

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 Edgar L. Ferran House

other names/site number FMSF #LA698

2. Location

street & number 310 East Orange Avenue ☐ not for publication

city or town Eustis ☐ 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.)

Missy L. Towner, Deputy SHPO 8/22/19
Signature of certifying official/Title Date

Florida Department of State, 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) _____

Signature of the Keeper

Date of Action

James S. Galt

10.16.2019

Edgar L. Ferran House
Name of Property

Lake County, 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	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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/
Italian Renaissance

Materials

(Enter categories from instructions)

foundation STONE
walls STONE

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

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE**Period of Significance**

1910

Significant Dates

1910

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of Repository

10. Geographical DataAcreage of Property 0.4 Acres**UTM References**

(Place additional references on a continuation sheet.)

1	<table><tr><td>1</td><td>7</td></tr></table>	1	7	<table><tr><td>4</td><td>3</td><td>3</td><td>4</td><td>4</td><td>4</td></tr></table>	4	3	3	4	4	4	<table><tr><td>3</td><td>1</td><td>9</td><td>1</td><td>8</td><td>4</td><td>2</td></tr></table>	3	1	9	1	8	4	2
1	7																	
4	3	3	4	4	4													
3	1	9	1	8	4	2												
	Zone	Easting	Northing															
2	<table><tr><td></td><td></td></tr></table>			<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							

3	<table><tr><td></td><td></td></tr></table>			<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						
	Zone	Easting	Northing														
4	<table><tr><td></td><td></td></tr></table>			<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						

☐ 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 Byname/title Max Adriel Imbermanorganization Florida Bureau of Historic Preservation date June 2019street & number 500 South Bronough Street telephone _____city or town Tallahassee state Florida zip code 32399**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**

Clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

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 Robert and Catherine Jonesstreet & number 310 East Orange Avenue telephone _____city or town Eustis state Florida zip code 32726

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

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Edgar L. Ferran House was built in 1910 as the home of Edgar L. Ferran, a merchant and civic leader in Eustis, Florida. Constructed in the Italian Renaissance Revival style in the American Foursquare typology, the Edgar L. Ferran House is a locally-significant architectural site. A two-story concrete masonry house featuring a large, elaborate wrap-around porch on its northern facade with decorative columns, quoining on its corners, as well as a second-story balustrade and dormer, the building clearly communicates its Italian Renaissance Revival style. The house's interior is divided into four main rooms on both floors, with a large additional space on the south which consists of a kitchen on the first floor and a sun room on the second floor.

SETTING

The Edgar L. Ferran House is located just east of the city of Eustis' historic downtown on East Orange Avenue, one of the main thoroughfares of the area. Eustis is situated in northern Lake County, and is a city which had a population of 18,558 in the 2010 Census. The city is built on the eastern shore of Lake Eustis, and the Edgar L. Ferran House is located a quarter of a mile east of the shore. The house marks the northwestern end of a residential district within the city, and the surrounding houses are primarily large, some of which are historic. The Edgar L. Ferran House retains integrity of setting, as development has not significantly impacted its surroundings and it retains its original proximity to the commercial downtown district.

NARRATIVE DESCRIPTION

Exterior

The Edgar L. Ferran House is built in the Italian Renaissance Revival style, with most of its elaborate decorative features concentrated along its front elevation, the northern façade. The house is made of concrete blocks with the appearance of stone, with quoining on each corner. It has a hipped composition shingle roof, with a central dormer on three of its elevations. The majority of the house's windows are single-hung and each are topped by a thin lintel. The house's front porch wraps around from the northern façade to the eastern and western sides of the building. There is an additional porch at the building's southeast corner.

The northern façade of the house (Photo 1) is the elevation most designed to be seen and admired by the public. It is symmetrical with its most characteristic feature being the wide wrap-around porch. It has a central arched entryway accessed by a five-step staircase and topped by a balustrade. The central archway's piers are made of the same concrete as the rest of the house while the arch and balustrade are

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 7 Page 2

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

made of wood. The roof of the porch slopes away from the base of the second floor's window level. The roof of the building projects outward over the porch roof, with decorative brackets supporting the eaves. The porch itself has five bays, the center one being the previously-mentioned arched entryway. Two bays extend outward from each side of the entryway, each characterized by a concrete piers and a decorative masonry block railing topped by two wood columns. The main doorway to the house has a surround with five small windows, three on the top and one on each side. On the first floor, there are two evenly-spaced windows on each side of the doorway and one small square window near the eastern corner of the façade. The second floor has three evenly-spaced windows. The dormer on this façade has three tall windows.

The eastern façade of the Edgar L. Ferran House (Photo 2) continues the design of the northern façade. Its wrap-around porch, which continues halfway down this side of the building, contains two bays matching those on the front of the house, with the decorative masonry railing and columns being retained as well. Part of the southern bay's railing has been removed to make way for a small staircase providing another means of access into the building. The porch ends with a doorway leading into the house's first floor sun room, the wall of which is flush with the porch wall. The western façade of the building contains the house's concrete chimney, which is located at the northern end of the elevation. This façade has two windows on the first floor, a small one at the southeast corner of the porch, and a pair of large windows looking into the sun room. The second floor has two windows, one for each of the bedrooms on that side of the building. There is also a dormer emerging from the roof, centered on the façade.

The southern façade of the Edgar L. Ferran House (Photo 3) contains the least decorative elements of any of the facades, being the elevation least visible from the public view. This part of the house includes the elements which interrupt the square shape containing the majority of the house's spaces. The façade originally had two rear porches, one at the western end and one at the eastern end, but the western one has since been enclosed to add a utility room onto the house. The utility room retains the shape of the original porch down to the roofline, but necessitated the construction of a wooden wall as part of the enclosure. The utility room is accessed by a small staircase leading to a wooden door. The utility room enclosure also added a small window just to the west of the entry door. The porch on the eastern side of this façade retains its original form and is accessed by a small staircase. The central section of the southern façade contains the kitchen on the first floor and a sun room on the second floor, and has a single window on the first floor, a wide array of four fixed windows within a pentagonal shape on the second floor. An identical shape and window configuration is placed on the western and eastern walls of the second story sun room, and above the western and eastern utility room and porch are single windows for each of the bedrooms which adjoin the southern wall of the building.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 7 Page 3

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

The eastern façade of the Edgar L. Ferran House (Photo 4) mirrors the western façade, with one key distinction. While the overall appearances of the two facades are nearly identical, with the same style of wrap-around porch, roofline dormer, and second-story windows, this side of the house does not have a room mirroring the sun room on the western façade of the house. Instead of the porch (Photo 5) terminating at an entry point into the house, it ends with a small staircase, matching that of the utility room on the western side of the southern façade. The staircase is overhung by an arched entryway, and this side of the house has a doorway leading into the house's foyer located at the southern end of the wrap-around porch.

Interior

The interior of the Edgar L. Ferran House (Figures 1 and 2) follows the American Foursquare typology, with the majority of the house's interior rooms organized in a central cubical two-story block with approximately four rooms per floor. The first floor of the home is used for public-facing rooms, and the second floor is predominantly bedrooms. The doorways and windows in the house have classically-inspired surrounds.

The first floor of the Edgar L. Ferran House predominantly has wooden floors and has six entrances across the various facades of the house. Its main entrance, centered on the northern side of the building and accessed through the front porch, leads into the foyer (Photo 6), which primarily serves as an entryway into the house's other spaces. This room contains a staircase leading to the second floor, which is located directly to the east of the entrance. The staircase's banister is classically inspired, with its posts having a column-like appearance. Under the stairway along the eastern wall of the room is a doorway which leads out to the porch on the east façade. The foyer has doorways leading into two rooms, a living room to the west and a dining room to the south. While the foyer is entered at the center of the house's width, the room serves as the northeastern corner of the building, with the wall between the foyer and living room located immediately to the west of the entrance door. A small chandelier hangs over the center of the foyer. The room has three windows, two on the northern wall and one on the eastern wall at the northern corner, along the staircase's ascent.

The living room of the Edgar L. Ferran House (Photo 7) comprises the northwestern corner of the building's central square section. A sliding pair of pocket doors separates the foyer and the living room. The room extends further south into the building than the foyer does. The living room has a wooden floor. The northern section of the western wall of the room contains a historic brick fireplace with a classical dentiled mantel. The room has two windows, one centrally-located on the northern wall and one just to the south of the fireplace on the western wall. A doorway leads into the sun room at the house's western side.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

The dining room (Photo 8) is a small room with wooden floors and a centrally-located chandelier. It comprises the southeastern corner of the building's first floor. The walls of the room are decorated with plaster and wood panel wainscoting, topped with shelving. A doorway at the southeastern corner of the room leads outward to the rear porch. The dining room has two windows along its eastern wall. A doorway in the southwestern corner of the room leads west into the pantry, a small narrow room with three exits. A northern door leads into a small hallway with a servant's staircase to the second floor, a bathroom, and a doorway leading into the house's first floor sun room. The pantry also has two doors on its southern side, a western one leading to a utility room, and an eastern one leading into a kitchen.

The kitchen (Photo 9) has a wooden floor and a single window on each of its southern and eastern walls. An exit door at the southeastern corner of the room leads out to the rear porch. A western doorway leads into the utility room.

The second floor of the Edgar L. Ferran House primarily consists of bedrooms (Photo 10) accessible from a central hallway (Photo 11). The floors are made of wood. Two staircases lead upward to the second floor, and emerge from the east and south into the central hallway. A western staircase leads up into the attic. A sun room is located at the center of the southern section of the building, directly above the kitchen. Each bedroom on this floor has two windows, one on each of the exterior walls adjoining each room.

ALTERATIONS

The Edgar L. Ferran House has had few alterations since it was constructed (Figures 3, 4, and 5 show the original appearance), with its American Foursquare typology being overall amenable to modern living. The one significant alteration to the building was the enclosure of a porch at the southwest corner of the property, a section of the house not easily viewed from the street. The porch was incorporated into the house's interior as a utility room, marking the necessary alterations with the development of domestic technology. The windows on the second floor of the southern elevation originally combined to form a pentagonal shape, but the fenestration was enclosed to allow for the inclusion of rectangular windows. The original pentagon is still visible, however, even if the windows do not conform to it as they originally did. The kitchen has also been remodeled at some point, but retains its original shape.

INTEGRITY

The Edgar L. Ferran House retains integrity for listing on the National Register of Historic Places. It has maintained its integrity of location and setting, having not been moved, and with its surroundings in a residential area just east of Eustis' historic downtown having overall kept their historic character. The house has overall maintained its integrity of design, materials, and workmanship, with the majority of its

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 7 Page 5Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

original decorative features having been kept. The most impactful alterations to the property, the enclosure of a back porch at the southwest corner of the building as an interior utility space, does not significantly impact the building's integrity, and represents a necessary accommodation for use of the historic building in the modern era. The house maintains its integrity of feeling and association, with the building having kept its historic appearance overall, easily recognizable from the surviving historic photographs.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 8 Page 1

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The Edgar L. Ferran House is significant at the local level under Criterion C in the area of Architecture. Built in 1910 as the home of Edgar L. Ferran (1846-1923), a business and civic leader in the City of Eustis, Florida, the house is a notable Italian Renaissance Revival style residence of the American Foursquare type. The house was built toward the end of Ferran's life, and represents the high station he had achieved within the community. Its front wraparound porch with an arched entryway, classical detailing, and symmetrical design demonstrate an embrace of the Italian Renaissance Revival style, with its interior organization being a model Foursquare residence. The period of significance for the Edgar L. Ferran House is 1910, the year in which the building was constructed.

HISTORIC CONTEXTHistory of Eustis, Florida

Eustis is located in northern Lake County, just over 25 miles northwest of Orlando in the center of the Florida peninsula. The city is built on the shores of Lake Eustis, with both the lake and city named after General Abraham Eustis, who was an American military leader during the Second Seminole War. Florida became a United States territory in 1821, but the forced migration of the Seminoles southward in the wake of the First Seminole War did not mark the end of conflict between the United States and the native tribe. The Second Seminole War, which lasted from 1835-1842, flared up when a number of prominent Seminole chiefs refused to acquiesce to government demands they move west of the Mississippi River. The Seminoles had been granted a reservation in Central Florida, and the demands to abandon that reservation and leave the territory of Florida were too much to bear. General Eustis led a column of troops through Central Florida, notably the area containing the city and lake which would one day bear his name. The United States won the Second Seminole War, agreeing to peace on the terms that the Seminoles move their settlements further southward.¹ Central Florida was thus more tightly incorporated into the Florida territory, and Florida became a state on March 3, 1845.

Within a few decades, the American settlement of Central Florida had begun in earnest. The 1860 Land Settlement Act had made it legal for much of Florida to be settled by interested and motivated people. The vast swathes of land made available by this law created an opportunity for enterprising land agents to capitalize on others' ambitions. John A. MacDonald, a Jacksonville resident, aggressively advertised land in Central Florida to residents of the northern United States. MacDonald was very successful at presenting the land which would one day comprise Eustis to interested buyers, emphasizing the climate

¹ Diana J. Godwin and Murray D. Laurie, *Survey of Architectural and Historic Resources, City of Eustis Downtown Historic District*, 2002, 11.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

and cheap land to Northerners who would be accustomed to the cold. In 1875, he began selling large plots of land to homesteaders, who began to form the basis of a community.²

One of the early settlers was A. S. Pendry, a leader in the mold of many Central Florida town founders, who built a hotel that would greater spur the growth of Eustis' population. The hotel, named the Ocklawaha Hotel after the nearby major river, served as a focal point for tourism to the city. Eustis was initially named Pendryville after the hotel owner, whose initial land purchase contained present-day Eustis' city center, but its name changed multiple times before the city's incorporation in 1883 with the name finally ending up as a reference to the lake upon which the growing city was built.³ The arrival of the railroad in that year directly encouraged incorporation, providing the means for trade to commence and be facilitated from the small community, which was from the outset and would continue to be dependent upon the two industries of tourism and citrus.⁴

As a community focused around resource extraction and tourism, the business class of Eustis was pivotal to its early development. The city was centered around its Atlantic Coast Line Railroad depot, which was located downtown at today's junction of Magnolia Avenue and Bay Street.⁵ While the depot has since been lost, the commercial buildings which once surrounded it make up the heart of the Eustis Commercial Historic District (NR Listed 2005, FMSF #LA2940). The Edgar L. Ferran House is located three blocks away from the site where the city's railroad depot once stood.

Edgar L. Ferran, the first owner of the Edgar L. Ferran House, was a guiding figure in the early development of Eustis, having arrived in the city in 1883. The son of an English immigrant, Ferran was born in Indiana in 1846. Having lost his mother and all seven of his siblings at a young age, Ferran at age 16 began working at a general store in Acton, Indiana. He quickly rose to a managerial position, and in 1871 married Lucy Mariah Avery. By 1883, the couple had had four children, and Ferran was still working in the general store. Lucy had chronic bronchitis, and was told that she was putting her life at risk by staying in Indiana's cold climate. In this time period, Florida was a popular location for unhealthy northerners to visit, much as Henry Flagler had done earlier in the decade with his ailing wife. Drawn by a promotional brochure for the new city of Eustis, Ferran visited, and was immediately interested in living there due to its beauty, and for the commercial potential in the new community. In Eustis, he would have the opportunity to start his own store, using his decades of experience in a managerial capacity.⁶

² Ruth Downs Akright and Betty Slaven McClellan, *Eustis*, (Images of America, Arcadia Publishing, 2011), 7.

³ Ruth Downs Akright and Betty Slaven McClellan, *Eustis*, (Images of America, Arcadia Publishing, 2011), 8.

⁴ Brenda J. Elliott, *Architectural and Historical Resources of Eustis, Florida Multiple Property Listing* (not published, 1994), Section E. Page 8.

⁵ "Preserving Eustis History," Eustis.org, <http://www.eustis.org/residents/history/index.php>, Accessed June 4, 2019.

⁶ Betsy McGarity Holloway, "Reintroducing Edgar L. Ferran, Ferran Park's Namesake, to Eustis, FL," June, 2008.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 8 Page 3

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Ferran's visit led him to move his family to Eustis almost immediately, and he started a dry goods and clothing store in the city's downtown. His wife's health improved in Florida's warmer climate. A decade later in 1893, his store was successful enough to support a move and expansion to a building directly across the street from the Atlantic Coast Line Railroad depot. The Edgar L. Ferran House was built in 1909, less than three blocks away from his store. Before Ferran's death in 1923, he had assumed a very important role in Eustis society and was active in civic and religious life. Ferran was an elder of the city's First Presbyterian Church, and served multiple terms on the City Council and as City Treasurer. He was active in the city's Board of Trade and Chamber of Commerce. Ferran promoted and sponsored the development of buildings and roads, including the city's public library. In 1918, a park along the eastern shore of Lake Eustis, one block west of Ferran's store, was established. Named after Ferran, the park was listed on the National Register of Historic Places in 1994 (FMSF# LA978).⁷

The Edgar L. Ferran House, built in 1909, reflects Ferran's status in the last decades of his life as a community leader, with its size, design, and proximity to the downtown commercial district reflecting Ferran's place in the community.

ARCHITECTURAL CONTEXT

The Edgar L. Ferran House is architecturally significant for its style and form. As a locally significant example of the Italian Renaissance Revival style, the house was designed to be a grand and impressive building owned by a community leader. Its interior form as an American Foursquare residence reflects an efficient and period-appropriate use of internal space.

Italian Renaissance Revival Architectural Style

The Italian Renaissance Revival style, like most revival styles, seeks to emulate and encapsulate the distinctive features and iconic elements of a region or period. Italian Renaissance Revival architecture attempts to convey a sense of Italian architecture, embracing elements from the Renaissance period and also the ancient world. The Italian Renaissance Revival style was most popular from the late nineteenth century through the 1920s. Unlike the earlier Italianate style, which had embraced a mythologized version of Italian architectural identity, Italian Renaissance Revival architecture attempted to hew closer to the actual built forms in Italy, aided by greater access to photographs as well as scholarship on the subject.⁸

⁷ "Lake County Biographies – Edgar L. Ferran," Franmuse.com, <http://franmuse.com/lake/lcbio/lcbiogf.html>, Accessed June 4, 2019.

⁸ "Italian Renaissance Revival Style 1890-1930," Phmc.state.pa.us, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>, Accessed June 5, 2019.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Common features of Italian Renaissance Revival buildings include masonry construction with frequent use of classical details, most notably columns. Buildings will often visually distinguish the lower and upper floors, with first floors often featuring arched elements, either fronting doorways and porches or above windows. Italian Renaissance Revival buildings are usually impressive in scale, with grand, symmetrical facades. Buildings will usually have low-pitched hipped roofs. Overall, Italian Renaissance Revival buildings will convey a sense of grandeur through an Italian-influenced classical design.⁹

American Foursquare Type

The American Foursquare is an organizational pattern common in houses from the 1890s through the 1930s. American Foursquare houses are usually square with two stories. The fenestration of Foursquare buildings is regular, with clearly-defined bays. The front facades of Foursquare buildings typically feature a central dormer window. A Foursquare will have each of its floors divided into four spaces, with the first floor containing communal spaces and the second floor containing bedrooms. Foursquare houses usually are light on architectural detailing, apart from a distinctive front porch. The Foursquare form is not intrinsically associated with any particular architectural style, and a wide variety of exteriors can contain Foursquare layouts.¹⁰

ARCHITECTURAL SIGNIFICANCE

The Edgar L. Ferran House is locally significant under Criterion C in the area of Architecture as an example of Italian Renaissance Revival Architecture with an American Foursquare form. Built as the home of one of the City of Eustis' civic leaders, a man with means and status, the house was meant to be architecturally distinctive and impressive. Its arched-entrance wrap-around front porch, featuring compartmentalized flattened-arch bays separated by classical columns and masonry supports, as well as a second-level balustrade along the front façade give the masonry building an Italian Renaissance feel. The quoined masonry gives the house a weighty impression. The house's American Foursquare interior layout (Figures 1 and 2) has been maintained since the building's construction, with its overall square shape and division of rooms and spaces being maintained. It retains the characteristic central front dormer of the type, as well. The building has experienced very minor alterations, with a porch in the southwest corner of the building having been enclosed to add a utility room onto the house. Overall, the building maintains its ability to demonstrate its design and form, and to express the intentions of its architect. The house is located on a very significant corner, at the very edge of the historic downtown commercial area. Its Italian Renaissance Revival style and spacious, organized layout, served as an entry

⁹ "Italian Renaissance Revival Style 1890-1930," Phmc.state.pa.us, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>, Accessed June 5, 2019.

¹⁰ Bill Kibbel, "The American Foursquare," Oldhouseweb.com, <http://www.oldhouseweb.com/blog/the-american-foursquare/>, Accessed June 5, 2019.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 8 Page 5Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

feature for the residential area to the east of the historic district. Located on a popular local thoroughfare, the Edgar L. Ferran House has stood for over a century as a stately and impressive home, owned by members of the Ferran family from its date of construction through the 1980s.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

BIBLIOGRAPHY

Akright, Ruth Downs, and Betty Slaven McClellan, *Eustis*, (Images of America, Arcadia Publishing, 2011).

Brenda J. Elliott, *Architectural and Historical Resources of Eustis, Florida Multiple Property Listing* (not published, 1994).

Godwin, Diana J. and Murray D. Laurie, *Survey of Architectural and Historic Resources, City of Eustis Downtown Historic District*, 2002.

Holloway, Betsy McGarity, "Reintroducing Edgar L. Ferran, Ferran Park's Namesake, to Eustis, FL," June, 2008.

"Italian Renaissance Revival Style 1890-1930," Phmc.state.pa.us, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>, Accessed June 5, 2019.

Kibbel, Bill, "The American Foursquare," Oldhouseweb.com, <http://www.oldhouseweb.com/blog/the-american-foursquare/>, Accessed June 5, 2019.

"Lake County Biographies – Edgar L. Ferran," Franmuse.com, <http://franmuse.com/lake/lcbio/lcbiogf.html>, Accessed June 4, 2019.

"Preserving Eustis History," Eustis.org, <http://www.eustis.org/residents/history/index.php>, Accessed June 4, 2019.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Verbal Boundary Description

The boundary encompasses the entire lot where the house is located, as described by the Lake County Property Appraiser: EUSTIS W 7 FT OF LOT 4, LOTS 5, 6, 7, 8, N 52 FT OF LOTS 9, 10, 11, 12, E 22 FT OF S 80 FT OF LOT 12 BLK 63 PB 1 PG 79 ORB 5163 PG 1621.

Boundary Justification

All of the historic resources associated with the Edgar L. Ferran House are contained within the above boundaries.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Add. Doc. Page 1

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Additional Documentation (Figures, plans, historic photos)

United States Department of the Interior
National Park Service

Edgar L. Ferran House

Name of Property

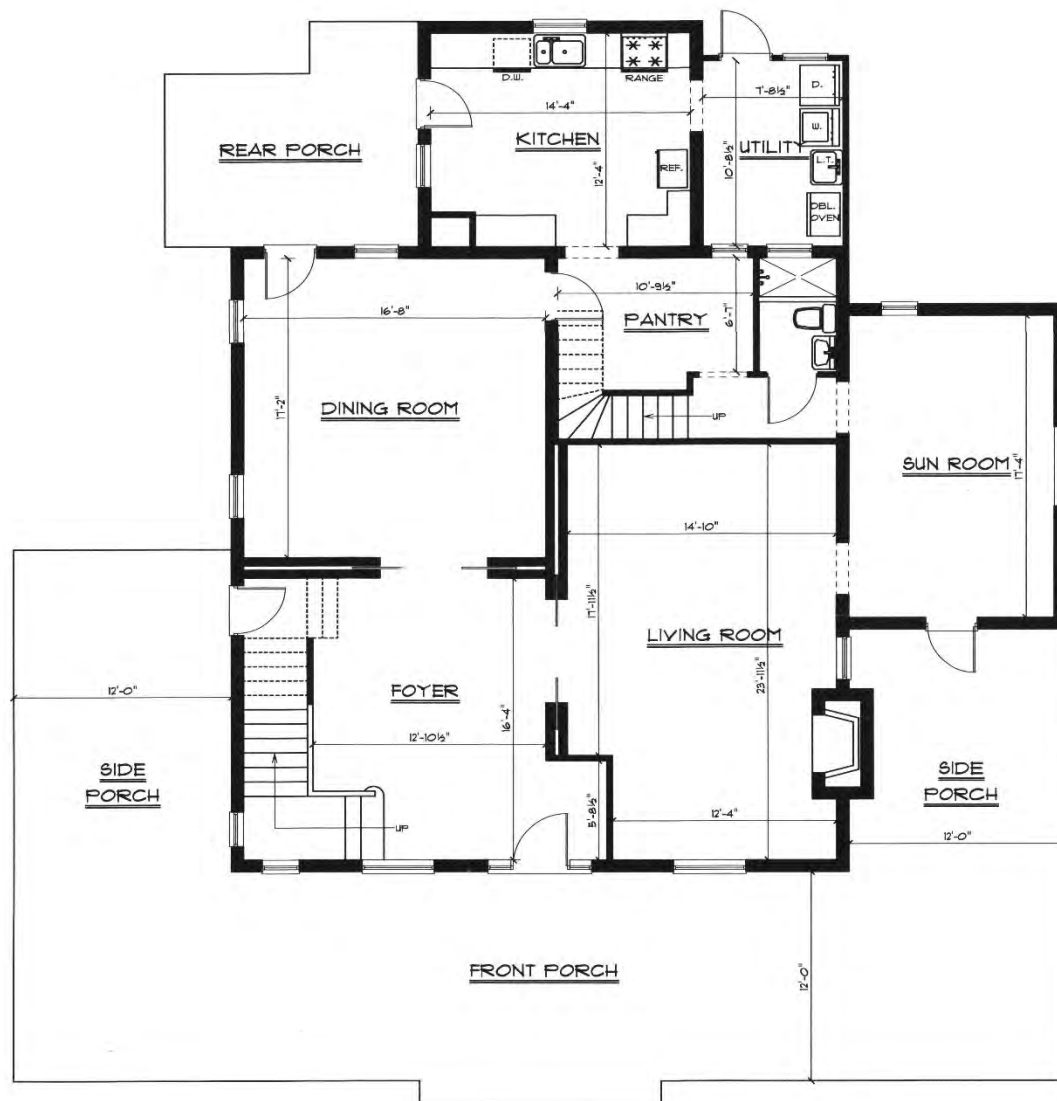
Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number Add. Doc. Page 2



-----MAIN FLOOR PLAN-----
SCALE: 1/4" = 1'-0"

Figure 1: Main floor plan of the Edgar L. Ferran House. Source: Robert and Catherine Jones

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Add. Doc. Page 3

Edgar L. Ferran House

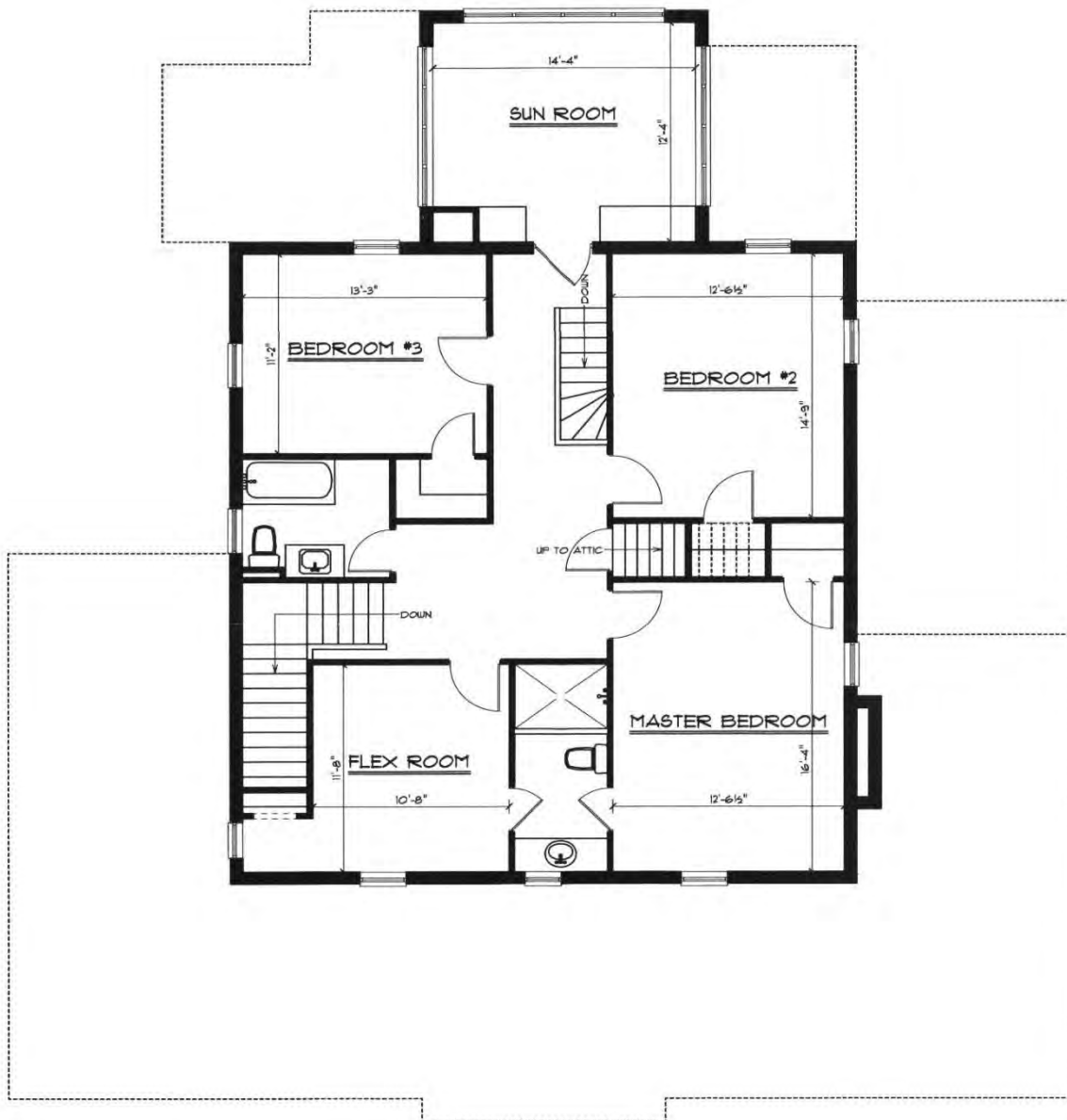
Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)



-----UPPER FLOOR PLAN-----
SCALE: 1/4" = 1'-0"

Figure 2: Second floor plan of the Edgar L. Ferran House. Source: Robert and Catherine Jones

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add. Doc. Page 4

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)



Figure 3: 1910s photograph of the Edgar L. Ferran House's northern front façade. Source: Florida Memory



Figure 4: 1910s photograph of the Edgar L. Ferran House's southern rear façade. Source: Florida Memory

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add. Doc. Page 5

Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)



Figure 5: Edgar and Lucy Ferran on the front porch of the Edgar L. Ferran House in the 1910s.

Source: Florida Memory

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number Photos Page 1 Edgar L. Ferran House

Name of Property

Lake County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered in the order they are referenced in the manuscript, and that number must correspond to the photograph number on the photo log.

Property Name: E. L. Ferran HouseCity or Vicinity: EustisCounty: LakeState: FLPhotographer: Robert and Catherine JonesDate Photographed: April 2019**Description of photograph(s) and number, including description of view indicating direction of camera:**

1. Northern Façade, Facing South
2. Western Façade, Facing Southeast
3. Southern Façade, Facing North
4. Eastern Façade, Facing Northwest
5. Wrap-Around Porch, Facing North
6. Foyer, Facing East
7. Living Room, Facing West
8. Dining Room, Facing South
9. Kitchen, Facing South
10. Second Floor Hallway, Facing West
11. Bedroom, Facing West

Edgar L. Ferran House


310 East Orange Avenue
Eustis, Lake County
Florida 32726

Lat./Long. Coordinates:
28.852540, -81.682225

UTM:
17R 433444 3191842

Datum: WGS84

Legend

 Proposed NR Boundary

Date: 6/5/2019

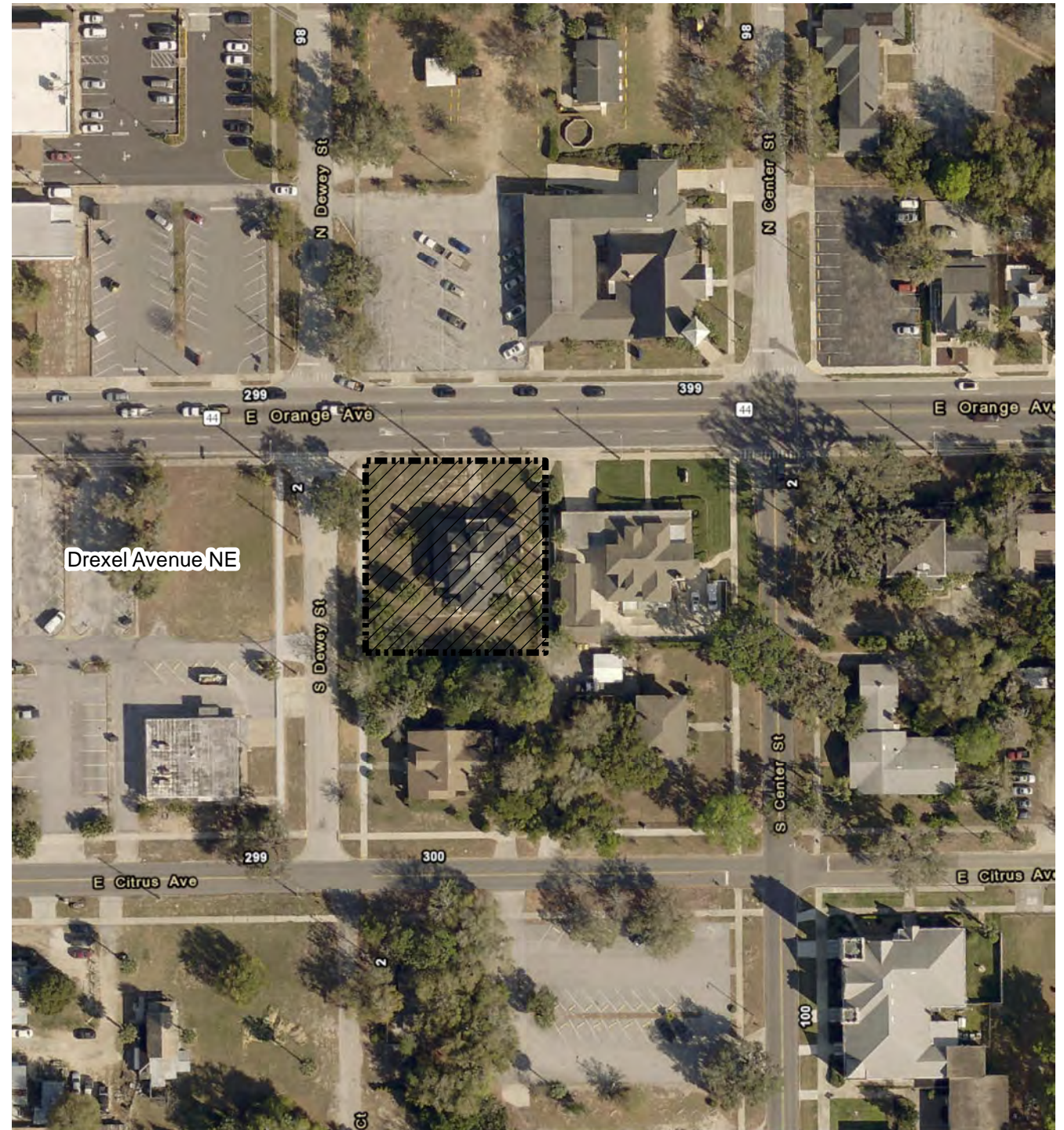
1:1,500



0 62.5 125 250
Feet

0 15 30 60
Meters

Basemap Sources: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AEX, Getmapping, Aerogrid,
IGN, IGP, swisstopo, and the GIS
User Community



Edgar L. Ferran House


310 East Orange Avenue
Eustis, Lake County
Florida 32726

Lat./Long. Coordinates:
28.852540, -81.682225

UTM:
17R 433444 3191842

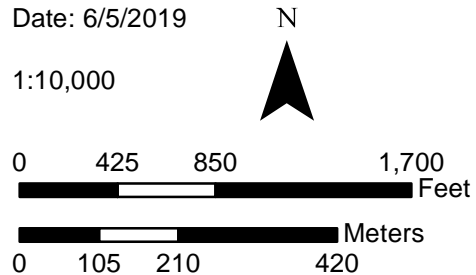
Datum: WGS84

Legend

 Proposed NR Boundary

Date: 6/5/2019

1:10,000



Basemap Source: 2013 National
Geographic Society, i-cubed

























NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination
Property Name:	Ferran, Edgar L., House
Multiple Name:	
State & County:	FLORIDA, Lake

Date Received: 9/4/2019	Date of Pending List: 9/20/2019	Date of 16th Day: 10/7/2019	Date of 45th Day: 10/21/2019	Date of Weekly List:
----------------------------	------------------------------------	--------------------------------	---------------------------------	----------------------

Reference number:	SG100004518
Nominator:	SHPO
Reason For Review:	

 X Accept Return Reject 10/16/2019 Date

Abstract/Summary Comments:	A really good example of its type/period. Constructed of molded concrete block (three different forms were utilized), the form of the house is the common "four square" with a hipped roof, hipped dormers and a 4 over 4 floor plan. The detailing borrows from the Renaissance Revival - the broad porch, classical columns, palladian windows - well adapted to the Florida climate.
-------------------------------	---

Recommendation/ Criteria	Accept / C
<p>1. The project is clearly defined and the objectives are clearly stated.</p> <p>2. The project is feasible and the resources are available.</p> <p>3. The project is timely and the schedule is realistic.</p> <p>4. The project is cost-effective and the budget is realistic.</p> <p>5. The project is well-managed and the team is well-organized.</p> <p>6. The project is well-documented and the records are well-maintained.</p> <p>7. The project is well-monitored and the progress is well-tracked.</p> <p>8. The project is well-evaluated and the results are well-analyzed.</p> <p>9. The project is well-communicated and the stakeholders are well-informed.</p> <p>10. The project is well-implemented and the results are well-achieved.</p>	<p>1. The project is clearly defined and the objectives are clearly stated.</p> <p>2. The project is feasible and the resources are available.</p> <p>3. The project is timely and the schedule is realistic.</p> <p>4. The project is cost-effective and the budget is realistic.</p> <p>5. The project is well-managed and the team is well-organized.</p> <p>6. The project is well-documented and the records are well-maintained.</p> <p>7. The project is well-monitored and the progress is well-tracked.</p> <p>8. The project is well-evaluated and the results are well-analyzed.</p> <p>9. The project is well-communicated and the stakeholders are well-informed.</p> <p>10. The project is well-implemented and the results are well-achieved.</p>

Reviewer	<u>Jim Gabbert</u>	Discipline	<u>Historian</u>
Telephone	(202)354-2275	Date	

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Eustis Historical Museum & Preservation Society Inc.

A Non-Profit Organization 501 (c) (3)

536 NORTH BAY STREET • EUSTIS, FLORIDA 32726 • 352-483-0046

July 17, 2019

Division of Historical Resources
R. A. Gray Building
Attn: Max Imberman
500 South Bronough Street
Tallahassee, FL 32399

RE: "The Ferran House", currently owned and lived in by Mr. & Mrs.
Robert Smith, 310 East Orange Ave., Eustis, Florida 32726

Dear Mr. Imberman:

We at the Eustis Historical Museum are proud to recommend that the above referenced property be listed on the National Register of Historic Places.

Mr. Edgar L. Ferran and his wife Lucy had the home at 310 E. Orange Ave. built in 1910 using the same type of concrete blocks which were made by pouring the concrete unto a mold so that they resembled stone with irregular facings. When finished, it became a beautiful and sturdy family home. The same blocks were also used in the foundation and up to the porch floor of the Guilford D. Clifford home also built in 1910 at 536 N. Bay Street, Eustis, FL. The Clifford House was nominated and put on The National Register of Historic Places in July, 1975. In 1983, it became the home of The Eustis Historical Museum, Inc. and continues that use today.

Mr. Ferran came alone from Indiana in the bitter cold of late 1883 after his wife Lucy's doctor said she would die within a year or maybe 2 unless they moved South where it was warm. He saw an ad in a magazine advertising for this general area of Florida. After a very brief discussion, he immediately left for this area. As the train entered Florida, he wrote back to his wife, in very endearing language of what he was seeing. Upon his arrival in Eustis, he again immediately set about obtaining a really nice rental of a house for Lucy and the children. It was located diagonally across Orange Avenue from the place where he knew that someday, he would want to build a substantial home for his family. Also, he directly made arrangements to return to Indiana to move Lucy and the family to Eustis by early 1884.

The very next thing he did was to join with two (2) acquaintances in a partnership of a furniture store with associated home necessities. Later, in seeing the future of Eustis, he left the partnership and purchased property at the corner of Magnolia Avenue and Bay Street and proceeded to build a store of his own - a department store, selling furniture and associated necessities to be used to decorate and maintain an attractive home. Later, including clothing for men, women and children. It would be the only department store in town for many, many years to come. In 1984, it became 100 years old.

A talk given by a newspaper writer in 1984 stated that an advertisement which appeared in The South Magazine which wound up in Sardinia, Indiana, lured them and family to Florida by boat on the St. Johns River, then by railroad to Ft. Mason and from there by horse and buggy to Eustis. It was a very rustic town with wooden side walks.....



THE CLIFFORD HOUSE

The Ferran family consisted of the parents, sons H. Ray, Carl H., and Harry and daughter Mrs. B. L. (Inez) Thrasher. Carl was the only child born in Eustis. The family had been Eustis leaders for four (4) generations. E. L. Ferran organized and became President of the Eustis Board of Trade in 1912-13. It eventually became the Eustis Chamber of Commerce. The population grew from about 200 to 1500 people. In advertisements, it stated that it was an ideal winter resort because of the wonderful winter climate "in the ideal land of sunshine and flowers."

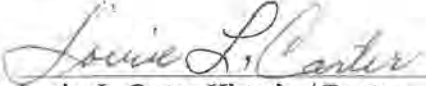
An amusing ordinance at that time was necessary "requiring bicyclists to have a horn and a lamp." By 1921, the Lake County Fair & Flower Show and the Lake County Poultry Show began - all with sandy, rutty and muddy streets. The Ferrans instigated the first claying of the Eustis Streets to be done by hiring of labor and mule-drawn wagons. Mr. Ferran became the president of the First State Bank, City Treasurer, Councilman and editor and chief owner of the Eustis Lake Region Newspaper and responsible for building the Eustis Public Library.

The Ferrans started the first ice manufacturing plant, several were City Commissioners, school board members and Trustees as well as strident and faithful members of the First Presbyterian Church of Eustis. Mr. Ferran definitely had a strong hand in the building and investing in the City of Eustis along with many other people.

On March 15, 1923, the elegant and successful business man, husband, father, uncle, was very prominent throughout Lake County, and the list continued, passed away and was greatly mourned. Mrs. Lucy Ferran passed away September 26/27, 1934. She outlived her husband by 11 plus years. As a tribute to his untiring work for the citizens of Eustis, a park along Lake Eustis was named "E. L. Ferran Park." Without a doubt, many, many gatherings were held at 310 East Orange Avenue whether it be for business, pleasure, family or friends in the grand old home, it's spirit will always be with us. It was kept in fairly good fashion with some family members living in the home until there was some neglect in the past 30+ years while other owners lived there.

Mr. and Mrs. Robert Jones purchased this wonderful old home over a year ago +/-, restoring it to its present beauty and now, it gleams in the Florida sunshine. Again we highly recommend it be approved and be part of the Nation Register of Historic Places.

Sincerely,


Louise L. Carter, Historian/ Trustee
Eustis Historical Museum, Inc.


Gary Marshall, Curator



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

July 11, 2019

Ruben A. Acosta
Survey and Registration Supervisor
Bureau of Historic Preservation
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399

Mr. Acosta,

I, Michael Holland, Mayor of Eustis, do support the nomination of the E. L. Ferran House located at 310 E. Orange Avenue to the National Register of Historic Places based upon the information provided in the State of Florida's Bureau of Historic Preservation's and the City's Historic Preservation Officer's reports.

Sincerely,

Michael L. Holland
Mayor

TO: MAYOR
FROM: HISTORIC PRESERVATION
2019 JUL 18 P 3:11



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 30, 2019

Dr. Julie Earnstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Earnstein:

The enclosed disks contain the true and correct copy of the nomination for the **Edgar L. Ferran House (FMSF#: 8LA00698) in Lake County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta".

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures