

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kissimmee Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Aultman St., Monument Ave.,  
Penfield St., and Randolph Ave. N/A  not for publication

city or town Kissimmee N/A  vicinity

state Florida code FL county Osceola code 097 zip code 32741

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 11/18/93  
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Marg M. [Signature]

11/4/94

Kissimmee Historic District  
Name of Property

Osceola, 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)

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

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

Contributing	Noncontributing	
<u>189</u>	<u>45</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>189</u>	<u>45</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)  
Historic and Architectural Resources  
of Kissimmee, Florida

**Number of contributing resources previously listed in the National Register**  
1

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling  
Commerce/Trade  
Government/Courthouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling  
Commerce/Trade  
Government/Courthouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

No Style/Wood Frame Vernacular  
Bungalow  
Colonial Revival

**Materials**  
(Enter categories from instructions)

foundation Brick  
walls Wood  
\_\_\_\_\_  
roof Asphalt  
other Wood: Porch  
\_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture

Commerce

Community Planning and Development

**Period of Significance**

1889-1940

**Significant Dates**

1889

1890

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Kissimmee Historic District  
Name of Property

Osceola, Florida  
County and State

**10. Geographical Data**

**Acreage of Property** 70 apprx.

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

**Verbal Boundary Description**

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

See Continuation Sheet

**Boundary Justification**

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

**11. Form Prepared By**

name/title Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date \_\_\_\_\_

street & number 500 South 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/A

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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Description

Summary Paragraph

The Kissimmee Historic District is an approximately 70 acre mixed use area that comprises the commercial center of the community and a residential and governmental area lying to the west and south of downtown. The majority of the buildings in the district are single family dwellings and commercial buildings that reflect the period from c. 1889 to 1940. The district also contains the historic Osceola County Courthouse (N.R. 1977), a school, a church, and other buildings used for a variety of purposes. The buildings in the district exhibit a wide variety of late nineteenth and early twentieth century styles. There are 230 structures in the district. Of these, 189 contribute to the historic character, while only 45 are considered noncontributing; therefore approximately 75 percent of the buildings contribute to the historic character of the area.

Supporting Narrative

The Kissimmee Historic District consists of all or parts of forty-one blocks in the downtown area of the city. It is a mixed use area, containing commercial, residential, and government zoned land. The primary thoroughfare in the area is Broadway Avenue (U.S. Highway 17/92) which becomes West Emmett Street immediately west of the downtown commercial district. The present character and shape of the historic district is, in part, the result of the widening of West Emmett Street, which took place in the 1970s. The project led to the destruction of many of the residential buildings that once lined the south side of the street. These were replaced by non-residential structures and created the cavity that now exists in the eastern section of the historic district (Photo 44). Some loss of historic fabric through attrition has also taken place along the streets north and south of West Emmett Street.

The landscape of the district is relatively flat. Streets in the residential area intersect at right angles creating square and rectangular blocks, while those in the commercial area intersect at 45 degree angles. Consequently, there are several triangular shaped blocks at the junction of the two areas. Some of the commercial buildings located on these blocks reflect the shape of lots they occupy. Some of the streets in the residential area are paved with brick and have their original granite curbs. Another distinctive feature of the district is

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Description

the series of park medians that separate the east and west bound lanes of Broadway Avenue in the commercial area.

Residential Buildings

Over 150 of the 189 contributing buildings in the district were constructed as residences. The remainder are mostly commercial buildings, but there is also a county courthouse, a church, and a school. The architectural styles of the buildings in the district mainly reflect architectural trends in small towns throughout Florida during the late nineteenth and early twentieth centuries. The majority of the buildings are vernacular structures, with little or no stylistic references; however a significant number exhibit some degree of recognizable architectural styling. Bungalows and Colonial Revival style buildings account for the majority of residences in the district. There are, however, buildings that can be classified as Classical Revival, Queen Anne, and Mediterranean Revival, plus a few other stylistic types such as Tudor Revival. Most of the buildings in the residential area occupy rectangular lots, that feature trees and a variety of ornamental plantings. Most buildings conform to a uniform setback. The 45 noncontributing buildings include those that are less than fifty years old and those constructed during the period of significance that have been severely altered.

Residential Outbuildings

Outbuildings in the residential area are mainly wood frame vernacular garages and sheds constructed at the same period as the main structure on the lot. In some cases the outbuildings are noncontributing metal carports or storage sheds. Garage apartments and other significant secondary structures are rare in the Kissimmee Historic District.

Commercial Buildings

Buildings in the historic commercial area are mainly masonry vernacular structures that occupy lots whose streets meet at a 45 degree angle. This arrangement reflects the downtown area's original orientation to the rail line and depot which lie just south of the historic commercial section of the city. The historic residential area, where one also finds the Osceola County Courthouse, lies mainly to the west and south of the downtown commercial section of town. The residential section is partly separated north/south by Emmett Street, which is an

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Description

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extension of Broadway Avenue, and is the route of U.S. Highway 17/92 through the heart of the community. The widening of this roadway during the 1970s resulted in the loss of a significant number of old buildings and created a visual gap in the historic fabric on both sides of the route.

### Mapping of Buildings in the District

All major contributing and noncontributing resources in the historic district are represented on the map of the district that accompanies the nomination proposal; however, most minor and secondary structures are not shown. In the majority of cases these structures are small wood frame garages and storage sheds dating from the same period as the primary structure. It was not always possible to see such resources from the street, access to the interior of residential lots was not possible in many cases. The map footprint of the majority of the primary structures represented on the historic district map was based on that shown on historic Sanborn fire insurance maps and by the direct observation of the preparer of the draft field map. In cases where the general shape of the building footprint is unknown, the structure is represented as a simple rectangle.

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Photographs

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List of Photographs

1. Senator Carson House, 802 W. Bryan St., Kissimmee  
Historic District
2. Kissimmee (Osceola County), Florida
3. Stephen A. Olausen
4. 1992
5. Historic Property Associates
6. North Facade, Looking South
7. Photo No. 1 of 46

Numbers 2-5 are the same for the remainder of the photographs.

1. Emma Morgan Fee House, 206 S. Beaumont Ave.
6. East Facade, Looking West
7. Photo No. 2 of 46
  
1. Captain George G. Steffee House, 404 S. Vernon Ave.
6. East Facade, Looking West
7. Photo No. 3 of 46
  
1. 316 N. Maple Ave.
6. East Facade, Looking West
7. Photo No. 4 of 46
  
1. 314 S. Clyde Ave.
6. East Facade, Looking West
7. Photo No. 5 of 46
  
1. 715 W. Hughey St.
6. South Facade, Looking North
7. Photo No. 6 of 46
  
1. 11 N. Beaumont Ave.
6. West Facade, Looking East
7. Photo No. 7 of 46
  
1. Dr. Geiger House, 722 W. Hughey St.
6. North Facade, Looking South
7. Photo No. 8 of 46
  
1. 222 S. Vernon Ave.
6. East Facade, Looking West
7. Photo No. 9 of 46



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Photographs

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1. 215 S. Vernon Ave.
6. West Facade, Looking East
7. Photo No. 10 of 46
  
1. Nelson Makinson House, 420 W. Sumner St.
6. North Facade, Looking South
7. Photo No. 11 of 46
  
1. Dr. Mormon House, 720 W. Verona St.
6. North Facade, Looking South
7. Photo No. 12 of 46
  
1. Osceola County High School, 615 W. Sumner St.
6. South Facade, Looking North
7. Photo No. 13 of 46
  
1. 308 S. Clyde Ave.
6. East Facade, Looking West
7. Photo No. 14 of 46
  
1. 903 W. Emmett St.
6. South Facade, Looking North
7. Photo No. 15 of 46
  
1. 821 W. Emmett St.
6. South Facade, Looking North
7. Photo No. 16 of 46
  
1. Jim Buckles House, 708 W. Hughey St.
6. North Facade, Looking South
7. Photo No. 17 of 46
  
1. First Presbyterian Church 15 East Church St.
6. East Facade, Looking West
7. Photo No. 18 of 46
  
1. 100 Block of Broadway Ave.
6. West Side of Street, Looking Southwest
7. Photo No. 19 of 46
  
1. 20-22 Broadway Ave.
6. East Side of Street, Looking Southeast
7. Photo No. 20 of 46

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Photographs

- 
1. 17-25 Broadway Ave.
  6. West Side of Street, Looking Northwest
  7. Photo No. 21 of 46
  
  1. C.W. Dann Department Store, 22 Broadway Ave.
  6. West Facade, Looking East
  7. Photo No. 22 of 46
  
  1. Kissimmee Valley Gazette Building, 113-115 N. Ruby Ave.
  6. West Facade, Looking East
  7. Photo No. 23 of 46
  
  1. 25 Broadway Ave.
  6. East Facade, Looking West
  7. Photo No. 24 of 46
  
  1. Kissimmee Grocery Store, 23 Broadway Ave.
  6. East Facade, Looking West
  7. Photo No. 25 of 46
  
  1. Sam Lupfer, Sr. House, 621 W. Verona St.
  6. South Facade, Looking North
  7. Photo No. 26 of 46
  
  1. Henry Sanford House, 206 S. Vernon Ave.
  6. East Facade, Looking West
  7. Photo No. 27 of 46
  
  1. Sarah Clark House, 616 W. Verona St.
  6. North Facade, Looking South
  7. Photo No. 28 of 46
  
  1. Ellis Davis House, 721 W. Hughey St.
  6. South Facade, Looking North
  7. Photo No. 29 of 46
  
  1. Dyson Apartment Building 509 W. Verona St.
  6. South Facade, Looking North
  7. Photo No. 30 of 46
  
  1. C. L. Brandy House 322 S. Clyde Ave.
  6. East Facade, Looking West
  7. Photo No. 31 of 46

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Photographs

- 
1. T. M. Rivers Building, 201-205 Broadway Ave.
  6. East Facade, Looking North
  7. Photo No. 32 of 46
  
  1. Monument Building, 22 N. Monument Ave.
  6. North Facade, Looking South
  7. Photo No. 33 of 46
  
  1. 903 W. Mabbette St.
  6. South Facade, Looking North
  7. Photo No. 34 of 46
  
  1. 800 W. Verona St.
  6. North Facade, Looking South
  7. Photo No. 35 of 46
  
  1. 1014 W. Verona St.
  6. North Facade, Looking South
  7. Photo No. 36 of 46
  
  1. 725-805 W. Mabbette St.
  6. North Side of Street, Looking Northwest
  7. Photo No. 37 of 46
  
  1. 621-611 W. Verona St.
  6. North Side of Street, Looking Northeast
  7. Photo No. 38 of 46
  
  1. 400 Block S. Clyde Ave.
  6. West Side of Street, Looking Northwest
  7. Photo No. 39 of 46
  
  1. 903, 821, 815 W. Emmett St.
  6. View Showing North Side of Street, Looking Northeast
  7. Photo No. 40 of 46
  
  1. 501-517 W. Sumner St.
  6. North Side of Street, Looking Northwest
  7. Photo No. 41 of 46
  
  1. 313-325 N. Maple Ave.
  6. East Side of Street, Looking Northeast
  7. Photo No. 42 of 46

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Photographs

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1. W. Emmett St.
6. Looking Northeast from South Orlando Ave..
7. Photo No. 43 of 46
  
1. 800 Block of Patrick St.
6. Looking Northeast from Rose Ave.
7. Photo No. 44 of 46
  
1. Osceola County Courthouse, 14 S. Vernon St.
6. East Facade and North Elevation, Looking Southwest
7. Photo No. 45 of 46
  
1. Osceola County Courthouse, 14 S. Vernon St.
6. North Elevation, Looking South
7. Photo No. 46 of 46

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Contributing Buildings

List of Contributing Buildings

<u>Address</u>	<u>Style</u>	<u>Date</u>
<u>N. Beaumont Ave.</u>		
11	Bungalow	c 1930
19	Classical Revival	c 1920
21	Frame Vernacular	c 1904
22	Frame Vernacular	c 1904
112	Frame Vernacular	c 1910
116	Frame Vernacular	1914
212	Frame Vernacular	c 1914
215	Frame Vernacular	c 1935
216	Frame Vernacular	c 1910
220	Frame Vernacular	c 1910
224	Frame Vernacular	c 1910
<u>S. Beaumont Ave.</u>		
205	Frame Vernacular	c 1900
206	Frame Vernacular	1906
<u>Broadway Ave.</u>		
16-18	Masonry Vernacular	c 1904
17-19	Masonry Vernacular	c 1926
22	Masonry Vernacular	c 1910
23	Masonry Vernacular	c 1889
25	Mediterranean Revival	c.1925
24	Masonry Vernacular	c 1909
26	Masonry Vernacular	c 1909
101	Masonry Vernacular	c 1914
103-07	Masonry Vernacular	c 1914
109	Masonry Vernacular	c 1914
115-19	Masonry Vernacular	c 1914
121-25	Masonry Vernacular	1915
201-05	Masonry Vernacular	1922
<u>W. Bryan St.</u>		
502	Masonry Vernacular	c 1926
508	Frame Vernacular	c 1920
516	Frame Vernacular	c 1914
520	Frame Vernacular	c 1904
604	Frame Vernacular	1915

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Contributing Buildings

W. Bryan St. (cont.)

718	Frame Vernacular	c. 1920
802	Frame Vernacular	c 1895
813	Colonial Revival	c 1926
814	Frame Vernacular	c 1930
822	Frame Vernacular	c 1914

N. Central Ave.

5-7	Frame Vernacular	c 1895
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N. Church St.

15	Gothic Revival	1889
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N. Clyde Ave.

16	Bungalow	c 1940
21	Frame Vernacular	1910
103	Frame Vernacular	c 1940
104	Frame Vernacular	c 1911
108	Frame Vernacular	c 1911

S. Clyde Ave.

21	Frame Vernacular	c 1926
22	Frame Vernacular	c 1905
111	Frame Vernacular	c 1920
112	Colonial Revival	c 1905
123	Frame Vernacular	c 1914
212	Colonial Revival	c 1905
219	Frame Vernacular	c 1920
220	Frame Vernacular	c 1920
304	Frame Vernacular	c 1905
307	Frame Vernacular	1905
308	Mediterranean Revival	c 1926
314	Bungalow	c 1920
322	Colonial Revival	c 1926
404	Frame Vernacular	c 1920
408	Frame Vernacular	c 1914
416	Frame Vernacular	c 1905

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## Contributing Buildings

N. Darlington Ave.

5-7 Classical Revival c 1914

N. Dillingham Ave.14 Frame Vernacular c 1914  
112 Frame Vernacular c 1914  
118 Frame Vernacular c 1910W. Emmett St.412 Frame Vernacular c 1920  
525 Frame Vernacular c 1904  
621 Masonry Vernacular c 1926  
705 Frame Vernacular 1897  
815 Bungalow c 1926  
821 Queen Anne c 1914  
903 Queen Anne c 1895  
1007 Masonry Vernacular c 1914  
1015 Frame Vernacular c 1926W. Hughey St.708 Tudor Revival c 1935  
715 Bungalow c 1926  
721 Bungalow c 1926  
722 Colonial Revival 1924W. Mabbette Street417 Colonial Revival c 1914  
421 Frame Vernacular c 1914  
502 Colonial Revival c 1926  
507 Frame Vernacular c 1920  
510 Frame Vernacular c 1914  
511 Frame Vernacular c 1909  
514 Frame Vernacular c 1914  
521 Frame Vernacular c 1900  
522 Frame Vernacular c 1914  
605 Frame Vernacular c 1935  
617 Frame Vernacular c 1910  
622 Frame Vernacular c 1895  
623 Frame Vernacular c 1914  
702-04 Frame Vernacular c 1910  
703 Frame Vernacular c 1905

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Contributing Buildings

W. Mabbette Street (cont.)

707	Colonial Revival	c 1910
708	Frame Vernacular	c 1920
715	Bungalow	c 1926
716	Frame Vernacular	c 1910
721	Bungalow	c 1926
722	Frame Vernacular	c 1910
725	Bungalow	c 1920
801	Frame Vernacular	c 1914
802	Frame Vernacular	c 1914
805	Frame Vernacular	c 1920
808	Classical Revival	1912
809	Classical Revival	1911
815	Bungalow	c 1920
822	Frame Vernacular	c 1910
909	Frame Vernacular	c 1935
910	Masonry Vernacular	1926
913	Frame Vernacular	c 1910
919	Frame Vernacular	1907
920	Frame Vernacular	c 1920
925	Bungalow	c 1935
1001	Frame Vernacular	c 1914
1005	Frame Vernacular	c 1914
1012	Frame Vernacular	c 1905
1015	Bungalow	c 1925
1017	Frame Vernacular	c 1915

N. Maple Ave.

306	Frame Vernacular	c 1920
309	Mediterranean Revival	c 1926
310	Frame Vernacular	c 1910
311	Masonry Vernacular	c 1930
316	Frame Vernacular	c 1914
320	Mediterranean Revival	c 1926
326	Frame Vernacular	c 1926
328	Frame Vernacular	c 1920

N. Monument Ave.

13-19	Masonry Vernacular	c 1926
22	Classical Revival	1931



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Contributing Buildings

N. New York Ave.

312 Frame Vernacular c 1920

N. Orlando Ave.

16 Frame Vernacular c 1912

22 Frame Vernacular c 1909

210 Frame Vernacular 1911

215 Frame Vernacular c 1900

216 Frame Vernacular c 1920

W. Patrick St.

521 Colonial Revival c 1925

809 Frame Vernacular c 1914

W. Portage St.

912 Mediterranean Revival c 1926

N. Randolph Ave.

11 Frame Vernacular c 1914

S. Rose Ave.

114 Frame Vernacular c 1915

122 Frame Vernacular c 1914

204 Frame Vernacular c 1914

212 Frame Vernacular c 1914

N. Ruby Ave.

113-15 Masonry Vernacular 1912

W. Sumner St.

403 Colonial Revival c 1900

407 Frame Vernacular c 1935

408 Bungalow c 1926

414 Bungalow c 1926

419 Bungalow c 1935

420 Classical Revival 1926

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## Contributing Buildings

W. Sumner St. (cont.)

421	Frame Vernacular	c 1910
501	Frame Vernacular	c 1910
507	Frame Vernacular	c 1895
510	Frame Vernacular	c 1920
516	Frame Vernacular	c 1910
517	Frame Vernacular	c 1910
525	Bungalow	c 1926
615	Mediterranean Revival	1925
618	Frame Vernacular	c 1910
622	Frame Vernacular	c 1920

N. Vernon Ave.

9	Frame Vernacular	c 1914
19	Frame Vernacular	c 1920
108	Frame Vernacular	c 1910
110	Frame Vernacular	c 1920
112	Frame Vernacular	c 1905
116	Frame Vernacular	c 1905
214	Frame Vernacular	c 1910

S. Vernon Ave.

14	Romanesque Revival	1890
206	Frame Vernacular	1904
215	Colonial Revival	c 1926
221	Frame Vernacular	c 1926
222	Colonial Revival	c 1910

W. Verona St.

503	Frame Vernacular	c 1904
514	Masonry Vernacular	c 1914
603	Frame Vernacular	c 1914
610	Frame Vernacular	c 1926
611	Bungalow	1923
615	Frame Vernacular	c 1914
616	Frame Vernacular	c 1914
621	Frame Vernacular	c 1890
622	Frame Vernacular	c 1914
702	Frame Vernacular	c 1890
709	Bungalow	c 1920
716	Bungalow	c 1926

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Contributing & Noncontributing Buildings

W. Verona St. (cont.)

720	Classical Revival	c 1920
721	Frame Vernacular	c 1910
803	Colonial Revival	c 1909
811	Colonial Revival	c 1914
906	Frame Vernacular	c 1920
920	Frame Vernacular	c 1905
1020	Bungalow	c 1926
1022	Bungalow	c 1915

List of Noncontributing Buildings

N. Beaumont Ave.

18  
305  
309  
321

S. Beaumont Ave.

115

Broadway Ave.

27  
111-113  
127

W. Bryan St.

715

Church St.

19

N. Clyde Ave.

24

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Noncontributing Buildings

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S. Clyde Ave.

104  
117

N. Darlington Ave.

6-8  
11  
15

N. Dillingham Ave.

111

W. Emmett St.

504  
1013

W. Hughey St.

716

W. Mabbette St.

503  
515  
618  
1011

N. Monument Ave.

10

N. New York Ave.

311

N. Orlando Ave.

230

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Noncontributing Buildings

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S. Rose Ave.

108  
220

W. Sumner St.

526  
612

N. Vernon Ave.

15  
211

S. Vernon Ave.

123  
207

W. Verona St.

509  
509 A  
519  
710  
715  
907  
914  
917  
1014

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Significance

Summary Paragraph

The Kissimmee Historic District is eligible for listing in the National Register of Historic Places on the local level under criteria A and C in the areas of Architecture, Community Planning and Development, and Commerce. The architectural resources in the district represent the physical development of the contiguous commercial and residential areas of the City of Kissimmee during the period from c. 1889 to 1940. A wide variety of architectural styles is found in the district and some buildings meet the criteria for individual nomination to the National Register. The development of the district is tied closely to the early history of Kissimmee and reflect the economic and social forces that affected the growth of the community. The buildings in the district reflect contemporary trends in architecture throughout the United States during the late nineteenth and early twentieth centuries. The district contributes to the "Historic and Architectural Resources of Kissimmee" multiple property group as defined under sections E and F of the cover document.

Supporting Narrative

Although the majority of the buildings in the district are residences and commercial structures, the area also contains churches, schools, and public buildings dating from the historic period that have both architectural and historical significance. Some of these are directly or indirectly associated with persons and events that played an important role in the early development of Kissimmee. The district contains a number of resources dating from Kissimmee's first decade of existence. The oldest documented building in the community is the Captain George G. Steffee House (Photo 3) at 404 South Vernon Avenue, which lies just outside the historic district. Constructed in 1885, the wood frame vernacular style Steffee House was among the first permanent residences in Kissimmee.

Steffee came to Kissimmee from Kentucky in 1879 and started a successful shipping business. He built a number of barges and stern wheel steamboats used by the Disston Company for its dredging operations. Steffee also operated the Osceola, one of the largest pleasure boats available for hunting and fishing charters on the Kissimmee and Caloosahatchee rivers.

The oldest building in the district is the First Presbyterian Church (Photo 18) at 15 Church. It was constructed in 1889 on a lot donated by William Cannon, local manager of the

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Significance

Disston Land Company. This wood frame building is one of four historic churches surviving in Kissimmee and is a good late example of Gothic Revival style architecture. Another building, dating from the same year as the First Presbyterian Church, is the Kissimmee Grocery Store (Photo 25) located at 23 Broadway Avenue. This masonry vernacular structure is the oldest surviving commercial building in the Kissimmee Historic District. The original brick exterior fabric was stuccoed at an unknown date, and the storefront on the street level, has been altered but the building remains an important local landmark.

The oldest residence found in within the boundaries of the district is probably the Sam Lupfer House (Photo No 26) at 621 Verona Street. This wood frame vernacular building was constructed c. 1890. Lupfer was the proprietor of the Osceola Hardware Store, which once stood on Broadway Avenue, and also ran a sugar mill in the Kissimmee area. His plain two-story residence is typical of the functional houses erected by many of the early settlers in the community. A somewhat more elaborate house is the Charles A. Carson House (Photo 1) located at 804 West Bryan Street. This is among the best examples of wood frame vernacular residences in the district. The large two and one half story building was constructed c. 1890 and features a two-story veranda on the street facade. Carson was a businessman with state-wide as well as local business interests. He was a partner in wholesale grocery concern and was one of the founders of the Kissimmee State Bank in 1901. He was elected to the state senate in 1896.

The most important nineteenth century building in Kissimmee is undoubtedly the Romanesque Revival style Osceola County Courthouse (Photos 45 & 46) located at 14 South Vernon Avenue. The building was constructed in 1890, just three years after the creation of Osceola County. The building is still used as the seat of county government and was individually listed in the National Register in 1977.

Over half of the contributing buildings in the district date from the period 1889 to 1918. That period of prosperous economic expansion established much of the present visual character of the residential and commercial sections of the historic district. The Emma Morgan Fee House (Photo 2) at 206 South Beaumont Avenue was constructed in 1906 and demonstrates late Queen Anne influences on an otherwise vernacular design. These influences are seen the faceted bay on the main facade and the treatment of the gable area of the main roof. Another vernacular residence

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Significance

showing the continuing impact of the Queen Anne style into the early twentieth century is the Henry C. Stanford House (Photo 27) at 206 South Vernon Avenue. Stanford, a local merchant who served several terms as president of the Kissimmee Board of Trade, had the home constructed about 1904. It features an L-shaped plan, polygonal bay extensions, and a cutaway corner entrance porch.

The only contributing commercial building in the district dating from the nineteenth century is the Old Kissimmee Grocery Store at 23 Broadway Avenue which was dealt with above. The remainder were constructed between 1904 and 1931. One of the more striking buildings found in the commercial section of the district is the C. W. Dann Department Store (Photo 22) at 22 Broadway Avenue. It was erected as a one-story building in 1909 but had two stories added in 1912 as a result of its rapidly expanding patronage by the city's new residents. The building reflects the growing affluence of the community during the 1910s through its high level of applied ornamentation in the form of corbelled brickwork on its cornice and window surrounds.

An important building erected about the time the Dann Department Store was expanding was the Old Kissimmee Valley Gazette Building (Photo 23) at 113-115 North Ruby Avenue. The "flatiron" plan of the building was made necessary by the irregular shape of the lot on which it was built. The structure was the original home of the first newspaper in the city. The two-story building originally contained publishing and printing offices on the lower floor and residential apartments on the second floor. The building was purchased by city government of Kissimmee in the 1930s for use as offices for the police and fire departments. The unusual plan of the building and its elaborate classical decorative elements make it one of the most distinctive architectural resources in the district.

A number of important local landmarks date from the 1920s. One of the larger non-residential structures from this period is the Osceola County High School (Photo 28) at 615 West Sumner Street. The building was designed by Howard M. Reynolds, an architect who maintained offices in the nearby city of Orlando. A native of Detroit, Michigan, Reynolds began his architectural career in 1909 in Los Angeles. Subsequently, he worked in Seattle, Portland, and other west coast cities, specializing in residential architecture. He moved to Orlando in 1920 and in 1922 was appointed county architect by the Orange County Board of Commissioners. He designed a number of schools and commercial



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Significance

buildings in Central Florida during the 1920s. Work on the Mediterranean Revival style Osceola High School began in 1923 and was completed two years later.

Most of the lots still vacant in the residential section of Kissimmee at the beginning of the 1910s were filled over the next two decades by houses of various styles. Bungalows, like those found at 314 South Clyde Avenue (Photo 5) and 715 West Hughey Street (Photo 6), accounted for much of the construction during this period. The Dr. Morman House at 720 West Verona Street (Photo 12) is an excellent example of a Classical Revival style residence. Morman, a local physician and cattle rancher, had the house built for his family about 1920. The most prominent feature of the house is its colossal portico on the main facade. The elaborate Alfred W. Winn House at 420 West Sumner Street (Photo 11) is an even finer expression of the Classical Revival style in the district. Winn, owner of the Kissimmee Ice Plant, had the building constructed in 1926 on the site of his previous home, which was moved to an adjoining lot and is now the contributing building at 221 North Orlando Street. The building is still owned by Winn's descendants.

After bungalows, the Colonial Revival style houses are the most prevalent residential type in the district, with a total of fourteen examples. The Dr. Geiger House at 722 West Hughey Street embodies a number of typical characteristics of the style (Photo 8). It features a low-pitched hip roof with enclosed overhanging eaves. Decorative exposed beams extend from under the eaves. The facade is symmetrical and radiates axially around a central door. The door is set in an arched opening and has fanlight and sidelight surrounds. An arched roof portico supported by paired Tuscan Columns covers the entrance. Fenestration consists of double-hung sash windows with 6/1 lights set singly and in groups of two and three. The building is clad with wood drop siding. A one-story hip roof room extension is attached to the east side. The only major alteration to the original appearance of the Geiger house is the addition of a one-story porch on the west side.

The house at 222 South Vernon Avenue is an example of a Colonial Revival with Queen Anne influences (Photo 9). Constructed about 1910, the building has a low-pitched hip roof with enclosed eaves and a simple entablature. The facade is symmetrical and radiates around a central entrance. The doorway has decorative wood and sidelight surrounds. Windows on the first story are single double-hung sash with 1/1 lights. The

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second story windows of the facade are set in pairs. A sweeping veranda porch wraps around the facade and north side of the building. A remnant of the Queen Anne style, which was fading in popularity at the time this building was constructed, the porch features a hip roof supported by composite columns on brick piers. A round bay with a conical roof extends from the southeast corner of the porch. Other architectural elements of note include a polygonal bay extension on the south side of the building and a corbelled brick end, exterior chimney on the north side.

A fine local example of the Dutch Colonial Revival style is the C. L. Brandy House (Photo 31). Brandy served as a County Tax collector during the 1920s. Later during the historic period, the house was purchased by prominent local businessman Gus Mann, who was involved in the local cattle and citrus industries. Elements of the Dutch Colonial Revival style present on the building include a Gambrel roof, shed dormers and an arched entrance with a fanlight.

Among the significant buildings added to the commercial area of the district during the latter part of the period of historic development were the T. M. Rivers and Monument buildings. The Rivers Building (Photo 32) at 201-205 Broadway Avenue is the largest commercial block in the area. It was built in 1922 by T.M. Rivers, a physician who settled in Kissimmee in 1906. He soon established a thriving medical practice and became one of Kissimmee's most prominent boosters. He helped found the local Board of Trade and also served as president of the City Council. Rivers constructed the building at 205 Broadway Avenue in 1922. He rented the spaces on the first floor as retail units, and the second floor was occupied by a hotel that catered to tourists who came to the community during the 1920s.

The building at 25 Broadway Avenue (Photo 24) is a good example of Mediterranean Revival style from the 1920s. It features a flat, built-up roof with a stepped and curvilinear parapet. The exterior fabric is rough stucco. A pent roof runs the length of the facade above the store front. Two pairs of French doors with ten lights flank a central plate-glass display window. Decorative features include pantile cresting along the parapet and two blind arch openings on either side of the storefront.

The Monument Building (Photo 33) at 22 North Monument Avenue was constructed in 1931 as the Kissimmee Federal Building and

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Significance

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housed the local post office. It was the only public building in Kissimmee constructed during the 1930s. The structure Classical Revival styling expressed by a low-pitched hip roof, crowning balustrade, and pedimented gable portico with round composite columns.

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Geographical Data

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Verbal Boundary Description

See attached scaled map of the Kissimmee Historic District.

Boundary Justification

The boundary encompasses the only large concentration of extant historic resources comprising the original commercial and residential sections of the city of Kissimmee for the period c. 1889 to 1940. Where possible, the boundaries follow historic platted streets and subdivision block and lot lines. Some individually eligible properties in Kissimmee found outside of these boundaries have been addressed in separate nomination proposals under the multiple property format. Still others may be nominated in the future under the existing historic contexts of the multiple property format employed for the city of Kissimmee.

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UTM References

<u>No.</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1	17	459260	3129940
2	17	460060	3129940
3	17	460380	3129660
4	17	459660	3128880
5	17	459240	3128880