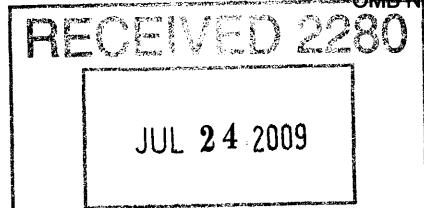


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



672

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions to 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 ATHA, S. HOWARD HOUSE

other names/site number OR06230

2. Location

street & number 1101 West Princeton Street

n/a not for publication

city or town Orlando

n/a vicinity

state Florida code FL county Orange code 095 zip code 32804

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.)

Barbara E. Mattick / Interim SHPO 7/20/2009
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Edson H. Beall 9-2-09
Signature of the Keeper Date of Action

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	
2	2	buildings
0	0	sites
0	2	structures
0	0	objects
2	4	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: Colonial Revival

Materials

(Enter categories from instructions)

foundation BRICK

walls METAL: Aluminum

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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1928-1931

Significant Dates

1928

Significant Person

Atha, S. Howard

Cultural Affiliation

n/a

Architect/Builder

Kiehl and Stevens, Inc.

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1 7	4 6 1 3 9 5	3 1 6 0 5 6 5
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Brian Koenick and Robert J. Taylor, Jr., Architectural Historians; Andrew Waber, Historic Sites Specialist

organization Bureau of Historic Preservation date 6/4/09

street & number 500 South Bronough Street telephone (850) 245-6333

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 Neth and Mike Chadwick

street & number 1101 West Princeton Street telephone (407) 317-8385

city or town Orlando state FL zip code 32804

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.

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**NATIONAL REGISTER OF HISTORIC PLACES
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ATHA, S. HOWARD HOUSE
ORLANDO, ORANGE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The S. Howard Atha House is an excellent example of a private residence constructed in the Colonial Revival style, which was popular in the United States from 1880 to 1955.¹ Located at 1101 West Princeton Street in the historic College Park neighborhood, this two-story home features an irregular plan, hipped roof surfaced with composition shingles, wide roof eaves, wood frame structural system clad in aluminum siding, and a continuous brick foundation (Photograph 1). The central two-story section of the house exhibits a symmetrical front façade with three bays, a corbelled brick chimney, a gabled dormer with a Palladian window and dentils, and a one-story flat roof partial width entry portico with fluted Doric columns. The arched front entrance is slightly recessed with a paneled wood front door flanked by sidelights and fanlight above. A former porte-cochere on the west side has been partially enclosed to accommodate the modern kitchen. A second story hip roof addition has been built above an original wing on the east side. Fenestration throughout the house consists of double-hung sash wood windows and wood casement windows. Original exterior ornamentation consists of large carved wood brackets under the eaves, fluted pilasters with square capitals, engaged Doric columns, decorative metal foundation vents, original copper downspouts and drains, and original wood shutters. Significant original interior features include hardwood floors, wood staircase with fluted Doric newel post, classical influenced wood fireplace mantels and entryways, original light fixtures, and original multi-faucet tiled shower stall.

SETTING

According to former resident Sallie Hazen, the house property originally took up the entire block, with an orange grove on one side and an open field on the other. Today, the main house is set back on a large lot with landscaped yard to the front. A brick privacy fence with a metal gate delineates the front yard and a concrete pathway leads up to the front entrance. A historic, two-story wood frame hipped roof garage/apartment, built with similar materials as the main house, is located just to the northwest of the main house. There is a non-historic wood frame children's playhouse just to the north of the main house, and a modern pool house located to the northeast. A swimming pool is located to the west of the house.

PHYSICAL DESCRIPTION

Exterior

The two-story central portion of the S. Howard Atha House features a symmetrical façade with three bays and rests on a continuous brick foundation. Decorative metal vents with a starburst motif are located periodically along the base of the entire foundation on the main elevation (Photograph 2). The wood frame structural system has been covered with aluminum siding by the current owners. The hip roof is covered with composition

¹ McAlester, *A Field Guide to American Houses*. Published by Alfred A. Knopf, Inc., New York City, New York, 1984.

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asphalt shingles and there is a corbelled brick chimney evident on the interior eastern slope. There is a single gabled dormer featuring a Palladian window, gable returns, dentil trim, and a metal weather vane (Photograph 3). A concrete pathway leads up to a partial-width flat roof entry portico, which features brick-lined steps and a landing. The entry portico is supported by two sets of three fluted Doric columns with entablature and decorative metal railing above (Photograph 4). Paired fluted pilasters with square capitals flank the recessed arched main entrance. The inside of the recessed arch exhibits wood paneling. The wood paneled front door is set in a classical surround with thin fluted pilasters separating the front door from the leaded glass sidelights to each side. A leaded glass fanlight is featured above the main entrance (Photograph 5).

Fenestration on the first floor of the façade consists of double-hung sash wood windows set in a wood surround flanked by original wood shutters and featuring original wood screens. Each set of windows features a central window with a six-over-one light configuration flanked by smaller windows with four-over-one light configurations (Photograph 6). The second story central bay features a single arched wood double-hung sash wood window with a Gothic-inspired eleven-over-one light configuration. This window is set into a classical wood surround with fluted wood pilasters displaying ornately carved wood wreaths in each capital (Photograph 7). The bays to either side of this ornate window feature two separate double-hung sash wood windows with six-over-one light configurations, wood surrounds and original wood shutters and screens. At each bay on the front façade, paired large ornately carved wood brackets are located under the wide overhanging eaves (Photograph 8). The original wood soffits under the eaves have been replaced with modern aluminum ones. There are original copper drain downspouts evident at both the southwest and southeast corners.

The west side of the house features the remnants of a flat roof porte-cochere, which has been partially enclosed by recent owners to accommodate a larger modern kitchen, which was completed in 2002 (Photograph 9). Original paired fluted Doric columns are still evident on the front, as well as the original glass-paneled wood door that provided access to the porte-cochere from the main house. The brick foundation has been raised to support the new addition and features a raised concrete landing with metal balustrade. A ribbon of four wood casement windows with six lights apiece is evident on the west side of this new addition. A new set of French doors in a classical surround on the south side of the new addition allows direct access from this landing into the new kitchen. A fabric awning with metal supports is attached to the west side of the partially enclosed porte-cochere. A metal balustrade is featured along the roofline of the former porte-cochere. There is still a second story wood and glass paneled door extant near the southwest corner, which allows access to the flat roof from a second floor bedroom.

The east side features a large single room wing with a second story addition above (Photograph 10). The original flat roofline is still evident where the new construction meets the old. Completed in early 2003, this hipped roof addition has been constructed with similar materials and has been designed to conform to the classical feeling of the main house. The east side of the first floor of this wing features French doors in a classical surround which open out onto a brick landing and stairs. Paired engaged fluted Doric columns are set

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ATHA, S. HOWARD HOUSE
ORLANDO, ORANGE COUNTY, FLORIDA
DESCRIPTION

on either side of these doors. These columns in turn are flanked by large eight-light wood casement ribbon windows set in wood surrounds with wood panels below to either side. The north and south sides of this first floor wing feature similar wood casement windows, but in sets of four apiece. Identical engaged paired Doric fluted columns flank the windows on the north and south side of the first floor wing. A fabric awning canopy shades the entire east side of the first floor wing. The new second story addition is separated from the original first floor wing by a beltcourse of wood paneling mimicking the original paneling featured beneath the casement windows on the first floor below. This new addition houses a master bedroom and bathroom and features a small integral private balcony with metal railing on the southeast corner with openings out onto the east and south sides. The north end of this addition is longer than the original wing below and is supported by two sets of three fluted Doric columns set on brick, which mimic in design the columns supporting the front entry portico (Photograph 11). Fenestration on this new addition consists of wood double-hung sash wood windows with six-over-one light configurations and Bahamian wood shutters. Carved wood brackets identical in design to those featured on the front façade have been applied under the eaves of the new addition as well.

The rear of the house on the north side features a two-story single room projecting wing at the northwest corner (Photograph 12). This original wing exhibits a hipped roof and features similar materials to those displayed on the main portion of the house. There is a rear entry on the first floor of this wing with a brick step landing, original paneled wood door with glass panes, and a fabric awning above which allows access to the interior kitchen. The original windows on the first floor of this wing have been replaced with modern metal awning windows with three lights apiece. The second story of the wing features original casement windows with eight lights apiece. This rear central portion of the house features original wood double-hung sash windows with six-over-one light configurations on both the first and second floors, as well as one single carved wood bracket under the eaves. Three original copper drain downspouts are evident on the rear of the house as well.

Interior

The interior entry foyer of the house features built-in closets to either side of the front door sidelights with paneled doors and crystal doorknobs (Photograph 13). On both sides of the foyer are classical entryways with entablatures, dentils, fluted pilasters with square capitals, and sidelights (Photograph 14). These entryways lead into the living room to one side and the dining room to the other. A central hall leads northward from the front door with and is accented by an archway with carved wood keystone above. There is also a main staircase in the foyer, which displays a classical fluted Doric column newel post (Photograph 15). The staircase exhibits carved wood plaques in the riser ends and simple rounded balusters. Original hard wood floors are featured throughout much of the house.

The living room features two original wood fireplace mantels, one of which is flanked by original wood cabinets with leaded glass doors (Photograph 16). This particular fireplace mantel is classical in design with an entablature displaying a central wooden plaque with a carved decorative urn motif adorned with garlands. At

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either end, there are engaged fluted Doric columns with decorative carved wood bundles of wheat above. Dentil trim is also evident. The hearth is lined with glazed tile. Directly opposite this fireplace is another classically inspired fireplace with an entablature displaying a central wooden plaque with carved decorative rosette motif and dentil trim (Photograph 17). Paired fluted pilasters with square capitals are featured at each end with decorative carved wood wreath motifs set into slightly recessed panels above. This hearth is surrounded by glazed tile and the interior is lined with brick. Paired original wood French doors with crystal doorknobs to either side of this particular fireplace allow access to the family room beyond (Photograph 18). The living room features crown molding and an original tiered crystal chandelier with a decorative metal base with a swag motif (Photograph 19). The den also features an original light fixture on the ceiling with decorative metal base with adorned with flowers and acanthus leaves (Photograph 20). This fixture holds four tapered glass light bulbs and still retains some of its original paint.

The second floor original master bathroom features an original ceramic bathtub, ceramic pedestal sink, and large tiled shower stall with seven shower heads (Photographs 21 and 22). The original master bedroom features recessed arched window nooks flanked by original wood paneled closets with crystal doorknobs (Photograph 23). Other significant original interior features include a large attic ventilation fan and basement (Photograph 24).

Historic Garage/Apartment

Located to the northwest of the main house is a two-story wood frame garage/apartment (Photograph 25). Constructed in 1928 at the same time as the original house, this building was originally intended to serve as servants' quarters. The current owner uses the building as an office. This two-story building features a wood frame structural system clad in aluminum siding, rests on a continuous concrete foundation, and exhibits a hipped roof surfaced with composition shingles. This building features wide eaves with aluminum soffits and carved wood brackets identical in design to those featured on the main house. A small one-story wing attached to the south side features an original wood paneled door with glass panes. The first floor of the façade features three separate garage bays, two of which are original and retain their original double wood doors with glass panes. The third near the southeast corner has been added and displays a non-historic metal garage door. Fenestration on the second story consists of paired wood double-hung sash windows with six-over-one light configurations with original wood shutters on the front façade and single wood windows with similar light configurations on the other sides. A fabric awning canopy has been attached to the north side, which shelters two separate entries. One entry allows access to the interior of the garage below and the other allows access to the apartment above. Both feature original paneled wood doors with glass panes. Original interior features include tiled kitchen sink with wood cabinets, tiled floor, and a claw foot bathtub (Photographs 26 and 27).

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Noncontributing Resources

The front yard of the house is landscaped with boxwood hedges and live oaks (Photograph 28). In the back yard, there are the remnants of a stone wall covered with ivy that was most likely used to accentuate a rear exit from the property (Photograph 29). There is a non-historic wood frame gabled playhouse to the north and a large modern pool house located to the northeast. A modern swimming pool to the east is surrounded by a brick patio (Photograph 30). A wood privacy fence delineates the rear of the property.

ALTERATIONS

The former owners, Bruce and Kelley Brandes, expanded the house to accommodate their large family, but took great care to make all new additions and renovations compatible in design and feeling to the original features of the house. The second story addition above the original first story east wing has been constructed in a manner that blends in well with the original design by mimicking exterior first floor wood panels and the prominent large ornate carved brackets. Also similar fenestration and rear Doric fluted columns identical to those featured in the entry portico have been incorporated into the new design. The original porte-cochere has been partially enclosed to accommodate a larger modern interior kitchen, but efforts have been made to minimize the visual impact by using similar materials and retaining the original support columns, thus retaining the sense of the front entrance to the porte-cochere. A few original windows on the rear of the house have been replaced. The overall form of the house retains its historic integrity and remains in excellent condition with only the exterior and soffits being resurfaced with aluminum siding. Significant details and features remain visible. The garage features a third bay, which is not original to the building. Located on the southeast corner, it displays a non-historic metal garage door.

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ORLANDO, ORANGE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

Constructed in 1928, this Colonial Revival home was the private residence of S. Howard Atha, one of the founders of the Orlando real estate firm Cooper-Atha-Barr Real Estate and Mortgage Company (CABCO). CABCO was a significant real estate firm that developed much of the College Park area of Orlando during the Florida Land Boom of the early and mid-1920s. The S. Howard Atha House is significant under National Register Criterion B in the area of Community Planning and Development due to the associations that S. Howard Atha had as a founding partner of the CABCO real estate firm. The S. Howard Atha House is also significant under National Register Criterion C in the area of Architecture, as a fine example of the Colonial Revival style in the City of Orlando, built by the prominent local contractor Howard Kiehl.

HISTORICAL CONTEXT

Orlando developed around Fort Gatlin, constructed by the U.S. Army in 1838 during the Second Seminole War (1835-1842) to defend the interior of Florida from raids by the Seminole Indians. The fort remained occupied until 1849 when the army withdrew its garrison. A few former soldiers and their families remained in the area, growing citrus and raising cattle. Many of the cattle were descendants of the herds established during the Spanish colonial era that now ran wild in Central Florida. The settlement became known as Jernigan after Aaron Jernigan (1813-1891), who settled in Orange County in 1843. Originally from Georgia, he settled on the shore of Lake Holden, purchasing 1200 acres, where he raised a variety of crops, as well as cattle. By 1850, the Jernigan home had become a U.S. post office and the nucleus of a small settlement. In 1856, Jernigan became the county seat of Orange County, which had been created from Mosquito County in 1845.² The community's name was changed to Orlando, supposedly in honor of militiaman Orlando Reeves, who was killed in a skirmish during the Second Seminole War.³ The United States Post Office officially recognized the community as Orlando in September 1857.⁴ When Orlando was formally incorporated on July 21, 1875, the town limits consisted of two square miles with 85 residents, 29 of whom were registered voters.

Among the early residents of what became the College Park area were veterans of the Second Seminole War who remained to establish homesteads in the vicinity. Daniel K. Hall, a soldier who had served at Fort Gatlin, was among the earliest residents of College Park, settling near Lake Ivanhoe around 1849. Hall operated a gristmill on a stream located between lakes Ivanhoe and Formosa. He became the first justice of the peace in Orange County. In 1854, James Gamble Speer, a member of the Indian Removal Commission, established a

² In 1821, there were two counties that formed Florida: Escambia and St. Johns. In 1824, the area to the south of St. Johns County became Mosquito County which was renamed Orange County in 1845 when Florida became a state.

³ "Orlando, 1830-1845," *Orlando: A Visual History*, <http://www.cfhf.net/orlando/1830.htm>.

⁴ Alford G. Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach: The Florida Federation of Stamp Clubs, 1962), 62.

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cotton farm on the shore of Lake Ivanhoe.⁵ Throughout the 1870s and 1880s, several individuals purchased land in present-day College Park on which to plant citrus groves. One land transaction in the neighborhood involved the purchase and subdivision of land in 1885 by Charles and Jane Joy of Vermont. Joy's subdivision created 12 lots, which were subsequently sold to early settlers that included Jessie Gafford, J.B. Riley, and John Sinclair. Sinclair, a former New Hampshire state senator, arrived in Orlando during the late 1870s. He established the Sinclair Land Agency to promote and sell real estate. Other early landowners included Dr. J.V. Logan, E.A. Smith, Adam Given, and John Erricsson.⁶ Erricsson purchased 80 acres north of the present-day intersection of Princeton and Amherst streets on which he cultivated citrus. Other early landowners provided names for the natural features in the neighborhood, such as John W. Childress, who named Lake Adair for his wife, and F.N. Abbott, who gave Lake Ivanhoe its name because he was a fan of the classic novel written by Sir Walter Scott in 1819. Philadelphia attorney James Wilcox acquired land throughout the present-day College Park neighborhood during the 1870s and 1880s.⁷

Orlando's population was barely 200 permanent residents until the arrival of the South Florida Railroad in 1880. New settlers poured in from all over the country, businesses flourished, and by the end of the year, the town had its first newspaper, the Orange County Reporter. Downtown Orlando got wooden sidewalks and its first bank in 1883. By August 1884, a census revealed a population of 1,666. That same year, 600,000 boxes of oranges were shipped from Florida to points north—most of those boxes originating in Orlando. By 1885, Orlando was a viable town, boasting as many as 50 businesses. The population continued to increase with the arrival of the Tavares, Orlando & Atlantic Railroad in 1888. The railroads brought new settlers, businesses, and tourists to central Florida, promoting a construction and population boom.⁸ The railroads also increased the shipment of agricultural products to distant markets, particularly citrus, the most important crop in the Orlando area.

Disaster struck a week after Christmas in 1894, when the temperature plummeted to an unseasonable 24 degrees Fahrenheit. Water pipes burst and orange blossoms froze, blackened, and died. The freeze continued for 3 days, wrecking the citrus crop for the year. Many grove owners went bust, and those who remained were hit with a

⁵ Eve Bacon, Orlando: A Centennial History: Volume I, Pioneer Era and the First Fifty Years of Incorporation, 1821 to 1925 (Chuluota: The Mickler House, Publishers, 1975), 9, 14; Grace Hagedorn, "Outline of College Park History, [1996]," TMs [photocopy], p. 1-2, Personal files, Grace Hagedorn, Orlando; College Park Neighborhood Association Historical Committee, "Ivanhoe Historic House Tour – 6 December 1992," (Orlando: College Park Neighborhood Association, 1992), n.p.

⁶ William Blackman, History of Orange County, Florida (Winter Park: William F. Blackman, 1927), 65, 90, 168, and 199; Orange County Clerk of Circuit Court, Deed Book 25, Page 51.

⁷ College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour, Draft, 22 November 1998," (Orlando: College Park Neighborhood Association, 1998), n.p.; Bacon, Orlando: Volume I, pp. 85-86.

⁸ Jim Robison and Mark Andrews, Flashbacks: The Story of Central Florida's Past. (Orlando: Orange County Historical Society, Inc. and The Orlando Sentinel, 1995), 49-50; The Historic Works, "Orlando Neighborhood Survey Project," Prepared for the Historic Preservation Section, Planning and Development Department, City Planning Bureau, City of Orlando, (Orlando: The Historic Works, 1992), p. 12.

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second devastating freeze the following year. Tens of thousands of trees died in the killing frost. The freeze wiped out the small growers, but large conglomerates that could afford to buy up the small growers' properties at bargain prices and wait for new groves to mature assured the survival of the industry. The Great Freeze of the winter of 1894-1895 killed more than 90 percent of central Florida's citrus trees. The loss of both fruit and trees caused a severe economic recession from which the citrus industry did not fully recover for 15 years. Many residents either left central Florida, abandoning their groves, or branched into other areas of agriculture, including truck farming, cattle ranching, and ornamental horticulture.⁹

The freezes had a profound effect on the College Park area. The citrus groves and vegetable farms were devastated and no longer considered suitable for agriculture. Despite the freeze, tourists and new residents continued to arrive in Florida. Tourism, combined with the broadened agricultural base, provided the foundation for Orlando's steady growth, extending into the early 1900s. Residential neighborhoods adjacent to downtown Orlando—like College Park—grew and expanded in response to the growth of the downtown commercial business area. At the beginning of the 20th century, most of the new residential growth took place in the immediate vicinity of downtown, around Lake Eola and Lake Lucerne situated east and south of the downtown commercial center. Located farther north of downtown, across present-day Colonial Boulevard, College Park grew, at first slowly, during the early twentieth century, replacing groves and areas still occupied by wilderness.

The first official plats of the neighborhood were filed during the first decade of the 20th century, with development starting along the southern edges of the neighborhood and spreading northward. Around 1909, developers Hanford Carl Dann (1849-1940) and Thomas Picton Warlow (1866-1945)—along with other Orlando businessmen—purchased land along Lake Concord's southwest shore from James Wilcox James. James acquired land in the vicinity in the 1870s and 1880s. Dann and Warlow frequently joined forces for development purposes, and both played a key role in the growth of the College Park neighborhood. Dann formed the Carl Dann Development Company and the Southern Development Company, which eventually filed approximately 60 plats in Orlando.

Dann and his associates subdivided the land and filed the plat for the Concord Park Addition to Orlando in 1909, with additions to the plat in 1911 and 1912.¹⁰ Businessman John M. Cheney purchased the five eastern lots along the southwest shore of Lake Concord, while C.W. Rowe purchased the two western lots at the northeast intersection of present-day Edgewater and Peachtree Street. Rowe further subdivided his holdings into 15 lots in 1914.¹¹ West of this activity, developers filed the Orange Park Subdivision, located in the

⁹ Robison and Andrews, 124-25.

¹⁰ Orange County Clerk of Circuit Court, Concord Park Addition to Orlando, Plat Book D, Page 66; Concord Park Addition, Plat Book D, Page 124; First Addition to Concord Park, Plat Book F, Page 11; Second Addition to Concord Park, Plat Book F, Page 25.

¹¹ Orange County Clerk of Circuit Court, C.W. Rowe's Subdivision, Plat Book F, Page 81.

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southwest corner of College Park, in 1914.¹² The creation of these new subdivisions on the northern edge of the city prompted the municipal government to extend the corporate limits to include a good portion of the College Park area in 1911.¹³

One of the new subdivisions established north of Lake Ivanhoe was A.D. Mallory's Subdivision, filed in 1912, dividing approximately 15 acres into residential lots along the north shore of the lake.¹⁴ One interesting element to College Park's early history involved the purchase of land around the southwest side of Lake Ivanhoe by George Russell in 1910. On the shores of the lake, he established an amusement park that featured a picnic pavilion, a bathhouse, and a large swimming pool.¹⁵ In 1915, Russell subdivided the land on which his amusement park was located, and in 1919, sold it to David A. Cooper, S. Howard Atha, and I.W. Phillips.¹⁶ These men further subdivided and re-platted the land as the Ivanhoe Park Replat. Over the next decade, Cooper and Atha, along with Harry W. Barr, would play a significant role in developing the College Park neighborhood.¹⁷

Florida Land Boom, 1920-1926

By 1920, Florida had a population of 968,470 people. Just five years later, the population had grown to 1,263,540. In the early 1920s, a substantial number of Americans finally had the time and money to travel to Florida for vacations and, once there, were lured to invest in real estate. The automobile was becoming an indispensable way for families to travel, and Florida was the perfect destination. The State of Florida and the federal government, plus a number of Florida counties, had undertaken ambitious road building programs starting in the early 1920s. U.S. Highway 1, the Dixie Highway, and the Tamiami Trail¹⁸ provided access to the "Sunshine State." Many of the people who migrated into Florida were middle class Americans with families. Unlike visitors of the past, these newer arrivals wanted homes and land rather than resorts and hotels. Because the economy was prospering, credit was easy to acquire. Many people who had not even been to the state sought to take advantage of the economic upswing by buying and selling real estate in Florida. Others flocked to the state to settle there, both to live and to become rich by purchasing land cheap and selling it again at a large profit.¹⁹

¹² Orange County Clerk of Circuit Court, Orange Park, Plat Book E, Page 31; College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour, Draft" 1998, n.p.

¹³ Hagedorn, "Outline of College Park History," 1-2.

¹⁴ Orange County Clerk of Circuit Court, A.D. Mallory's Subdivision, Plat Book F, Page 39.

¹⁵ Bacon, Orlando: Volume I, 244; Jean Yothers, "Russell's Pavilion: Orlando's First Amusement Park," Vertical file: Lakes-Ivanhoe, Orange County Regional History Center, Orlando.

¹⁶ Orange County Clerk of Circuit Court, Ivanhoe Park, Plat Book G, Page 1; Ivanhoe Park Replat, Plat Book G, Page 28.

¹⁷ Bacon, Orlando: Volume I, 244; Hagedorn, "Outline of College Park History," 1-2; The Historic Works, 33-35.

¹⁸ Begun in 1915, the Tamiami Trail is the southernmost 275 miles of U.S. Highway 41 from State Road 60 in Tampa to U.S. Route 1 (SR 5) in Miami, Florida.

¹⁹ "Florida's Land Boom," Exploring Florida, http://fcit.usf.edu/florida/lessons/ld_boom/ld_boom1.htm.

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The automobile prompted not only the overall growth of the cities, but also the development of the first automobile suburbs. College Park was one of the first in Orlando, being located too far from the downtown business center to walk there to work, shop, and do business. In 1925, building permits in Orlando, most of them for new residences, totaled nearly \$8.6 million.²⁰ The boom prompted the further subdivision of College Park with approximately 75 plats filed in the neighborhood during the 1920s.²¹ By 1925, Orlando's permanent population totaled approximately 23,000, a substantial increase from the 8,027 residents recorded in a citywide census in 1915.²²

Prominent local developer Walter Washington Rose filed the first plat. Rose, a native of Georgia, arrived in Orlando in 1909 as an employee of Western Union and formed his own business selling real estate, insurance, and loans by 1913. In 1916, Rose purchased 40 acres east of downtown Orlando that he developed into his first residential subdivision, Rosearden. In 1920, Rose turned his interests north of downtown Orlando. Rose filed his first plat in the College Park area in 1921. Named Rosemere, the subdivision featured college names including Yale, Cornell, and Harvard, and changed the name of Formosa Road to Princeton Street.²³

The success of the subdivision led to three subsequent Rosemere additions in 1923 and 1924 in which Rose added the college names of DePauw, Amherst, and Vanderbilt. In 1924, he also filed the plat for Rose Terrace, which was located adjacent to Rosemere. By 1923, Rose owned and managed the Walter W. Rose Investment Company, the Rose Development Company, and the Lakeview Heights Company. He was one of the organizers and president of the Orlando Board of Realtors. He also served as president of the Florida and the National Association of Real Estate Boards during the 1920s. In 1932, Rose was elected to the Florida Senate, an office that he held until 1949. Rose was instrumental in drafting and passing Florida's first real estate license law and was appointed by the Governor as the first Chairman of the Real Estate Commission. He died in 1958.²⁴

David A. Cooper and S. Howard Atha joined Harry Barr to form the development firm of Cooper-Atha-Barr Real Estate and Mortgage Company (CABCO). The company filed the first subdivision bearing the name "College Park," which grew to apply to the entire neighborhood. The firm purchased between ten and twenty acres, subdivided it into lots, and sold many of the lots to speculators who immediately resold them for a profit

²⁰ Robison and Andrews, 244.

²¹ Blackman, 206.

²² Orlando Directory Company, "Orlando & Orange County Directory," (Jacksonville: Orlando Directory Company, 1925), 13; Ernest H. Miller, comp., "Orlando, Florida, City Directory," The Tropic Series (Asheville: Florida-Piedmont Directory Co., 1915-1916), 2.

²³ Orange County Clerk of Circuit Court, Rosemere Subdivision, Plat Book G, Page 102.

²⁴ Sue Macnamara, "H.H. Dickson Azalea Park and the Washington Street Bridge Orlando Historic Landmark Nomination, November 1991."

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to prospective College Park residents. CABCO kept other lots and hired builders to construct houses on them. The company would then sell the house, not only receiving a commission on the sale, but also providing bridge loans,²⁵ insurance, and a mortgage to the buyers. Atha had recommended developing the subdivisions "for the common man because there are so many of them."²⁶ College Park started as a neighborhood composed of modest homes occupied by middle class residents.

Filed in 1925, the original College Park subdivision stretched from Dartmouth Street on the south to Princeton Street on the north, and from Edgewater Drive on the west to University Drive on the east.²⁷ CABCO's success led to an expansion west of the original subdivision, with seven other College Park subdivisions extending west to Rio Grande Avenue, south to Golfview Street, and north to Vassar Street and Bryn Mawr Street. Each of the College Park subdivisions featured sidewalks, water, lights, and sewerage.²⁸ Many other plats for subdivisions within the College Park neighborhood were filed during the 1920s. Most of the subdivisions planned for streets fronting the lakes, thereby retaining the shore as open park space. Other subdivisions without lake frontage set aside some land for park space.²⁹

HISTORICAL SIGNIFICANCE

Born on February 16, 1869, in Mannington, West Virginia, S. Howard Atha married Etta Galey, who was from a wealthy family in Beaver, Pennsylvania, located just outside Pittsburgh. The Athas began vacationing during the winters in Florida in the early-1900s. At this time, S. Howard Atha met David Cooper, who had just entered into the real estate business in the Orlando area in 1911. Cooper used to rent a horse and buggy to take prospective buyers to visit properties. In 1912, Atha said to Cooper, "You don't have a car and I don't have anything to do, so why don't you stay in the office and work up all the business and let me drive the clients to the properties." Thus, they formed a partnership, and by 1921, Harry Watts Barr purchased interest in the company and began providing financial expertise. The firm became CABCO. CABCO played a vital role in the development of the College Park area. They were so successful selling lots in the College Park area that they platted in 1925 and 1926 the College Park Golf Course, County Club Sections, and six additions.³⁰

²⁵ A type of short-term loan, typically taken out for a period of 2 weeks to 3 years, pending the arrangement of larger or longer-term financing.

²⁶ Blackman, 46, 117.

²⁷ Orange County Clerk of Circuit Court, Plat of College Park, Plat Book K, Page 60.

²⁸ Blackman, 46, 117; Orange County Clerk of Circuit Court, College Park Golf Course Section, Plat Book L, Page 81; First Addition to Country Club Section College Park, Plat Book M, Page 41; The Historic Works, 33-34.

²⁹ Clerk of Circuit Court, Ivanhoe Grove, Plat Book G, Page 72; Replat of Ivanhoe Grove, Plat Book H, Page 7; Ivanhoe Groves Addition, Plat Book J, Page 110; Replat Ivanhoe Plaza, Plat Book P, Page 80; Orlando City Council, Minutes, 1 October 1930, www.cityofOrlando.net/cityclerk/recordsandarchivespage.htm. Accessed 24 August 2004.

³⁰ College Park Neighborhood Association Historical Commission, n.d.

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As the Florida Land Boom waned in the latter half of the 1920s, Atha had his large private residence built in the Colonial Revival style (Photograph 31) and hired the prominent local builder Howard Kiel, who lived directly across the street at 1106 West Princeton Street. Atha took out a building permit on January 30, 1928, and spared no expense, using only the finest materials and workmanship, such as triple-thick plaster and paint.³¹ Atha had his private residence constructed in the wooded area on lots 1-23 in Block B of the College Park County Club 5th Addition, which was platted 1926. Atha's house displays classical detailing in the entry portico and front entrance synonymous with the Colonial Revival style, as well as large ornate carved brackets under the wide eaves, which are unusual for this style. Atha checked on his home's completion daily and ended up spending \$12,000 to have it built.³²

Howard Kiehl, a partner in the prominent Orlando design and construction firm Kiehl and Stevens, Inc., may have been the architect of this building, as well. Formed in 1926 with architect Raymond Stevens, Kiehl and Stevens, Inc., developed a clientele among Orlando's wealthy residents due to their reputation of quality work by providing clients with preliminary sketches, finished architectural drawings, and personal supervision of all detailed construction. By the time the partnership ended in 1941, Kiehl and Stevens were responsible for designing and building numerous private residences in Orlando, including the exclusive areas of Spring Lake Terrace and Dubsdread Golfcourse. In the latter half of the 1930s, they were also the first firm in the Orlando area to begin experimenting with concrete block construction and new upcoming residential styles such as Minimal Traditional, Monterey, and Ranch.³³

With the collapse of the Florida Land Boom and the subsequent Depression years, CABCO went bust in the mid-1930s, a result of unsold empty lots and houses, returned mortgages, and nationwide bank failures. With sales beginning to fall by 1928, it is uncertain whether Atha actually intended for this large amount of acreage to be his personal private estate.³⁴

Atha passed away on March 8, 1931, after living in the house for a short time, due to complications from a cold. His wife continued to live there until 1940. The Athas' son, Harry, owned the house until 1944, when he sold it to the contractor Robert E. Carrigan, and his wife, Louise. In 1955, the Carrigans sold the house to contractor Lorne Smart and his wife, Inez. In 1967, the house was sold to Tom and Olive Brownlee, founders of the Brownlee Lighting Company. Tom Brownlee, a Chamber of Commerce Executive, served on the Orlando City Council.³⁵ The present owners purchased the house in 2006.

³¹ College Park Neighborhood Association, 2002.

³² College Park Neighborhood Association, 2002.

³³ Historic Property Associates, *Survey of the Historic Architectural Resources of Orange County, Florida*, prepared for the Orange County Historical Museum and the Orange County Board of County Commissioners, 1995.; Hagedorn, 2006.

³⁴ ¹⁰ Ibid; Hagedorn, 2006.

³⁵ ¹¹ College Park Neighborhood Association, 2002.

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The rear garage apartment, built in 1928 for \$2000, was originally intended as servant quarters. Harry Atha lived here in the early 1940s, and rented out the main house to the Hazen family. Lee Hazen had come to Orlando in the early-1940s to open the new J.C. Penney department store.³⁶

ARCHITECTURAL CONTEXT -- Colonial Revival

Interest in the colonial architectural heritage of the United States and the subsequent Colonial Revival style resulted from the Philadelphia Centennial Exposition of 1876. Heavily influenced by Georgian, Federal, Post-medieval English, and Dutch Colonial styles of the Atlantic Seaboard region, many of the exhibition buildings were designed to interpret historic "colonial" structures. The earliest examples of Colonial Revival buildings are loose interpretations of earlier prototypes. However, this trend eventually shifted toward more exact copies of colonial buildings when careful research was conducted to replicate proportions and detail. After the Great Depression and World War II, the style became more simplified with buildings merely suggesting their historical precedents.

Generally applied to residential architecture, the Colonial Revival style gained popularity in Florida during the early twentieth century and remained popular through the 1940s. Earlier buildings were typically two-story, while later examples generally were one-story in height. These houses were generally symmetrical in form with a rectangular or square plan topped with a gable or hip roof. Set upon piers or a continuous foundation, Colonial Revival style residences in Florida were most commonly clad with horizontal wood siding or shingles. High-style examples are generally brick or brick veneer following the 1920s. A one-story porch, sometimes extending across the full façade, often accentuated the entrance. Double-hung sash windows featuring one-over-one, six-over-one, or six-over-six-lights were the most common window types. The main entrance generally consisted of a decorative transom, fanlight, or pediment, pilasters, sidelights, and ornamental woodwork accentuated by a one-story porch. Defining details include columns, balustrades, dormers, modillions, and dentils.

AREAS OF SIGNIFICANCE

Community Planning and Development

As a founding member of CABCO, S. Howard Atha's private residence is locally significant under National Register Criterion B in the area of Community Planning and Development due to Atha's association with this significant real estate firm, which was responsible for developing the College Park neighborhood in Orlando

³⁶ Ibid.

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during the Florida Land Boom and into the early Depression years. The house was a later private residence in the College Park neighborhood, constructed in the years following the bust of the Florida Land Boom. Atha built his house during a time of great uncertainty just before the beginning of the Great Depression, and the grand design reflects the success of his business ventures in the Florida real estate market of the 1920s.

Architecture

The S. Howard Atha House is also locally significant under National Register Criterion C in the area of Architecture, as an excellent example of the Colonial Revival style in the City of Orlando. The house features an uncommon form associated with this style with a hipped roof and partial-width porch, as well as unusual large carved wood brackets under wide overhanging eaves.³⁷ Other significant features include the fluted Doric columns, used on both the exterior and interior. The application of aluminum siding does not obscure such details or diminish the architectural significance of the house. The house is also locally significant due to its association with Howard Kiehl, a prominent local contractor and architect at the time, whose firm, Kiehl and Stevens, Inc., was responsible for constructing many residential houses in the Orlando area, including Spring Lake Terrace, Dubsdread, and College Parks.³⁸

³⁷ McAlester, 1984

³⁸ Historic Property Associates, 1995.; Hagedorn, 2006.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, Inc., 1984.

"The Style of Space," *Orlando Arts Magazine*, March/April, 2003.

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ATHA, S. HOWARD HOUSE
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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Parcel number 14-22-29-1472-02-081, as recorded in the office of the Orange County Property Appraiser, on portions of lots 8, 9, 10, 11, 12, 17, 18, 19, 20, and 21 on block B of the College Park Fifth Addition to the Country Club Section in Orlando, Orange County, Florida.

BOUNDARY JUSTIFICATION

This boundary includes the current property associated with the S. Howard Atha House as shown on the site plan and described in the above legal description.

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ATHA, S. HOWARD HOUSE
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LIST OF PHOTOGRAPHS

PHOTOGRAPHS

1. S. Howard Atha House 1101 West. Princeton Avenue
2. 1101 Princeton Avenue, Winter Park (Orange County) Florida
3. Robert Taylor
4. March 2006
5. Janus Research, Inc.
6. Front façade, facing north
7. 1 of 31

The information for items 1-5 is the same for the following photographs:

6. Foundation vent detail, facing south
7. 2 of 31

6. Dormer detail, facing north
7. 3 of 31

6. Front entry portico, facing north
7. 4 of 31

6. Front door detail, facing north
7. 5 of 31

6. First floor ribbon windows, facing northeast
7. 6 of 31

6. Second story window detail, facing north
7. 7 of 31

6. Bracket detail, facing northwest
7. 8 of 31

6. Partially enclosed porte-cochere detail, facing northeast
7. 9 of 31

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LIST OF PHOTOGRAPHS

- 6. West side, facing southwest
- 7. 10 of 31

- 6. North side second story extension, facing southwest
- 7. 11 of 31

- 6. North side, facing south
- 7. 12 of 31

- 6. Front entrance detail, facing south
- 7. 13 of 31

- 6. Archway detail, facing east
- 7. 14 of 31

- 6. Newel post detail, facing north
- 7. 15 of 31

- 6. Fireplace and built-in cabinet detail, facing northwest
- 7. 16 of 31

- 6. Fireplace detail, facing northeast
- 7. 17 of 31

- 6. French door detail, facing east
- 7. 18 of 31

- 6. Crystal chandelier detail, facing north
- 7. 19 of 31

- 6. Den light fixture detail, facing north
- 7. 20 of 31

- 6. Bathtub detail, facing northwest
- 7. 21 of 31

- 6. Shower stall detail, facing east
- 7. 22 of 31

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LIST OF PHOTOGRAPHS

6. Arched window nook detail, facing west

7. 23 of 31

6. Attic fan detail, facing south

7. 24 of 31

6. Garage apartment, facing west

7. 25 of 31

6. Garage apartment kitchen, facing northwest

7. 26 of 31

6. Garage apartment bathtub, facing north

7. 27 of 31

6. Front yard landscape, facing northeast

7. 28 of 31

6. Back yard stone wall detail, facing north

7. 29 of 31

6. Swimming pool detail, facing west

7. 30 of 31

The information for items 1 and 2 is the same for the following photograph:

3. Unknown

4. c. 1943

5. Unknown

6. Historic picture, facing northeast

7. 31 of 31

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LIST OF PHOTOGRAPHS

INVENTORY OF FIGURES

Figure 1 of 4

S. Howard Atha House Site Plan

Figure 2 of 4

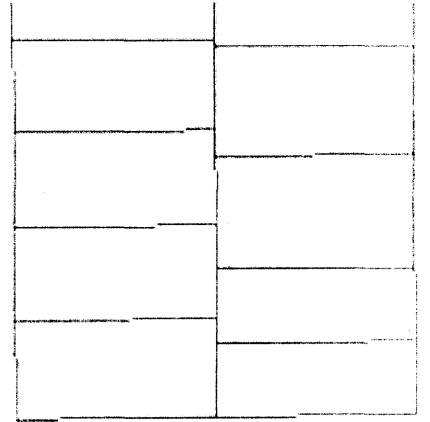
S. Howard Atha House South Elevation As-Built

Figure 3 of 4

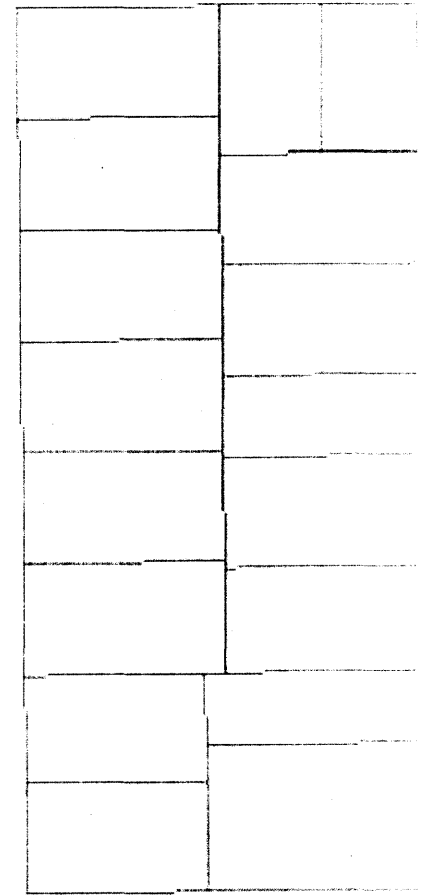
S. Howard Atha House Current First Floor plan and Photograph Location Key

Figure 4 of 4

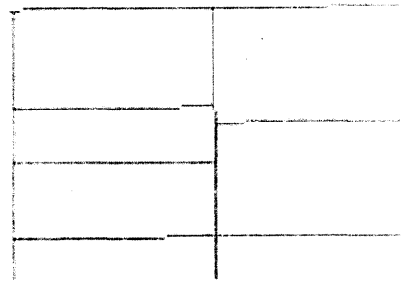
S. Howard Atha House Current Second Floor plan and Photograph Location Key



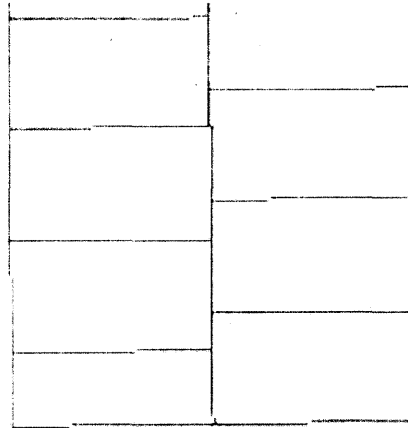
WINDING DR



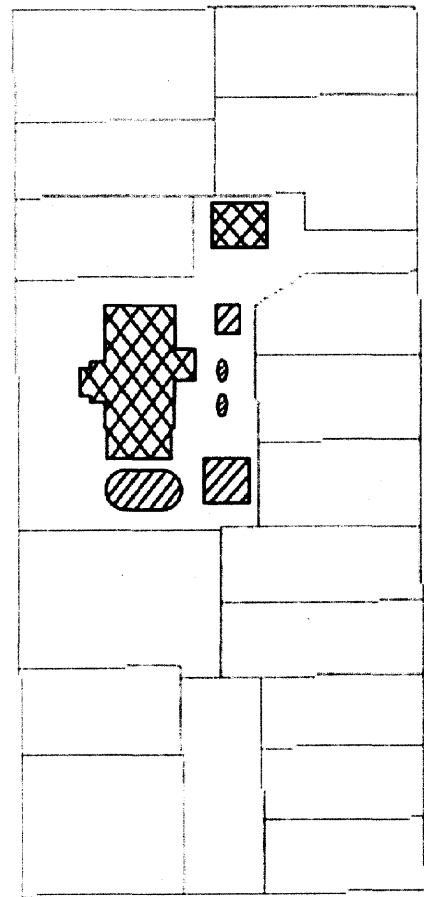
WESTMORELAND DR



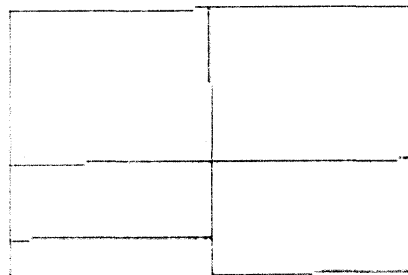
W 5th ST





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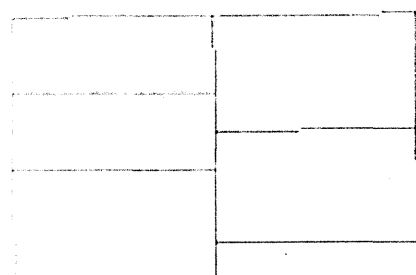
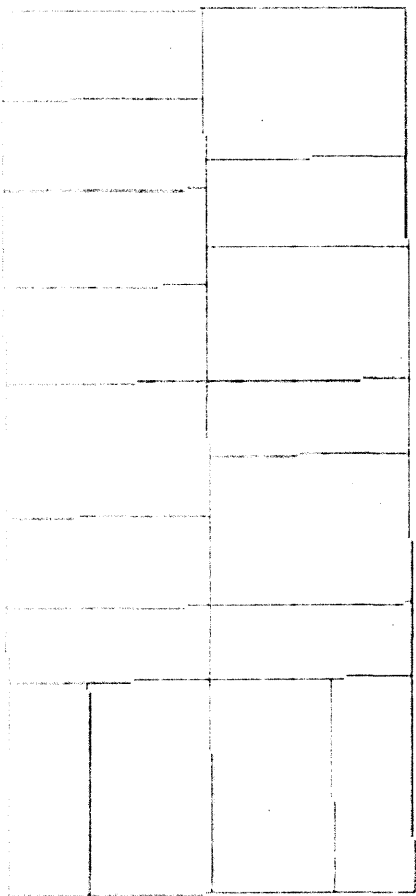
W 2nd ST



S. HOWARD ATHA HOUSE
ORLANDO, ORANGE CO., FL

	= Contributing
	= Non-Contributing

not to scale



W 1st ST

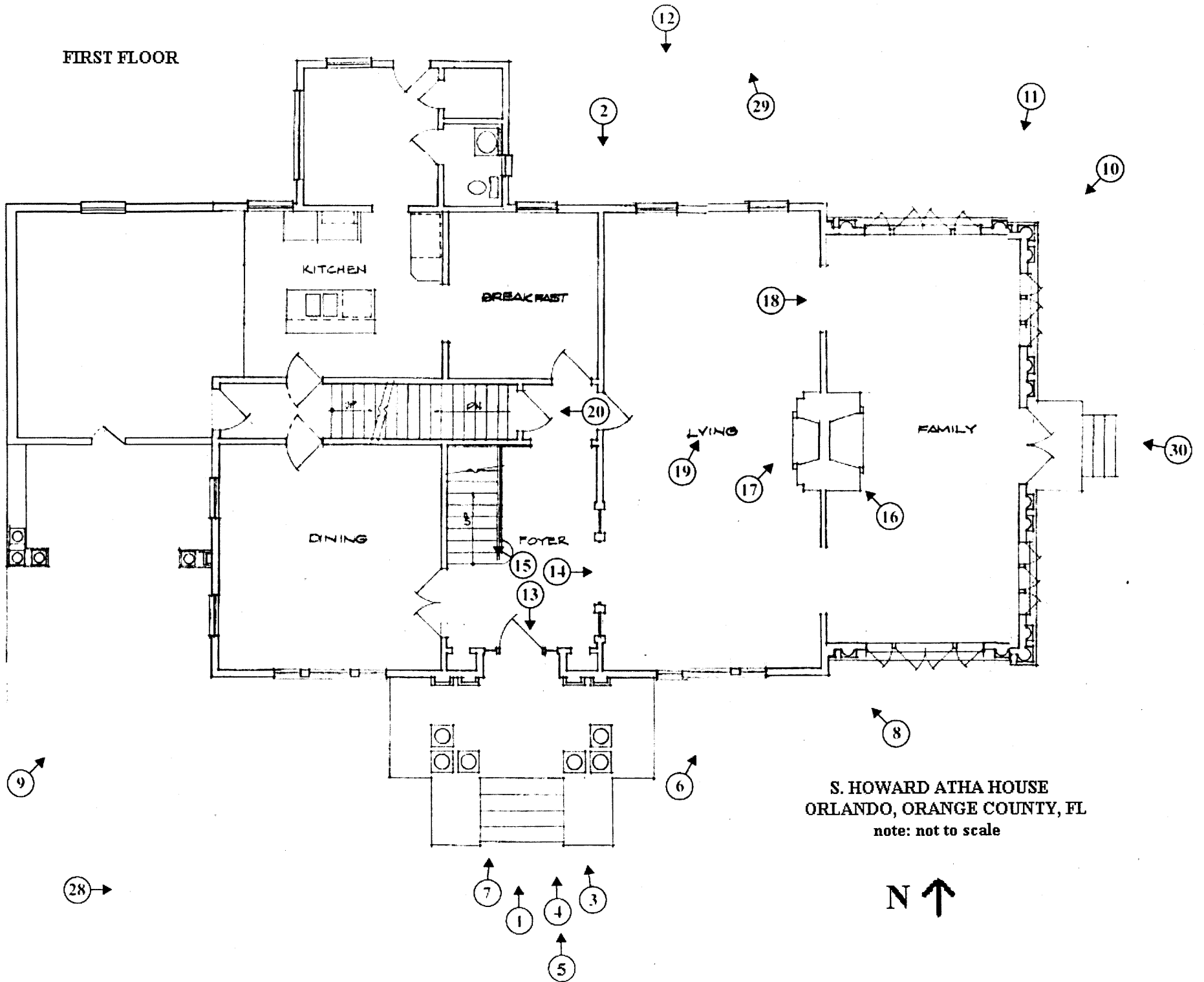


SOUTH ELEVATION

1/4" = 1'-0"

S. HOWARD ATHA HOUSE
ORLANDO, ORANGE CO., FL

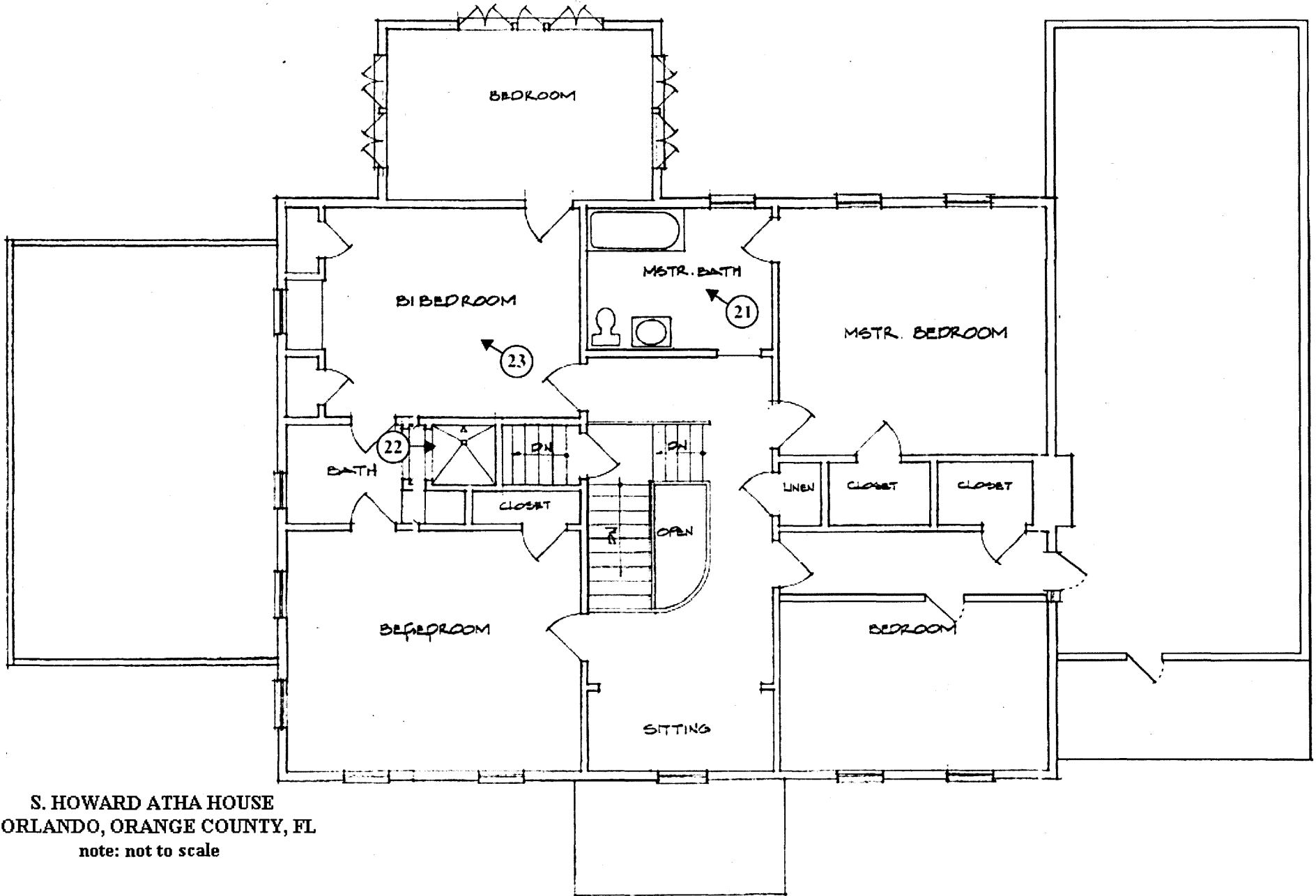
FIRST FLOOR



S. HOWARD ATHA HOUSE
ORLANDO, ORANGE COUNTY, FL
note: not to scale



SECOND FLOOR



S. HOWARD ATHA HOUSE
ORLANDO, ORANGE COUNTY, FL
note: not to scale

