

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

For NPS use only

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

received FEB 18 1987
date entered

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

1. Name

historic Lakeside Inn

and/or common Lakeside Inn

2. Location

street & number 100 North Alexander Street

N/A not for publication

city, town Mount Dora

N/A vicinity of

state Florida

code 12

county Lake

code 069

3. Classification

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

4. Owner of Property

name Lakeside Inn of Mount Dora, Limited

street & number 631 North Hyer Avenue

city, town Orlando

N/A vicinity of

state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Lake County Courthouse

street & number 315 West Main Street

city, town Tavares

state Florida

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date N/A

federal state county local

depository for survey records N/A

city, town N/A

state N/A

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The Lakeside Inn is a complex of five buildings situated on the eastern shore of Lake Dora in the city of Mount Dora, Lake County, Florida. It consists of three frame vernacular buildings constructed in 1883 (enlarged 1903), 1908, and 1914 respectively, and two stucco over frame structures built in a vernacular adaptation of the Jacobethan style in 1926 and 1929. The main building and the two stuccoed buildings form a quadrangle. An olympic size swimming pool constructed in 1929 defines the western end of the quadrangle without obstructing the open view of the lake. The entire complex retains its 1930's appearance and character to a remarkable degree.

Site

The first structure constructed in what is now the Lakeside Inn complex was sited at the top of a gradual slope rising from the eastern shore of Lake Dora, adjacent to the central area of the newly established town of Mount Dora. The railroad line completed in 1886 and running at an angle behind the building separated the site from the center of the town, but the proximity of the railroad depot undoubtedly contributed to the early commercial success of the hotel, known originally as the Lake House. Early photographs (1884 and 1890) indicate that the site was relatively bare of trees, and probably afforded an unobstructed view of the lake. Supportive landscaping was probably added after 1903, when the original structure was substantially expanded. Lush landscaping that gave the property an "Old Florida" appearance is evident in photographs from the mid and late 1920's. By that time, the existing driveway and turning circle in front of the building was in place, two frame buildings had been constructed to the northwest and southwest of the main building as annexes to the hotel, a rusticated stone wall and entrance gate defined the north boundary of the complex along Woodland Avenue and parking and service areas were provided at the rear of the main building. Two additional annex buildings, constructed in 1926 and 1929, were designed to follow the slope of the site and sited so as to form the north and south sides of a broad quadrangle in front of the main building. An olympic size swimming pool, also completed in 1929, at the western end of this quadrangle completed the facilities.

The entire complex has recently been completely refurbished for continuation of its original and historic use, without significant alterations to either the buildings or the site. Thus, the Lakeside Inn retains to an exceptionally high degree both the appearance and the character of a modest but substantial resort hotel of the pre-depression era, and an air of sedate semi-seclusion on which the development of the surrounding community does not intrude.

Buildings

Lakeside main building in the Lakeside Inn complex (Building #1 on the attached site plan) is a two-story, wood frame building, with a three-story central block and an extensive one and two-story ell in the rear. It incorporates a small two-story structure originally built in 1883, to which a massive addition was made in 1903. Extensive interior alterations were made to the building in 1926-30.

8. Significance

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

Specific dates 1883, 1908, 1914, 1926 **Builder/Architect** Frederick W. Wentworth

¹⁹²⁹
Statement of Significance (in one paragraph)

The Lakeside Inn hotel complex meets criteria A and C for listing in the National Register of Historic Places. It is significant architecturally for the mix of architectural styles that reflect the evolution of a successful hotel facility during the late 19th and early 20th centuries, and historically for its continuous role in the early establishment and growth of the Mount Dora community. The contributing resources that comprise the complex retain both the appearance and character that reflect their individual and collective significance.

The site of the Lakeside Inn complex is located on land homesteaded in 1875 by William and Annie Stone of Chicago, Illinois. Theirs was the second homestead established in what is now the city of Mount Dora.¹ In 1881, Annie Stone was remarried to John P. Donnelly, one of the leading promoters and developers in the community that was formally recognized by the establishment of a Post Office in 1883.² Although accounts are conflicting, it appears that the Donnellys, in partnership with others, built the two-story, wood frame building known originally as the Lake House, which was the genesis of the existing Lakeside Inn complex.

The Lake House was one of three inns or boarding houses in the community that catered to a growing number of winter visitors and land speculators visiting the area. In 1886, the Sanford and Lake Eustis Railroad was completed through Mount Dora, and a winter Chautauqua campground was established nearby.³ These events assured a steady and substantial flow of tourists, and the fact that the railroad depot was located just across the tracks from the Lake House undoubtedly contributed to the success of the hotel. Although information on the early years of its operation is sketchy, it appears that the Lake House was managed from an early date by Miss Emma Boone, an experienced hotel manager from Boston, Massachusetts. Miss Boone is identified as Manager of the Lake House in an advertisement in the 1894 Chautauqua program, but in a similar ad in 1900, she is shown as proprietor.⁴ In 1903, Miss Boone married George D. Thayer, a retired merchant, also from Boston. Thayer formed a stock company and carried out an expansion project that tripled the size of the original Lake House, providing increased dining room and kitchen facilities as well as additional guest rooms, and giving the building the essential structural configuration that it retains today. At this time, the name of the hotel was changed to Lakeside Inn.⁵

Within five years, however, the Inn had again outgrown its facilities. Although the annual Chautauqua meetings ended after fire destroyed the auditorium and hotel buildings at the campground in 1906, Mount Dora continued to attract a steadily growing number of winter visitors. In order to accommodate additional guests, and those with health problems, a second building, known as the Gatehouse was built in 1908. This was a two-story, frame structure easily mistaken for a single family residence, located near the entrance to the Lakeside grounds from Woodland Avenue. In 1914, a second annex building was added to the complex, this being a larger, three-story frame structure known as the Sunset Cottage. Emma Boone Thayer died in 1909, but George Thayer continued to operate the Inn until 1924, when he sold the property.⁶

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 3.5 apx.

Quadrangle name Eustis

Quadrangle scale 1:24,000

UTM References

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Verbal boundary description and justification

See Lakeside Inn Site Plan, Durden, Wicks & Associate, Inc. August 22, 1985, copy attached. This area includes all historic resources associated with the Lakeside Inn.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Elizabeth Chave/Richard Ferrell/William N. Thurston

organization Bureau of Historic Preservation date February 1987

street & number Department of State, The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *George W. Perry*

title State Historic Preservation Officer date 2/9/87

For NPS use only

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

entered in the
National Register

Keoper of the National Register

date 3-19-87

Attest:

date

Chief of Registration

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

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

For NPS use only

received

date entered

Continuation sheet 1

Item number 7

Page 2

The original structure, which now forms the north wing of the building, was a simple hip roofed structure with an ell at the rear for service facilities. Its main (west) facade was five bays wide, with a central doorway on the first floor. A one-story veranda extending across the facade was supported on six brick piers, above which wood columns connected by shallow arched brackets carried the roof. A broad wood stairway led to the veranda and the main entrance. Paired windows flanked the doorway on the first floor with a central window located on the second floor. The siding was clapboard, with a plain fascia board beneath the roof eaves. Early photographs indicate that the building was painted in a light color with dark colored shutters on the main facade.

The first major alterations occurred in 1903, when the three-story, three-bay central block and a two-story, six-bay south wing were added. The veranda was extended to wrap around the north and south ends of the building with an octagonal gazebo at its northwest corner. The main entrance was relocated in the central block and the original entrance was replaced by a window. The rear wing was also enlarged to improve the service facilities and provide additional guest rooms. These additions followed the architectural style and detail of the original structure.

A second alteration, made between 1928 and 1930, defines the present appearance of the structure. These alterations included the elimination of Victorian exterior and interior detailing, such as the corner gazebo and curved brackets between the veranda columns. The first floor windows on the main facade were replaced with larger single pane windows with five pane transom lights. The windows at the south end were also replaced. The first floor interior was extensively remodeled. The central lobby was expanded to extend the full length of the building. The lobby ceiling was reinforced with steel beams and a coffered wooden ceiling installed. The lobby fireplace and central stairway were retained as installed in the 1903 alteration. The dining room located in the rear wing first floor was expanded by a one-story addition on the north side which extended slightly beyond the end of the north wing of the main structure. Bathrooms with contemporary fixtures were installed in the second floor guest rooms. Otherwise these rooms, with six panelled wood doors and simple wood mouldings, were retained in the 1903 T plan configuration of the second floor.

With the exception of replacement of the flat exterior wall at the north end of the dining room, with a semi-circular wall to provide additional interior space in 1949, and modernization of the kitchen facilities in the rear wing service area, no significant changes have been made to this building since 1930.

The Gatehouse (building #4 on the attached site plan) was built in 1908 as the first annex to the main hotel. This building is a two-story, frame vernacular residential structure set on rusticated cast block piers. It is clad with drop siding on the lower floor and shingle siding on its upper story. It is irregular in plan, with small, assymetrical wings at the northwest and southwest corners, and a small ell at the rear. A broad front veranda on the main (east) facade retains the simple

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet 2

Item number 7

Page 3

Victorian trim that echoed that of the original main building. The original windows on the second floor main facade which overhung the first floor veranda were altered and replaced in the 1940's to provide improved natural lighting for rooms that had previously been converted to office use. The original one over one wood sash windows remain on the first floor and second floor rear. Minor interior alterations in the 1950's included installation of dropped tile ceiling and wood grain panelling above the original wood panelled wainscoting in the lobby and stairwell. Otherwise, the building retains its original appearance and character.

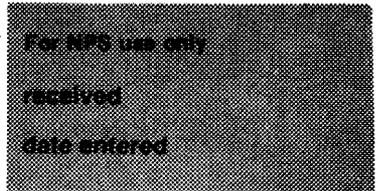
The Sunset (building #5 on attached site plan) is a three-story, frame building constructed in 1914 as the second annex to the hotel. The building has survived with no significant alterations. The building is rectangular in plan and is set on brick piers subsequently infilled with cement block curtains. The main (east) facade is five bays in width, with a central entrance on the first floor. A gabled dormer two bays in width rising above the second story level suggests a cruciform gabled roof, but a flat dormer, three bays in width breaks the rear of the main roof. The building has drop siding on the first and second stories, with shingle siding on the gables and dormers. All windows are original one over one wood sash, with the exception of eight over one on a shallow two-story ell at the southwest corner, which appears to be an early addition of undetermined date. A one story veranda spans the main facade and extends slightly beyond the north end. The shed roof at this veranda is broken by a narrow projecting gable roof at the main entrance and a broad projecting gable at the north end. The veranda retains the arched brackets that reflected the design of the main hotel building. The interior, which remains in tact, has guest rooms flanking a central hallway on each of the three floors. Original woodwork includes the original central stairway and tongue and groove wainscoting throughout.

The Gables and the Terrace (buildings #2 and 3 on the attached site plan) were constructed in 1926 and 1929 respectively from plans prepared by Frederick W. Wentworth, a Patterson, New Jersey architect, who was also one of the owners of the property. These buildings are nearly identical in basic design and floor plan, but vary in architectural detail. They are elongated rectangular structures of simple stucco over wood frame construction set on masonry foundations. Designed to follow the slope of the site, they maintain a two-story height with a steeply pitched roof. The gabled main roofs are broken by transverse gables at each end and in the center. The roof fabric is a diamond pattern shingle. A chimney pierces the rear slope of the roof of each building near the west end.

The main facades face each other across the quadrangle. The south facade of the Gables is more elaborate than the north facade of the Terrace. The former exhibits four, two-story, flat-roofed projecting bays, and a one-story veranda connecting the two interior bays to form a covered access to the main entrance. The latter has only two bays flanking the central dormer and the simple entry covered only by a cantilevered arch. The east ends of the buildings, facing the main hotel, also vary. Each has a projecting second story gable above a central entry, and a higher gable to the left, but the Terrace building has a small gabled dormer above a first floor window and a separate second story dormer to the right of the central gable.

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

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



Continuation sheet 3

Item number 7

Page 4

The west end of each building terminates in a deep, flat-roofed bay with large picture windows with transom and side lights at each floor level overlooking the lake. All of the bays are parapeted above a molded cornice. Windows are predominantly six over one, double hung wood sash, with smaller four over one windows interspersed in a regular pattern.

Ancillary Resources

Two additional structures complete the historic Lakeside Inn Complex. The rusticated stone walls and gate posts flanking the entrance driveway appear in 1920's photographs. Although no date for their construction has been definitely established, they were probably installed during the first major expansion of the Lakeside Inn main building in 1903, or shortly thereafter. They remain unchanged. The swimming pool at the western end of the quadrangle was completed by 1930. The olympic size, rectangular pool is set in the ground and surrounded by a concrete walkway, with simple cast iron light standards at each corner. The pool recently was relined and the mechanical system replaced; otherwise, it also remains unaltered.

A second, smaller swimming pool located in the rear of the gables building is of recent, but undetermined date, possibly in the 1950's, and is not considered as contributory to the historic significant of the complex.

Contributing Resources: 7

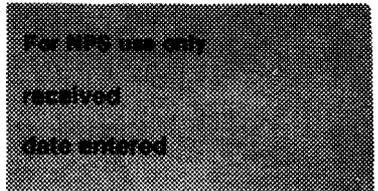
5 buildings

2 structures (entrance gateway and walls, swimming pool)

Non-contributing Resources: 1 structure (swimming pool)

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

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



Continuation sheet 4

Item number 8

Page 2

The new owners, Charles Edgerton of Philadelphia, Frederick W. Wentworth of Patterson, New Jersey, and Archie Harlburt of Boston, formed a corporation with over one hundred local stockholders, and initiated an extensive remodeling and expansion program. Architectural plans were prepared by Wentworth, who began his professional career in Patterson shortly after his graduation from Dartmouth College in 1889. In the early 1900's he formed a partnership with Frederick J. Vreeland, in the firm of Wentworth and Vreeland, and is best known for the design of a number of theater buildings throughout New Jersey, among them being the Stanley Theater in Jersey City which was also constructed in 1928. Wentworth's plans called for formal landscaping and the installation of olympic size swimming pool, as well as the remodeling of the Lakeside building and the construction of two new annex buildings.

Despite the collapse of the Florida Boom in 1926, Mount Dora appears to have maintained a stable tourist based economy, and Wentworth's plans for the expansion of the Lakeside Inn were put in motion. The first of two large stuccoed annex buildings, the Gables, was completed in 1926,⁸ followed by the remodeling of the main building, completion of the landscaping, and construction of the swimming pool and the last annex building, the Terrace, in 1929.

The climax of this \$250,000 expansion project came on January 15, 1930, with the official opening of the Terrace annex by former President Calvin Coolidge. An estimated 10,000 people jammed the city to attend the ceremonies, which included the dedication of the new swimming pool by a team of "expert aquatic stars". At 2:30 p.m., President Coolidge, accompanied by Mrs. Coolidge and a number of dignataries from around the state, personally unlocked the front door and raised the flag above the Terrace to complete the formal opening.⁹ The Coolidges spent the following month at the Inn, staying in rooms 135-137 of the Terrace annex.

In 1933, with the country in the depth of the Depression, financial difficulties led to the reorganization of the ownership of the property as the Lakeside Inn Properties, Inc., with Charles Edgerton and Frederick Wentworth retaining a controlling interest. Richard Edgerton, Charles' son, became manager, and continued in that position until the hotel closed in 1980. Throughout this period, the Lakeside Inn hosted a number of statewide conventions, as well as local meetings, and served for many years as headquarters for the annual sailing regattas held on Lake Dora.¹⁰ The property was acquired in 1984 by Lakeside Inn of Mount Dora, Limited. With the exception of the Gatehouse which is currently used for office purposes by the owners, all of the 1930's facilities have been completely rehabilitated for continued use.

The architectural significance of this complex of buildings lies in its reflection of the evolution of a successful hotel operation from the earliest settlement of the community through the halcyon days of the 1920's Florida Land Boom. The three pre-World War I structures retain, in their vernacular architecture and modestly ornamental wood frame construction, the essential exterior character of a substantial but unpretentious hotel complex of their era, despite the subsequent replacement of the victorian influenced veranda of the Lakeside building with a simpler design. This modification as well as the 1920's interior alteration of the Lakeside are in themselves significant, as they reflect the historic architectural adaptation of this

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

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

For NPS use only
received
date entered

Continuation sheet 5

Item number 8

Page 3

building to both the changing needs of the hotel operation and the aesthetic values of the period. The design of the 1920's Gables and Terrace buildings represent a restrained adaptation of the Jacobethan style, which in combination with a simple, traditional site plan reminiscent of an academic campus, retains an air of solid, sedate gentility while at the same time reflecting the optimism of the Florida Land Boom and the 1920's in general.

Preserved in its 1920's appearance and character by its recent rehabilitation, the Lakeside Inn complex likewise reflects the historic establishment and development of Mount Dora as a resort community. As one of the earliest hotels in the community, the Lakeside played a significant role in that early development, and has continued to serve the community and its visitors with only a brief interruption required by the recent rehabilitation project. The original Lake House and the expanded Lakeside Inn of 1903 provided accommodations for innumerable participants in the South Florida Chautauqua programs on which the tourist and resort economy of the area was initially based; it served a growing clientel of winter vacationers in subsequent years; and it provided both the incentive and the setting for a major event in the social history of Mount Dora, the January, 1930 sojourn of Calvin Coolidge.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet 6

Item number 8

Page 4

Footnotes

1. Cougstreet, The Story of Mount Dora, pp. 14 and 15.
2. Ibid, pp. 15 and 35.
3. Kennedy, History of Lake County, Florida p. 69; Longstreet, p. 112.
4. Longstreet, pp. 45 and 60.
5. Edgerton, Memories of Mount Dora and Lake County, p. 84.
6. Ibid.
7. Withey, Bibliographical Dictionary of American Architects, p. 644.
8. Mount Dora Topic, January 26, 1927.
9. Florida Times-Union, Jacksonville, January 16, 1930.
10. Edgerton, pp. 86 and 87.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 7

Item number 9

Page 1

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NEWSPAPERS

"Coolidge Opens New Hotel Unit at Mount Dora", Jacksonville, Florida Times-Union, January 16, 1930.

"Calvin Coolidge Visit", Mt. Dora Topic, January 17, 1930.

Land, Abby Jo., "Stalking Local History at the Lakeside Inn", Mt. Dora Chamber of Commerce Newsletter. Vol. 7, No. 1, 1974.

Long, Nancy, "Florida's Historic Hotels". Orlando Magazine. Vol. 40, No. 1.

"Opening of Gables" (photo caption), Mt. Dora Topic, January 26, 1927.

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

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

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Continuation sheet 8

Item number 9

Page 2

UNPUBLISHED SOURCES

"The Lakeside Inn and Cottages". (Hardcover booklet) Mt. Dora: 1910. On file at Mt. Dora Historical Museum, Mt. Dora, FL.

"The Lakeside" (fold-out brochure), Mt. Dora: ca. 1930. On file at Mt. Dora Historical Museum, Mt. Dora, FL.

Richard Edgerton, by E. F. Chave and Richard Ferrell, August and September, 1985.

Mt. Dora Historical Society: Historic photographs displayed at Mt. Dora Historical Museum, Mt. Dora, Florida.