

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 Taylor, Moses J. House

other names/site number Dreamspinner Bed and Breakfast Inn/ LA2025

2. Location

street & number 117 Diedrich Street N/A not for publication

city or town Eustis N/A vicinity

state FLORIDA code FL county Lake code 069 zip code 32726

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.)

[Signature] 6/17/97
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
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) _____

[Signature] 8/1/97
Signature of the Keeper Date of Action

TAYLOR, MOSES J. HOUSE
Name of Property

LAKE, FLORIDA
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)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	2	buildings
0	0	sites
0	2	structures
0	0	objects
1	4	total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials
(Enter categories from instructions)

foundation BRICK
walls WOOD
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.)

- Criteria A, B, C, and D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EARLY SETTLEMENT

Period of Significance

1881 - 1907

Significant Dates

c.1881

Significant Person

Taylor, Moses J., Jr.

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

TAYLOR, MOSES J. HOUSE
Name of Property

LAKE, FLORIDA
County and State

10. Geographical Data

Acreage of Property 1.33 ACRES

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	4	4	3	0	3	1	9	1	4	4	0
	Zone		Easting					Northing							
2															

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 Paul L. Weaver, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date June, 1997

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

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 N. Jean Broome

street & number 117 Diedrich Street telephone (532) 589-8082

city or town Eustis state Florida zip code 32326

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 Reduction Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

SUMMARY

The Moses J. Taylor House, Eustis, Florida, originally a two-and-one half story private residence, has recently been adapted for use as a bed and breakfast inn. Constructed c. 1881, the Taylor House is well designed and constructed and contains features associated with the Italianate architectural style. The interior was designed originally as a single-family residence. The major alteration to the building--the enclosure of a breezeway which separated a semi-detached kitchen from the main house--occurred historically and has achieved a significance in its own right.

PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Setting

The Taylor House is located east of downtown Eustis and just south of Orange Avenue, also known as State Road 44. It is within a 1.33 acre parcel. The parcel was originally part of a much larger tract of land which included the Taylor family citrus groves. As property values increased due to population growth in Eustis, the land surrounding the Taylor House was sold and converted to use as residential subdivisions. The land adjacent the house is presently subdivided into small lots approximately one-quarter to one-half acre in size and occupied by detached single-family homes, dating primarily from the 1950s and 1960s. The Taylor House is clearly distinguished from its surroundings because of its age, design, size, and the amount of land surrounding it.

The boundaries of the Taylor House are defined by several man-made features. The north and south boundaries of the property are survey lines dividing the Taylor House from adjacent properties. On the east side is an alley and on the west is Diedrich Street.

The setting includes the main house and a non-historic garage, gazebo, bomb shelter, and boathouse. Other site features are wooden picket fencing and mature stands of live oaks, palms, long leaf pine, and other trees and plants (photographs 1-8).

Exterior

The Taylor House has an irregular shaped ground plan and massing. The irregular form and massing embody three distinct functions of the building. The main house has a regular box-like form and rectangular plan (photographs 1,3). It originally contained public spaces for guests and family members on the first floor and private spaces consisting principally of bedrooms on the second. On the north side of the main house is a one-story, one room wing with a flat roof (photographs 3,5). The wing, with a separate exterior entrance, housed

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Moses Taylor's office, where he attended to his clients and real estate business. At the rear or east side of the main building was a semi-detached kitchen and dining room. The rear wing was separated from the main body of the house by a breezeway. Originally open, the breezeway appears to have been enclosed early in the twentieth century. (photographs 5-7).

The Taylor House rests on a raised, brick pier foundation with lattice infill, and its structural system is balloon frame. The exterior finish is wood, drop-siding. Doors and windows are numerous and provide a system of cross ventilation. The windows are wooden, double-hung sash with 2/2 lights. They are regularly placed, rectangular in form, and feature crown molding. Doors are wooden panel type, frequently with the original hardware intact. Operable wooden shutters are a common feature (photograph 1-7).

The main roof is a front facing gable type. It features cornice returns and decorative, jig-sawn truss work in the gable ends on both the east and west (main) elevations. The eaves are boxed with brackets (photographs 1-3). The veranda is covered with a slightly pitched hip roof. The roof covering the kitchen wing is a side-facing gable type, similar in design and detailing to the main roof. All roofs were originally surfaced with wood shingles but have been resurfaced with asphalt shingles. A brick chimney with a corbelled cap breaks the main roof plane on the south slope. A historic, but non-original, end chimney is located on the north elevation of the office wing (photographs 3-5). A chimney originally located on the east slope of the roof of the kitchen wing has been removed.

The Taylor House has a number of elements which are associated with the Italianate architectural style. These include a cornice with brackets and returns, a slight eave overhang, chamfered porch columns, and pedimented windows and doors which again feature brackets. The jig-sawn truss work in the gable ends is a feature most closely associated with the Gothic Revival style (photographs 1-7).

A one-story veranda, which wraps around the west and south elevations, is the major exterior feature. It is supported by chamfered columns with capitals and raised pedestals. Originally open, a simple non-historic balustrade has been added between the porch bays. The balustrade consists of simple two-by-four members. The veranda deck is sloped to drain rainwater away from the house (photographs 1,3-4). The main entrance is offset on the northernmost bay of the veranda. A rear entrance porch is located on the east elevation and provides access to the dining room. A second entrance porch is located on the west side of the kitchen (photographs 1,3,5-7).

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

Interior

The interior, designed as a private residence, was laid-out with public spaces such as parlors on the first floor and private spaces such as bedrooms on the second floor. The one-story east wing contains a kitchen, dining room, and a bedroom. All of these spaces retain their original use, except the rear parlor and the north one-story office wing, both of which have been converted to guest rooms. The upper half story contains an unfinished attic (photographs 9-14).

The Taylor House has a side hall plan frequently associated with Italianate style residences. Residences with this floor plan were one room and a hallway wide and three rooms deep with a second level of bedrooms and bath. The Taylor House varies slightly from this plan in that the dining room, usually the third room in the alignment is semi-detached and off-set. This was possibly due to the rural setting of the Taylor House which necessitated the detachment of the kitchen and dining room as a fire-safety measure. This plan also provide a separation between the servant's room above the kitchen and the main residence.

Interior detailing is extensive. The floors were constructed of six-inch wide heart-pine boards. Baseboards, door and window trim, wainscoting, and other wood trim detail are found throughout the house. Window and door trim throughout the house share a unifying design. These consists of corner blocks in a bulls-eye pattern used where door and window stiles and rails meet. Doors are four panel type, with sliding pocket doors located at the entrance to the front parlor (photographs 9-14).

Much of the interior detailing is concentrated in the parlors and stair hall. The stair is highly detailed. At the base of the stairs is a square newel post offset from the quarter circle starting step at a forty-five degree angle. The newel has a square base, a shaft with panels, chamfered corners, circular motifs and dentils, and a turned headpiece. The major feature of the stair is a balustrade. The balustrade consists of a handrail and a series of balusters in a turned wood, bead and reel pattern. Opposite the balustrade is a wooden wall rail. The lower flight of stairs proceeds to a landing. The landing turns at a 90 degree angle to the lower flight. Rising from the landing is a second flight. The second flight is parallel to the first flight and contains similar detailing (photographs 9,13).

There are two highly detailed onyx mantels in the downstairs parlors. Because of their construction of stone, the form of the mantels is relatively simple. Each mantel consists of shelves, surrounds, and faces with raised panels on the surrounds and faces. The mantels, probably of northern English or Scottish origin, feature hand painted pastoral scenes on the panels (photographs 10-11).

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Section number 8 Page 1

**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

SUMMARY

The Moses J. Taylor House, Eustis, Florida fulfills criteria B and C for listing in the National Register of Historic Places. It is significant under criteria B for its association with Moses J. Taylor, a pioneer settler of Lake County and an individual prominent in the founding of Eustis. It has architectural significance under criteria C as a fine example of the Italianate style and the residential architecture of late nineteenth century Florida. Its raised foundation, verandahs and porches, generous attic spaces, and numerous windows and doors are obvious adaptations of traditional wood frame construction to the warm climate of the state. It is one of the oldest and best designed and constructed residences in the town of Eustis.

HISTORIC CONTEXT, The Settlement and Development of Eustis, c. 1870-1940

Transportation was key to the early settlement and economic development of Eustis, a small central Florida community in Lake County. Settlement was initially concentrated at a place called Pendryville on the eastern shore of Lake Eustis. Pendryville became a shipping point for citrus products and a destination for tourists and winter residents who arrived on steamboats plying the waters of the Ocklawaha River during the 1870s.

Also during the 1870s a second settlement began near Pendryville in what today is downtown Eustis. The early developers were led by Moses J. Taylor and several of his associates. Beginning in 1881 with the first general store, the commercial center of Eustis began to emerge. Citrus cultivation and distribution was the key economic activity for the fledgling community. Northern markets were accessed by way of Lake Eustis, the Ocklawaha and St. Johns rivers or overland by way of Sanford, the southernmost accessible port on the St. Johns.

During the 1880s, the construction of railroads into the area provided a catalyst for settlement and economic development of Eustis. In 1880, the St. Johns and Lake Eustis Railroad reached Eustis. Later in the 1880s Eustis became part of an ever expanding central Florida rail network.

Formal political organization followed the arrival of the railroad. Eustis was incorporated in 1883. By 1885 Eustis had three hotels and a bank. These included the Eustis House, owned by Moses Taylor and his associates, and the Ocklawaha, which became a nationally known tourist destination.

Eustis experienced steady growth during the late 1880s and early 1890s largely due to the strength of the citrus industry. Lake County along with nearby Orange County were the leading citrus producers in Florida. The "Great Freeze" of the winter of 1894 and 1895, however, brought development in Lake County to an abrupt halt. On December 29, 1894 a blast of unusually cold air swept into Florida causing severe damage to groves as far south as Vero Beach. Affected trees were denuded of leaves, but most survived. A period of warm weather

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

followed, and it appeared that a good portion of the citrus crop would be saved. The hopes of central Florida growers were dashed when a second, much harder freeze occurred February 7. The state, which had shipped more than 5 million boxes of fruit in 1894, managed only 88,355 in 1895 and a meager 150,000 boxes the following year.

During the following decade, the economy of Eustis slowly recovered from the "Great Freeze." Economic development was facilitated by improvements in transportation. Automotive transportation became a factor in the local economy for the first time. Local efforts resulted in a number of improved city streets between 1900 and 1910. A county financed effort known as the Good Roads Movement increased the number of hard-surfaced roads in Lake County in 1912. In 1913 a city bond issue resulted in a system of brick paved streets. A "White Way" of street lights was erected in 1914 on major city streets. Between 1916 and 1918, the Dixie Highway was built through Eustis, thus connecting the city with the national highway system.

During the 1920s, Eustis, like most Florida towns and cities, experienced a period of unprecedented growth known as the Florida Real Estate Boom. Tourism remained an important economic activity. Although the famous Ocklawaha Inn burned to the ground on November 15, 1922, it was replaced the following year by the Fountain Inn, a Spanish style hotel with 164 rooms. The All States Tourist Club, organized in 1926, resulted from the merger of many of the state based tourist clubs. The annual regatta and the boat parade held on Lake Eustis were major tourist draws.

Citrus remained the backbone of the local economy. In 1925 the city had eight large packing houses and many offshoot businesses such as hardware stores which provided goods and services to citrus growers. Many of the important public buildings long associated with downtown Eustis were built during the 1920s. These included the Eustis City Hall, the fire station, the public library, and a civic auditorium.

The Florida Boom collapsed in 1926 and began an economic downturn which would affect Eustis and surrounding communities for years to come. In 1929 an infestation of the Mediterranean fruit fly impacted the citrus industry. That same year the stock market crashed, initiating the Great Depression. Because of the distressed national and state economies, tourism declined significantly both in Eustis and throughout Florida. The Grand View Hotel, one of three large historic tourist hotels in Eustis, burned in 1930, and in December, 1936, the Fountain Inn, the third, was forced to close its doors. Several public works projects, funded by the WPA, helped stimulate the local economy during the mid-1930s, but full recovery would await the post-World War II boom.

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

HISTORICAL SIGNIFICANCE

The Moses J. Taylor House is significant for its association with Moses J. Taylor, Jr., a prominent real estate developer, citrus grower, and one of the founders of Eustis, Florida. Moses J. Taylor, Jr. was born at Southport, Connecticut, August 1, 1841. Following his education in Connecticut and Vermont, he became a school teacher at Bridgeport, Connecticut. He participated in the Civil War, rising to the rank of colonel.

Following the Civil War, Moses Taylor, like many northerners, sought economic opportunity in the former Confederate states. Taylor arrived in Tallahassee, Florida, in 1871, where he resided for three years. He lived in nearby Monticello for another two years, and then moved to Washington, D.C., where he held a position with the United States Land Office for five years.

In December, 1881 Taylor arrived at what was then known as Pendryville on Lake Eustis. He thereafter became one of the principal developers and founders of the town of Eustis, which subsequently absorbed Pendryville. Taylor became heavily involved in real estate, hotel, and citrus development in the fledgling settlement. In 1882, together with G.D. Clifford and John A. Macdonald, he financed the construction of the Eustis House, the first hotel in what today is downtown Eustis. It was three stories in height and had a capacity of thirty rooms. He became a major real estate developer in and around Eustis. His principal interest was as a citrus grower and also as a broker and manager of grove land for northern clients.

Moses Taylor was instrumental in the incorporation of Eustis and its early government. At a meeting January 1, 1883 he was one of the petitioners for the incorporation of the town of Eustis. Following incorporation of the town, he was elected the first town clerk. Taylor was also deeply involved in the development of the community of Eustis. He helped fund the construction of several churches and a school and served on the local school board for seven years.

Moses Taylor and his descendants have remained a prominent Eustis family since the founding of the town. Moses Taylor married Annie Ross Barrington in Tallahassee on November 25, 1874. Their first child, a daughter named Mary, was born in Tallahassee on September 27, 1875 and died November 24, 1876. The Taylor's only son, Lawrence Jesup Taylor, was born in Tallahassee on January 20, 1878. Another daughter, Juliet, was born June 30, 1881 in Washington, D.C. and their last child, Annie was born June 27, 1894 at Eustis. Moses J. Taylor, Jr. died April 21, 1907 at Eustis. Descendants of his son, Lawrence, continue to reside there.

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

ARCHITECTURAL CONTEXT

Italianate Style

The Moses J. Taylor House is a significant example of the Italianate style adapted to the climate and materials of Florida. The Italianate, primarily a domestic style in the United States, was popular in much of the country from the mid- to late nineteenth century. The writings and designs of architects Andrew Jackson Downing, A.J. Davis, and Calvert Vaux promoted Italianate designs. The development of cast iron facades during the middle of the nineteenth century, when the style flowered, resulted in the construction of many Italianate commercial buildings.

The Italianate style appears infrequently in Florida. Many of the best examples of the style are large private residences and commercial buildings found mainly in small north and central Florida towns, including Eustis.

The Taylor House, while not a pure example of the Italianate, does embody many of its features. These include a slight eave overhang with brackets and cornice returns at the roof-wall juncture, chamfered porch columns, and pedimented windows and doors again with brackets.

Although best categorized as Italianate, the Taylor House also exhibits features associated with the Gothic Revival. The decorative truss work in the gable ends of the main roof and kitchen wing roof embody the Gothic Revival style. The mixture of elements from a variety of architectural styles was a common phenomena during the late nineteenth century, a period noted for its eclectic architecture.

Conclusion

The Taylor House is significant for its association with Moses J. Taylor. Taylor was an early settler of Eustis and one of the town founders and early governmental leaders. His house was associated with the formative period of the town's development. It was also the setting for many of Taylor's business affairs which were conducted from his private office located in the north wing of the building. The Taylor House is further significant for its embodiment of the Italianate style in combination with Florida building traditions and local materials.

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Section number 9 Page 1

**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

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Section number 10 Page 1

**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

Boundary Description

The boundaries of the Moses J. Taylor House are Diedrich Street on the west, an alley on the east, and adjacent property lines on the north and south.

Boundary Justification

The boundaries shown on the attached map enclose all historic resources associated with the Moses J. Taylor House.

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Section number PHOTO Page 1

**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

PHOTOGRAPHIC INVENTORY

List of Photographs

1. Moses J. Taylor, Jr. House
2. 117 Diedrich Street, Eustis, Lake County, Florida
3. Paul Weaver
4. April, 1996
5. Moses J. Taylor, Jr. House, 117 Diedrich Street
6. Main elevation, camera facing east.
7. Photo 1 of 14

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

6. West elevation showing detail main gable, decorative truss work, camera facing east.
7. Photo 2 of 14

6. West and north elevations, camera facing southeast.
7. Photo 3 of 14

6. South elevation, camera facing northeast.
7. Photo 4 of 14

6. Kitchen wing (Front), office, north elevation, camera facing southeast.
7. Photo 5 of 14

6. Kitchen wing (Rear), decorative truss work, camera facing north.
7. Photo 6 of 14

6. East elevation, camera facing west.
7. Photo 7 of 14

6. Garage (non-contributing), camera facing north.
7. Photo 8 of 14

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**MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida**

- 6. Stair, stair hall, camera facing west.
- 7. Photo 9 of 14

- 6. Mantle, fireplace, front parlor, camera facing east.
- 7. Photo 10 of 14

- 6. Mantle, fireplace, rear parlor, camera facing west.
- 7. Photo 11 of 14

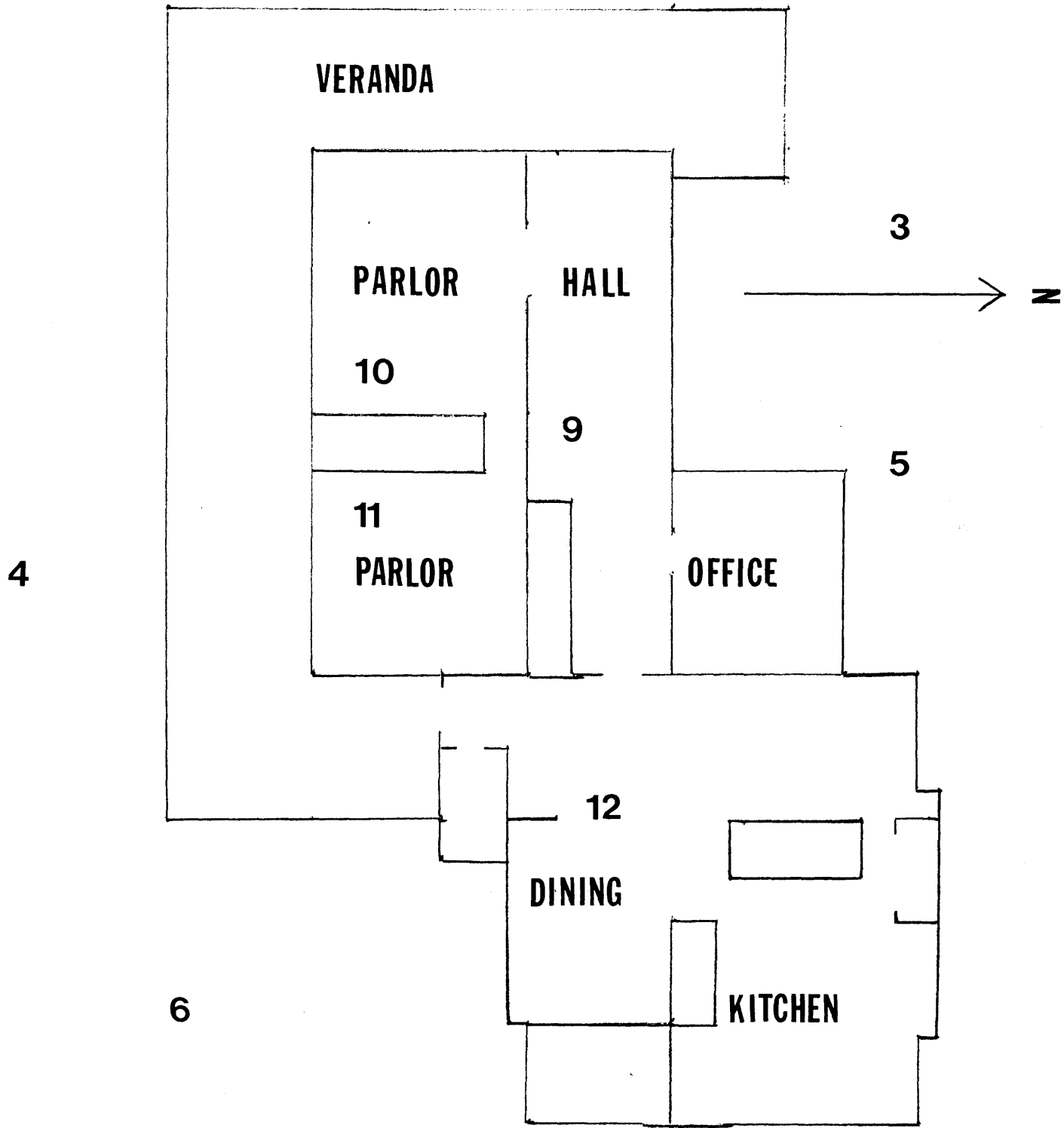
- 6. Dining room, camera facing south.
- 7. Photo 12 of 14

- 6. Upstairs, stair hall, camera facing east.
- 7. Photo 13 of 14

- 6. Upstairs bedroom, camera facing east.
- 7. Photo 14 of 14

MOSES TAYLOR HOUSE

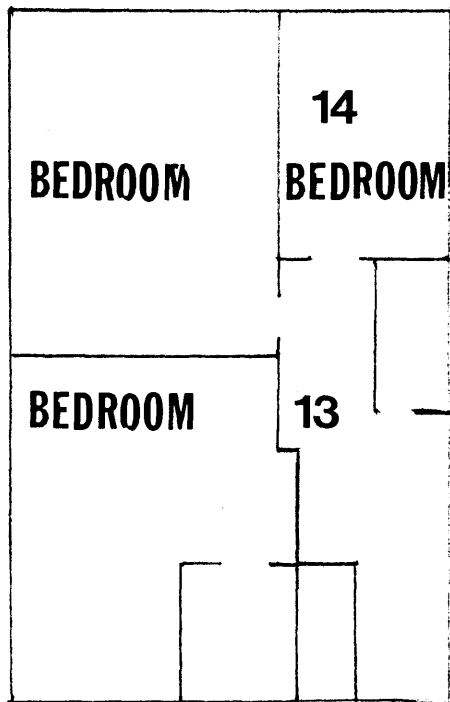
1 2



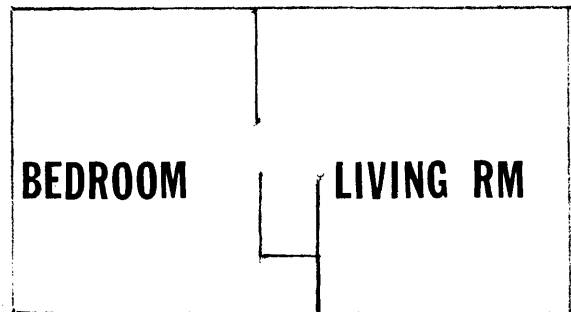
1st Floor

7

8



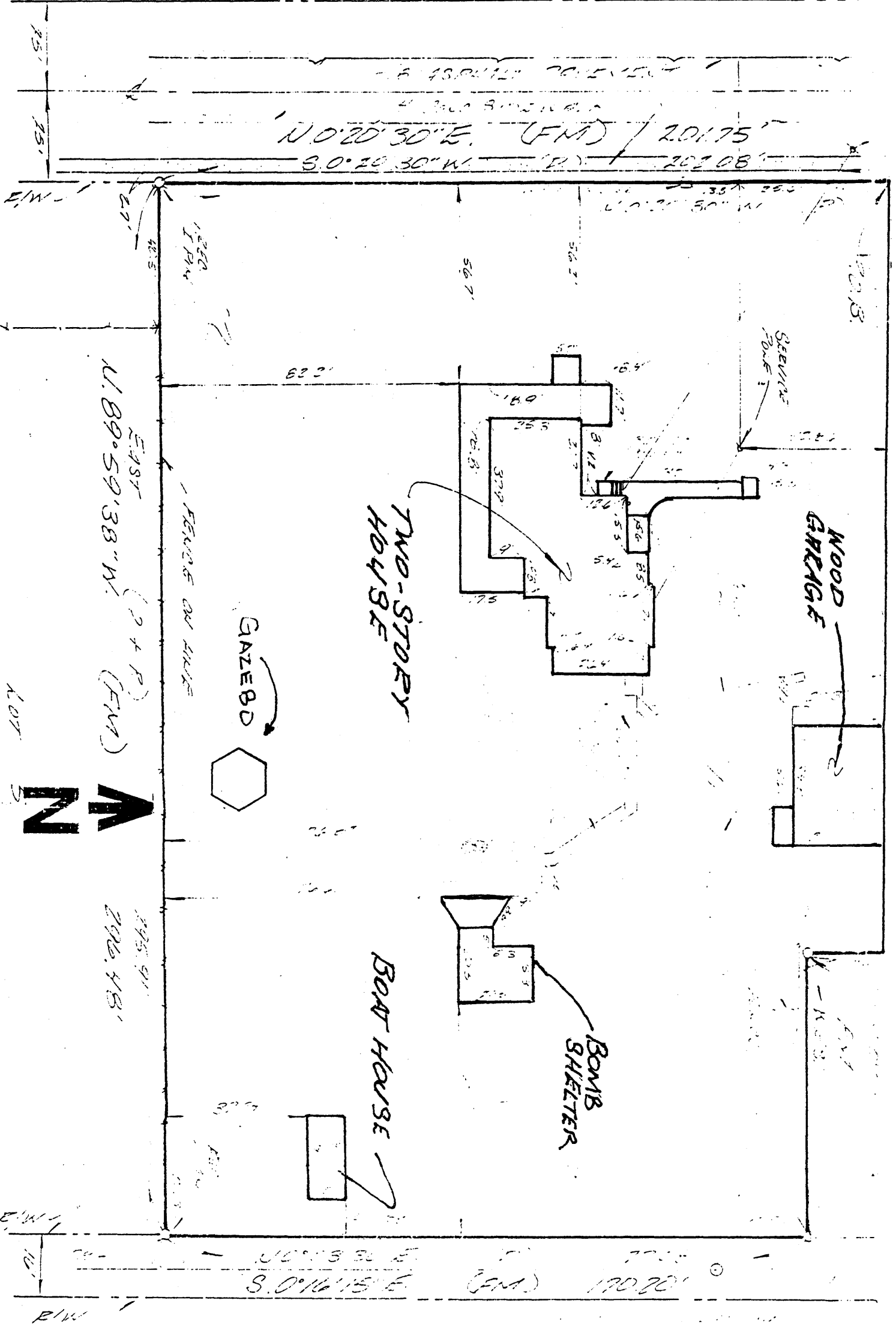
2nd Floor



2nd Floor Kitchen

1":10'

DIEDRICH STREET (50'



MOSES J. TAYLOR HOUSE
Eustis, Lake County, Florida

ALLEY (16' R/W)

MOSES J. TAYLOR HOUSE