidence that any actual development took place there before 1927.

In February of that year, Elizabeth Haines, a retired school teacher and widow of wealthy businessman John Locke Haines of Massachusetts, purchased three lots in the subdivision. She had spent several previous winters in Sebring in a house in the Lakeview Place subdivision. Plans for her new home called for the erection of a large, nine room dwelling with detached two-car garage. Construction commenced in the Fall of 1927 and was completed early the following winter. When it was finished, a local reporter proclaimed the house "one of the most beautiful and luxurious residences ever built in Sebring." The interior of the house was finished with high quality materials. Two large living rooms, one on each floor, had built-in bookcases to house Haine's extensive library. Imported Italian ceramic was used for the fireplace surrounds. A central steam heating unit and

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Section number 8 Page 2

~~laundry were located in the adjoining two-car garage. The house originally had an innovative solar hot water heater, which was later removed.~~

Haines continued to spend her winters at the house until 1943, when she sold it to William Vernon Higgins, a native of New York and owner/manager of the Hotel Sebring, one of the city's finest hostelries. Sometime during the period of his ownership of the house, Higgins added a Mediterranean Revival style two-car garage to the property and converted the original garage into a guest house.

ARCHITECTURAL CONTEXT

The Multiple Resource Area nomination of Sebring, Florida discusses several architectural styles used for residential architecture and notes that "architecture reflecting a Mediterranean or Spanish influence is also prevalent in Sebring." The nomination then briefly discusses two variants of this influence, the Mission and the Spanish Colonial Revival styles. An interest in these styles can be traced to the Pan-American Exhibition held in San Diego in 1915. For the exhibition, Bertram Grosvenor Goodhue authored a detailed study of Spanish Colonial architecture. However, he wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. What was known in the 1920s as the "Spanish boom" included stylistic features of Spanish, Colonial, Byzantine, Moorish, Mission and Italianate styles and is today most commonly called the Mediterranean Revival style. This style proved to be a perfect marketing device for newly developing Florida communities and subdivisions, for it conveyed the exotic beauty of the area while also drawing upon a remote link to Florida's Spanish Colonial heritage.

The Haines residence reflects a Mediterranean influence. It has the general configuration of an Italian Renaissance style residence, but its restrained detailing is characteristic of the freely adapted Italian and Spanish motifs that are commonly referred to as the Mediterranean Revival style. These features include the tile covered roof; the wide overhanging, boxed eaves supported by decorative brackets; and the stucco exterior wall surfaces.

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BIBLIOGRAPHIC REFERENCES

"Beautiful Home of Mrs. Haines Complete." Highland County News,
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106, p. 844; 287, p. 383; 315, 557; 436, p. 36.

Historic Property Associates, Inc. "Historic Properties Survey,
Sebring Florida," report (St. Augustine, Florida, September,
1987).

McAllester, Virginia and Lee. A Field Guide to American Houses.
New York: Alfred A. Knopf, 1985.

Olausen, Stephen. Interview with Ruth Sebring, February 18, 1993.

Sebring American, 15 February 1928.

Sebring News, 3 August 1967.

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**ELIZABETH HAINES HOUSE
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VERBAL BOUNDARY DESCRIPTION

The boundary encompasses all that land consisting of lots 7, 8, 9, and 10, and portions of lots 11 to 13, of block 250 of the Sebring Heights Subdivision of Sebring, Highlands County, Florida.

BOUNDARY JUSTIFICATION

The boundary includes all of the property, buildings, and structures associated with the Elizabeth Haines House during its period of historical significance.

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**ELIZABETH HAINES HOUSE
HIGHLANDS COUNTY, SEBRING, FL.**

Section number Photo Page 1

1. Elizabeth Haines House, 605 Summit Drive
2. Highlands County, Florida
3. Stephen A. Olausen
4. February 17, 1993
5. Historic Property Associates, Inc. P.O. Box 1002
St. Augustine Florida 32085-1002
6. Wide angle view of main house and surrounding property,
facing southwest
7. 1 of 21

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

6. Wide angle view showing garage, guest house, and main house,
facing northwest
7. 2 of 21
6. Close-up of circular garden on front walk, facing south
7. 3 of 21
6. View of rear patio and pool area, facing southwest
7. 4 of 21
6. View of main (north) elevation, facing south
7. 5 of 21
6. Close-up view of the main entranceway, facing south
7. 6 of 21
6. View of east side, facing west
7. 7 of 21
6. View of rear (south) elevation, facing northeast
7. 8 of 21
6. View of rear elevation, facing northwest
7. 9 of 21
6. View of west side, facing east
7. 10 of 21
6. Interior view of the first floor living room of the main
house, facing southeast
7. 11 of 21

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6. Interior view of the dining room of the main house, facing northeast
7. 12 of 21

6. Interior view of the kitchen of the main house, facing southeast
7. 13 of 21

6. Close-up view of the stained glass window at the mid-landing of the staircase leading to the second floor of the main house, facing southwest
7. 14 of 21

6. Interior view of the second story great room of the main house, facing southwest
7. 15 of 21

6. Interior view of the bedroom in the second story of the east wing of the main house, facing northeast
7. 16 of 21

6. View of the primary (north) elevation of the guest house, facing south
7. 17 of 21

6. View of the rear (south) elevation of the guest house, facing north
7. 18 of 21

6. Interior view of the storage area of the guest house, facing southwest
7. 19 of 21

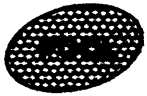
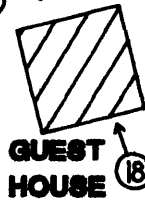
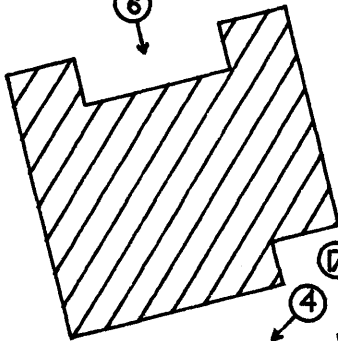
6. View of the gazebo, facing southwest
7. 20 of 21

6. View of the four car garage, facing west
7. 21 of 21


Haines House
Highland Co.,
Sebring, Fl.

SUMMIT DRIVE

SUMMIT
CIRCLE



LEGEND

BOUNDARY 



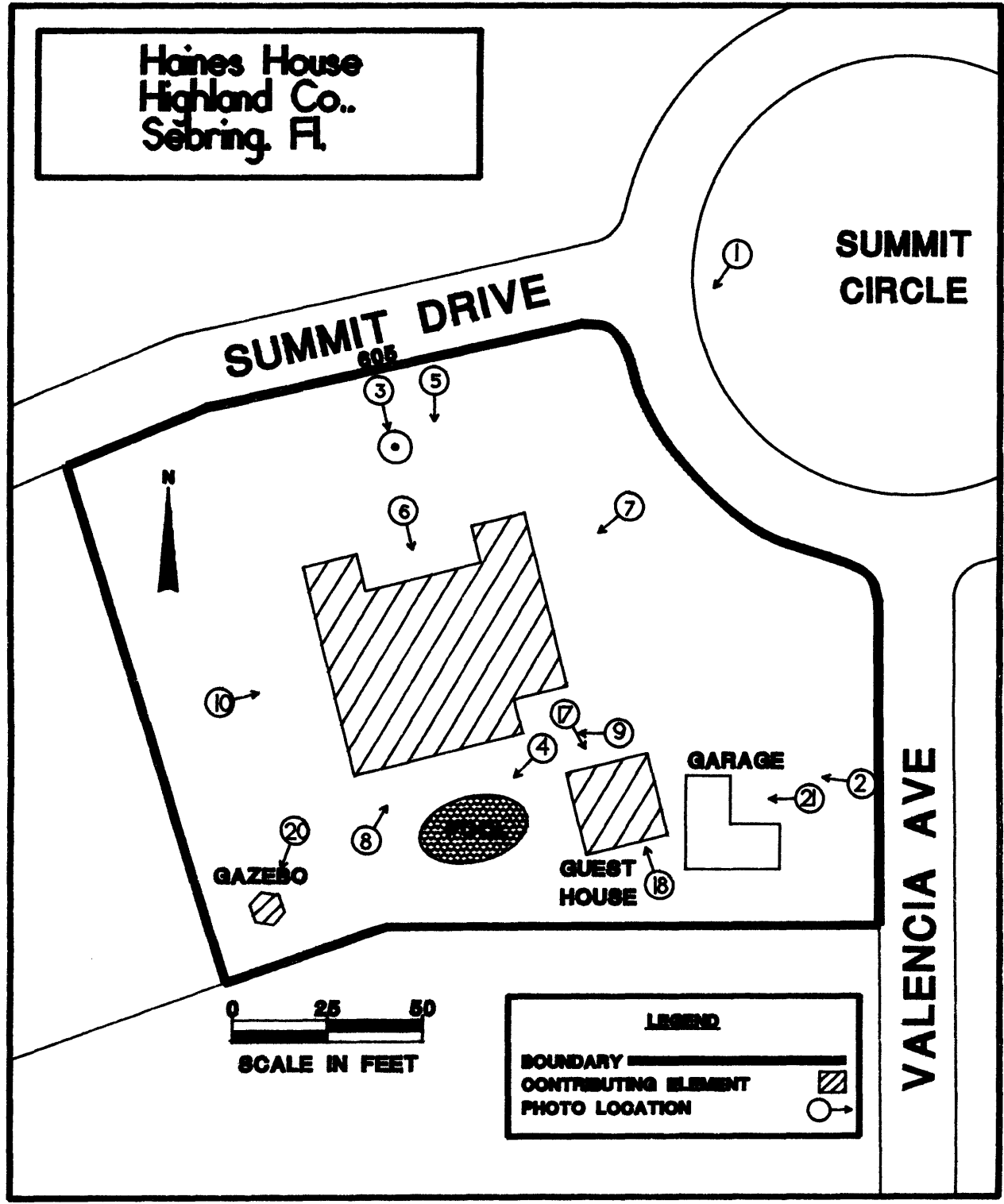
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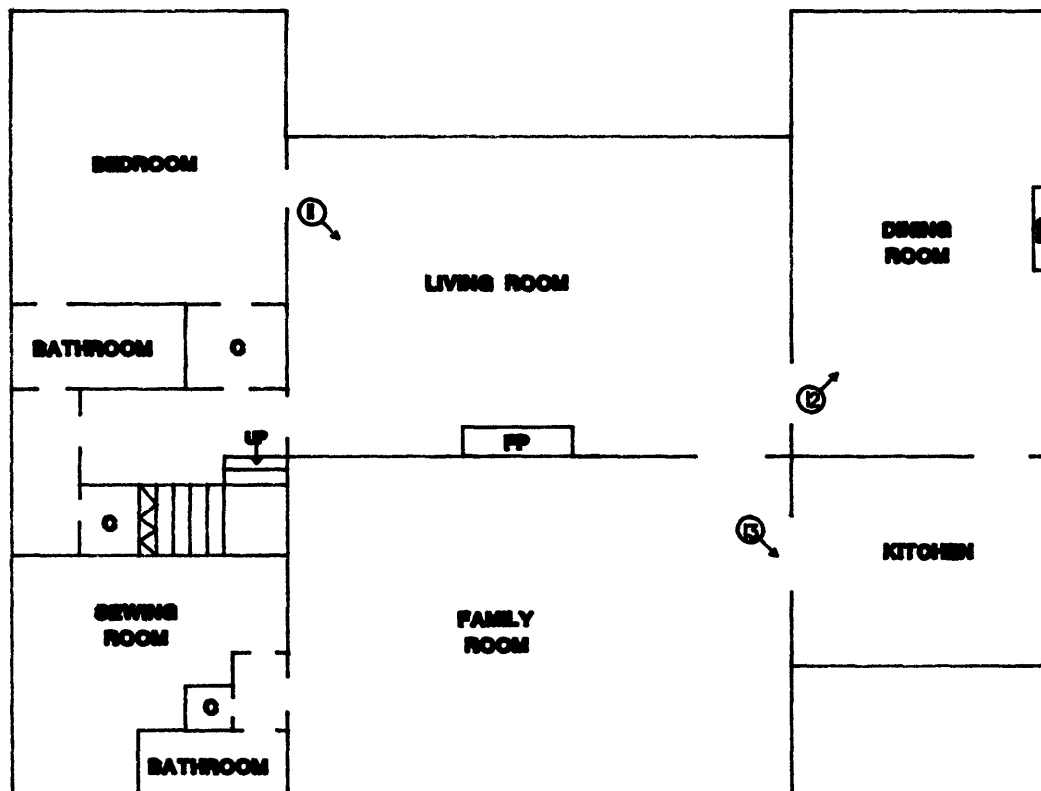
PHOTO LOCATION 

VALENCIA AVE



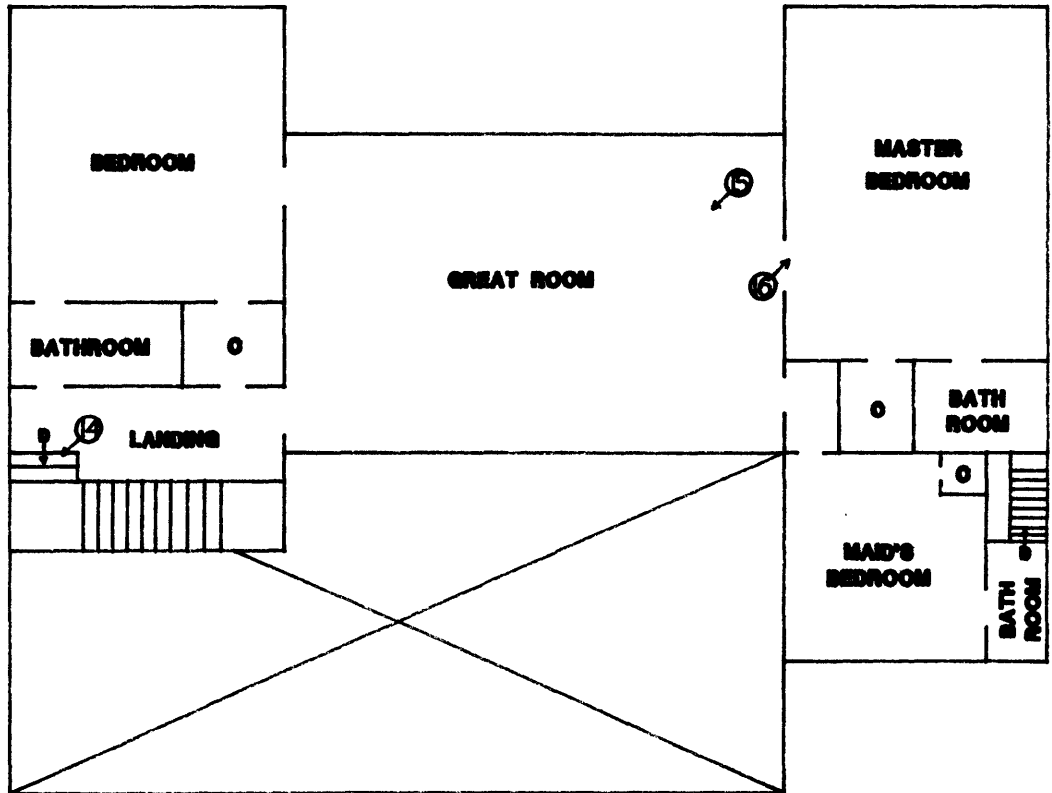
Haines House Highland Co., Sebring, Fl. First Floor Plan

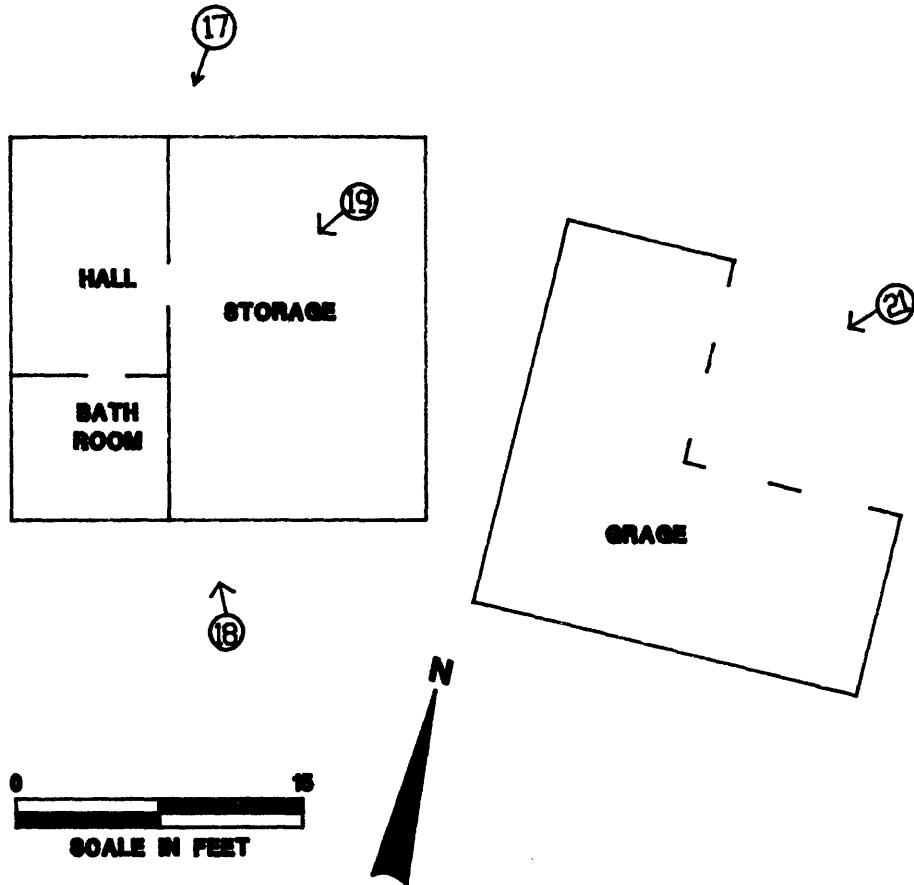
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Haines House Highland Co., Sebring, Fl. Second Floor Plan

PHOTO LOCATION = ○ →





Haines House
Highlands Co., Sebring, Fl.
Outbuilding Floor Plans

PHOTO LOCATION = ○→