

1216

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name KILKOFF HOUSE

other names/site number _____

2. Location

street & number 1145 West New York Avenue

N/A not for publication

city or town DeLand

N/A vicinity

state FLORIDA code FL county Volusia code 127 zip code 32720

3. State/Federal Agency Certification

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

[Signature] 8/29/97
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
Signature of the Keeper

10/8/97
Date of Action

Kilkoff House
Name of Property

Volusia Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

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

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

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

Number of contributing resources previously listed in the National Register

"N/A"

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: vernacular

Materials
(Enter categories from instructions)

foundation BRICK
walls WOOD

roof ASPHALT
other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- 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)

EXPLORATION/SETTLEMENT

ARCHITECTURE

Period of Significance

1878-1920

Significant Dates

1878

1910

Significant Person

Kilkoff, John Godfrey

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

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

Name of Repository

Kilkoff House
Name of Property

Volusia Co., FL
County and State

10. Geographical Data

Acreage of Property 1.47 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	8	2	8	0	3	2	1	1	0	0	0
Zone	Easting					Northing									
2															

3															
Zone	Easting					Northing									
4															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Karen Alford/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date August 1997

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Karen Skeen Alford

street & number 1145 West New York Avenue telephone 407-444-8294

city or town DeLand state FL zip code 32720

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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Continuation SheetSection number 7 Page 1**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
FLORIDA**

SUMMARY

The Kilkoff House is located at 1145 West New York Avenue, DeLand, Volusia County, Florida. Constructed in 1878, and altered up until 1920, the residence is a two-story frame, vernacular building with Classical Revival elements, and a "T" footprint. Built on a brick pier foundation, the exterior is of horizontal siding, and the cross gable roof is surfaced with asphalt shingles and pierced by one brick chimney. The property contains two non-contributing resources: a swimming pool and a garage.

SETTING

The building is situated on 1.47 acres of land of what was originally a 30 acre lot. The residence fronts south onto New York Avenue, the major east/west thoroughfare through the city of DeLand. Lucile Street runs north/south, near the east side of the house. The grassy lot contains mature oak trees and peach trees, as well as a broad range of flowering shrubs. The surrounding neighborhoods are residential with light-commercial uses along New York Avenue, and a Catholic Church several blocks to the east.

DESCRIPTION**Exterior**

The main, south facade of the house is dominated by a full-height, colonnaded portico topped by a triangular gable pediment (Photo # 1). The symmetrical facade has a side gabled roof, and central main door framed with a Colonial style columns and pediment. The door is accessed off of a raised brick porch with three steps. The door is flanked by pairs of windows with 9/1 double hung sashes. The second story has five windows with 2/2 double hung sashes. The first story windows, and two of the second story windows have shutters. The four columns are square and taper toward the top. The portico's pediment contains vertical boards and a circular, louvered vent.

The east elevation of Kilkoff House faces Lucie Avenue (Photo #2). The east elevation displays the gable end of the front building block, and the set-back rear extension. The exposed gable contains a louvered vent and vertical boards with pointed ends. An upstairs exterior door, now sealed, in the southeast bedroom, indicates that the house had a second-floor entrance at one

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FLORIDA

time. The two, first story windows in the front block, have 9/1 wooden sash windows, and the second story has one, 2/2 wooden sash window. The western elevation of the northern extension contains eleven windows with sash configurations of 1/1, 2/2, 6-light casements, and 3-light awning.

The north elevation has the two-story gable end of the northern extension (Photo #3). A small utility room with shed roof and small window extends to the west at the northwest corner. A single door with screen door is located on the east side of the first story, accessed from a small porch with two concrete steps, a shed roof supported by two chamfered wooden posts. Three 2/2, double hung wooden sash windows are grouped on the western half of the first story wall. The second story contains four, evenly spaced windows with the same configuration. The elevation faces the large backyard and swimming pool.

The west elevation of the Kilkoff House is adjacent to the asphalt parking area and garage (Photo #4). The east gable end of the south block is visible with two 6/6, double hung wooden sashes on the first story, and a pair of 2/2, double-hung wooden sash windows centered on the second story. The gable is accented by vertical boards with pointed ends along the bottom, filling the space. Set back from the south block is the northern extension with two small side porches that have slender wooden posts, shed roofs and rectangular railings with balusters. The door to the south enters a foyer, and the door to the north enters the northwest corner utility/furnace room. Between the porches is a grouping of three, 2/2, double-hung wooden sash windows. The second story contains a pair of small, metal awning windows, a single 6/6, double-hung sash window, and a grouping of six wooden casement windows with 9 lights each.

Interior

Kilkoff House has five bedrooms, three bathrooms, a large kitchen, dining room, family room, and parlor, comprising approximately 3,000 square feet. Upon entering the main door there is a living room with fireplace (Photo #5). To the east is another living area separated by a north/south wall which is positioned east of center. Through a door to the north is a large dining room/foyer for the western door (Photo #6), and a wooden stairway is to the east. Beside this is a sitting room, pantry, and small bathroom. Through a northern doorway off of the dining room is a large kitchen and utility room. Upstairs there are five bedrooms and two baths. In the eastern wall of the southeast bedroom (Photo #7) is a sealed door which had provided access to exterior stairs which were removed in the 1970s.

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Continuation SheetSection number 7 Page 3**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
FLORIDA****ALTERATIONS****Historic**

The Kilkoff House has undergone several undocumented periods of alteration. The south block of the house has horizontal siding with squared edges, boxed eaves, and accented gables. The northern block of the house has horizontal siding with rounded edges, exposed rafters in the eaves, and plain gables. This leads to the conclusion that the two blocks were constructed at two different, though probably closely related, times. Oral tradition is that the northern bedrooms and kitchen were created in the early part of the 20th century. The Craftsman style of the fireplace, and casement windows in the northwest bedroom would suggest these arrangements were from the 19teens. The front door's Classical surround dates to about 1920 (Photo #8). Stylistically it is in keeping with the portico and columns which were probably added at that time.

Non-historic

Needing repair, the front porch was replaced with a masonry one in 1960. In 1969, when a Dr. Seilkop took ownership, the kitchen had a door leading to the small northwest porch. He removed the door and in its place installed a kitchen sink with a window above it, as well as additional kitchen cabinets. Seilkop covered some floors with carpet, and paneled the sitting room walls on the first floor, a portion the second floor hall, and one bedroom wall on the second floor. Seilkop installed the swimming pool in 1970, and removed wooden exterior stairs from the eastern side of the south block.

Since 1990, in the master southwest bedroom a wall was built out from the south wall to form a large closet. The original back window remains inside the closet. In the southwest bedroom, a wall was built out from the original small closet to form a larger closet. The small closet remains within the new closet.

NON-CONTRIBUTING RESOURCES

The concrete block garage shed, and swimming pool are not historic (Photos #9&10).

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FLORIDA****SUMMARY**

The Kilkoff House is locally significant under Criterion A in the area of Early Settlement for its association with John Godfrey Kilkoff and his wife Eva Dreka Kilkoff who were prominent contributors to the early history of the city. The 1878 house is significant under Criterion C as one of DeLand's earliest buildings. The house is a good example of vernacular construction that historically underwent modification to suit the needs and tastes of its owners. The Colonial character given by the c.1920 portico and main door surround addition extends the architectural period of significance to that date.

HISTORIC CONTEXT AND SIGNIFICANCE

Henry Addison DeLand, a wealthy chemical manufacturer from Fairport, New York, came to Florida on vacation in March 1876. DeLand extended his vacation and bought 159 acres of land in order to establish a town. He envisioned a utopian community focused on education, culture, and religion, and founded DeLand Academy (now Stetson University). He attracted settlers to the area by advertising land for cultivation of oranges, with a guarantee of satisfaction. The City of DeLand prospered and became the county seat of Volusia County in 1888.

John Godfrey Kilkoff, who owned a tea and spice company in Philadelphia, was advised by his doctor to seek a warmer climate. After spending the winter of 1877 in the newly formed town of DeLand, Florida, Kilkoff bought land on which to establish his home and business, and persuaded his brother-in-law, George Dreka, that business opportunities in the town were promising. Kilkoff built his home in 1878 on 30 acres that he purchased from Henry DeLand.

Kilkoff and his wife Eva Dreka Kilkoff, along with George Dreka and his wife, moved to DeLand in 1878. The couples brought with them a stock of goods to establish a store. Captain J.B. Jordan, who had opened the first general store in DeLand the previous year, had since gone into the citrus growing business and was willing to sell his store to the new settlers. The two men established what was to become the largest mercantile in Volusia County for close to half a century. Kilkoff and Dreka used innovative marketing techniques to promote their business. An invitation to the entire county to visit the store and partake of a free lunch brought consumers from miles. People who attended the "Open House" were impressed at the huge store that seemed to offer everything. Dreka & Co. became known as the largest department store in south Florida. (At that time central Florida was considered south Florida.)

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As the store prospered, Dreka bought Mr. Kilkoff's share of the business. In May 1878, Kilkoff furnished the capital to revive and relocate the *Florida Agriculturist*, an early newspaper that had previously been published in Jacksonville. The Kilkoffs and Drekas became important civic and business leaders in DeLand. Unfortunately, J. G. Kilkoff's health continued to deteriorate and the merchant, newspaper publisher, and orange grower died in September 1880 while visiting his in-laws in Maryland. The handwritten obituary notice in the Old Settler's journal spoke of him fondly:

He was so closely identified with the early progress of the town that he deserves mention among those whose memories are herein perpetuated. It was he who furnished the capital to establish the *Agriculturist* at this place, and his tireless energy secured its first list of subscribers. Associating with himself his young brother-in-law, G.A. Dreka, he built up what was for some years the only mercantile establishment in DeLand, which drawing trade from a large section of the country helped greatly to ensure the growth and prosperity of the town.

His life, which was filled with love of God and good will toward his fellow man, was cut short by consumption. (Old Settler's Society, pg. 6)

Mrs. Kilkoff maintained the home and orange groves after her husband's death. Visitors were always impressed by the beautiful groves, productive gardens, and enterprising settlers of DeLand. An early pamphlet touting the charm of west DeLand stated, "The people there believe in making their homes beautiful as well as comfortable, and in no direction can a finer class of dwellings, as a whole, be found. West DeLand is also noted for its fine groves, among which are those of Mr. J.B. Stetson, Mrs. Eva Kilkoff, Messrs. Kingsbury, Johnson, Honeywell, and Sullivan." Kilkoff's neighbor, Mr. Stetson, was the Philadelphia hatmaker for whom Stetson University was named. His benevolent contributions to DeLand Academy inspired Henry DeLand to re-name the school in Stetson's honor.

DeLand had no Catholic Church at the time. The Catholic residents would meet in each other's homes for prayer. They did attend Easter services 20 miles away in Daytona Beach, a journey by wagon that took six hours over the rutted sand roads. On April 16, 1883, DeLand's first Mass was offered in the Kilkoff parlor on West New York Avenue. The Dreka family and

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Dr. George Fisher were also present. St. Peter's Catholic Church was built in 1887 on New York Avenue, not far from the Kilkoff property. Eva Kilkoff was very active in the church and was one of the ladies who cared for the altar linens.

Eva Kilkoff was also active in community civic and social events. She was among those civic leaders who helped form the first theater company in DeLand. She performed one of the roles in the town's first stage production, Gilbert and Sullivan's *H.M.S. Pinafore*. Mrs. Kilkoff was also a member of the "Old Settler's Society" a group comprised of some of the town's earliest residents. Her home on West New York Avenue was often the site of the society's regular meetings, social activities, and annual meetings. According to comments in the Old Settler's Society journal telling of the annual meeting at the home of Mrs. Kilkoff: "January 1, 1891, was perfect--a typical New Year's Day of balmy atmosphere and sunshine. Well filled baskets were brought by the women and at one o'clock the company gathered around the tables and did ample justice to an elegant dinner." After the lavish potluck dinner, the business meeting began. It was decided that the "Old Settler's Society" would include all settlers up to January 1, 1881. Records tell of another New Year's Day annual meeting held at the home of Mrs. Eva Kilkoff in 1900. Handwritten journal pages show signatures of the settlers, their city of origin, and the year of their arrival in DeLand.

"Thanks were extended to Mrs. Kilkoff for her kind hospitality and thus ended one of the most pleasant and social meetings that we have ever spent together." (Old Settler's Society, Jan. 1, 1900).

Records from the society journal indicate that in 1902 a "big freeze" devastated many of DeLand's citrus groves including the Kilkoff's. Eva Kilkoff did not leave DeLand until about 1910. She remained a frequent visitor, however, and returned at the age of 87 during her brother's illness right before his death January 4, 1936. Mrs. Kilkoff remained in DeLand about six weeks following the death of George Dreka. After returning to her home in Washington, D.C., she caught a cold that developed into pneumonia, causing her death. Her death notice in the *DeLand Sun News* spoke of Eva Kilkoff as "one of the early pioneers and always a very ardent worker in the development of DeLand. She was very active in civic affairs and aided in the founding of Oakdale Cemetery and the Oakdale development. At one time Mrs. Kilkoff was one of the largest grove and property owners in the city, especially on West New York Avenue. She remembered when Stetson University was founded and when the first shell roads were built here."

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**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
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The Dreka mercantile building remains today at the corner of Woodland Boulevard and New York Avenue, and is occupied by the South Trust Bank

ARCHITECTURAL CONTEXT AND SIGNIFICANCE

Vernacular buildings are designed and constructed by lay builders who draw upon traditional building techniques and contemporary stylistic preferences for their inspiration. Vernacular buildings can be amalgams of building traditions and styles or may reflect the personality of the builder. Frequently vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country, so that vernacular architecture embraces a diversity of fold and mass-produced building forms. Primary consideration was given to providing functional and comfortable spaces for the owners. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

The Kilkoff House is an excellent local example of vernacular construction, and was altered in keeping with changing tastes in architectural styles. The southern block with centrally located chimney is in the "saddlebag" arrangement. A cross-gable addition, forming a "T," was a common method of enlarging space. The major alterations to the home reflect the needs of the owners. The addition of the bedrooms, kitchen, and re-bricked fireplace, in the 19teens was accomplished along the widely popular Craftsman style, reflecting the stylistic preferences of the times. The Colonial Revival treatment of the front porch was also in a period of that style's popularity.

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**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
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Section 8, Continued

Significant Person

Kilkoff, Eva Dreka

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Circuit Judge's Office, Wills Book D, Page 59, Sept. 10, 1880, *In Estate of J.G. Kilkoff.*

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Fitzgerald, T.E. *Historical Highlights of Volusia County.* "Formation of DeLand." Observer Press, Daytona Beach, 1937. (Volusia Co. Library Genealogy Dept.)

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**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
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Old Settler's Society. Notebook page 6. "In Memory of John Godfrey
Kilkoff." (Early Volusia Families - K; Volusia Co. Library
Genealogy Dept.)

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(Archives, DeLand House Museum).

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Jan. 1, 1900. (Archives, DeLand House Museum).

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Wilson, S.B. *Plat of the City of DeLand, Volusia County, Florida*.
February 1902. (Stetson University).

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**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
FLORIDA**

VERBAL BOUNDARY DESCRIPTION

The West 144 feet of the East 542 of the South 321.2 feet of the Southeast 1/4 of Section 7, Township 17 South, Range 30 East, Volusia County, Florida, except the South 25 feet thereof located in the road, and also Lots 26, 27, and 28, according to the map of the West 354 feet of the East 542 feet of the South three-fourths of the Southeast 1/4 of Section 7, Township 17 South, Range 30 East, according to the map or plat thereof, as recorded in Map Book 7, Page 3, of the Public Records of Volusia County, Florida.

BOUNDARY JUSTIFICATION

The boundary of the property has historically been associated with the Kilkoff House.

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Section number _____ Photographs _____
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**KILKOFF HOUSE, DELAND, VOLUSIA CO.,
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PHOTOGRAPH LIST

1. Alford House, 1145 W. New York Ave.
2. DeLand, Volusia County, Florida
3. Karen Skeen Alford
4. February 22, 1997
5. Karen Skeen Alford
6. Main, south facade, camera facing north
7. No. 1 of 10

The following photographs have the same information of items 1-5.

6. Eastern elevation, camera facing west
7. No. 2 of 10

6. Northern elevation, camera facing south
7. No. 3 of 10

6. Western elevation, camera facing east
7. No. 4 of 10

6. Front living room and fireplace, camera facing east
7. No. 5 of 10

6. Dining room/foyer, camera facing northeast
7. No. 6 of 10

6. Southeast bedroom, camera facing east
7. No. 7 of 10

6. Detail of main entrance, camera facing north
7. No. 8 of 10

6. Non-contributing garage, camera facing west
7. No. 9 of 10

6. Non-contributing swimming pool, camera facing south
7. No. 10 of 10

Date of field work: 5/30/96
Date of completion: 5/31/96
Flood zone: C

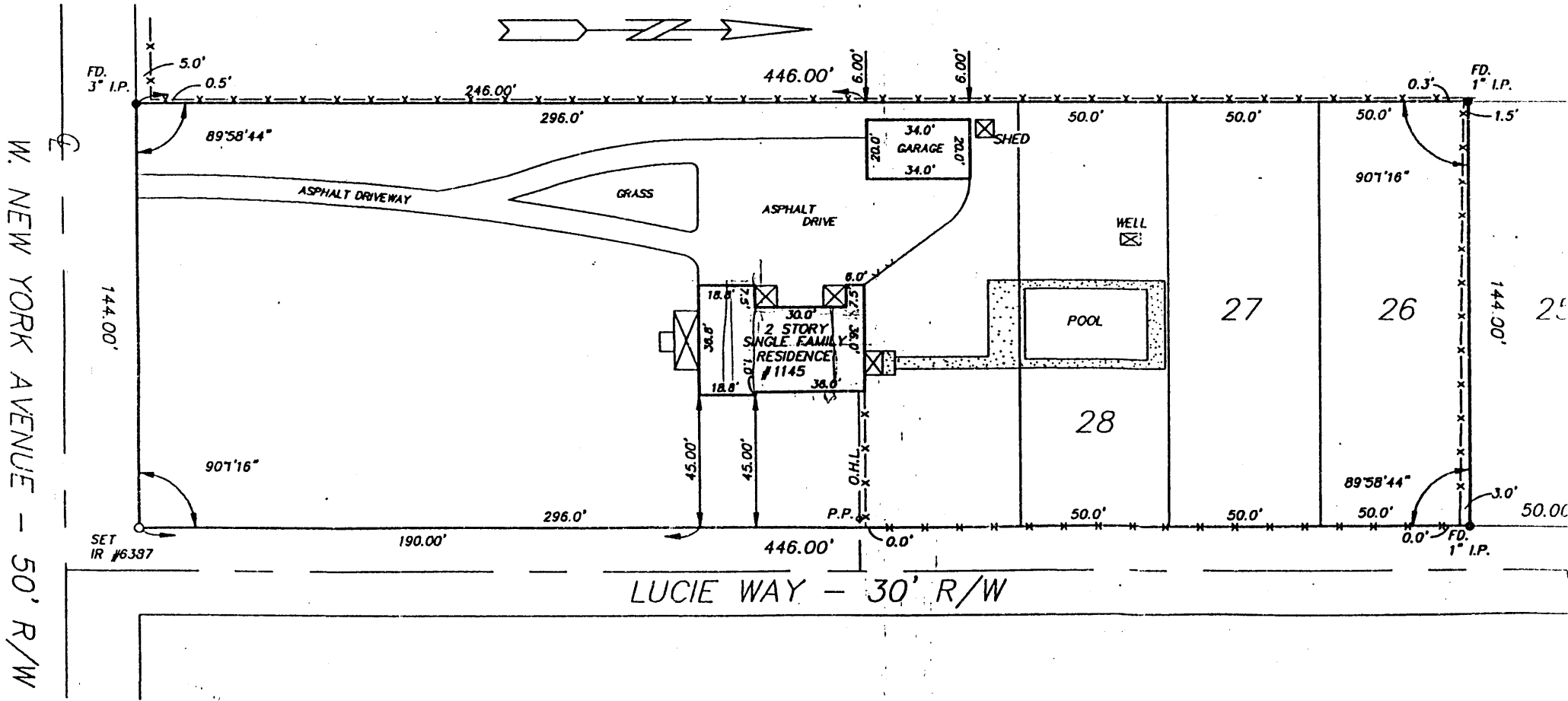
Certified to:
George Alford; Karen Alford; Daniel Vaughn, Attorney; Attorneys'
Title Insurance Fund, Inc.; Five Star Mortgage Corporation;
Independence Mortgage Corporation of America, its successors and/or
assigns, as their interests may appear.

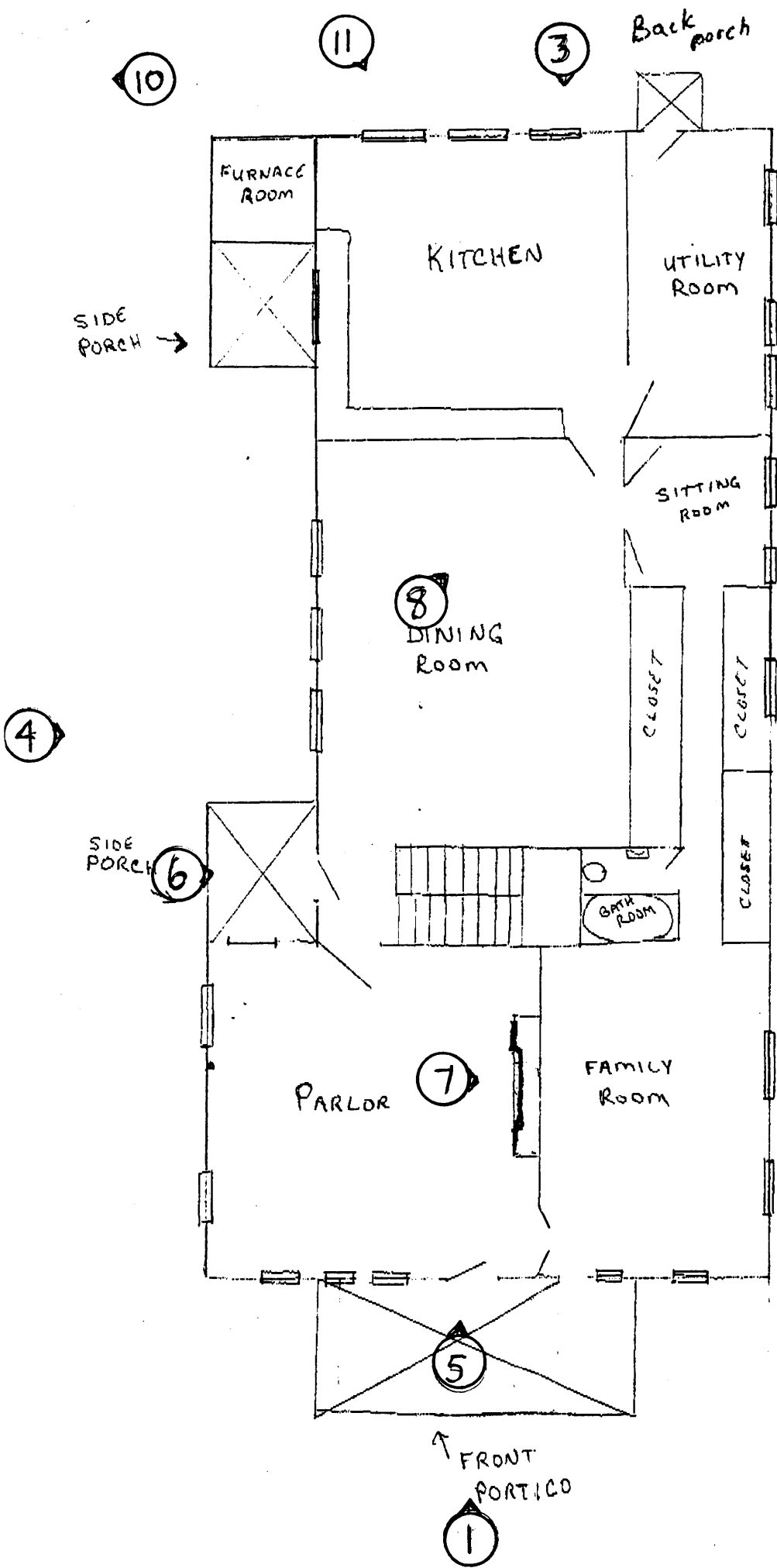
Property address:
1145 West New York Avenue
Deland, Florida 32720

Survey number: Y-10725

KILKOFF HOUSE, DELAND, VOLUSIA CO., FL
SITE PLAN

1" = 50'





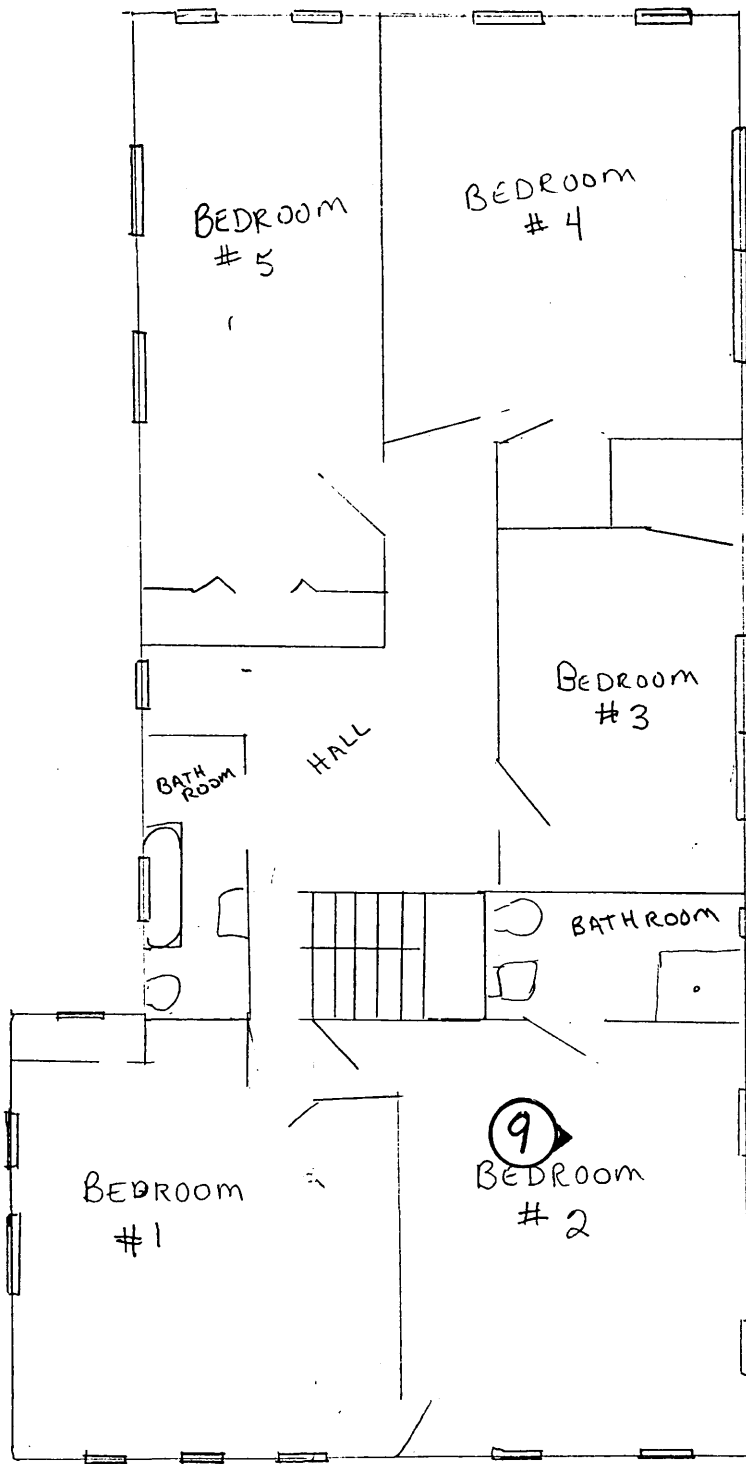
KILKOFF HOUSE, DELAND, VOLUSIA CO., FL

FIRST FLOOR



NOT TO SCALE

2



KILKOFF HOUSE, DELAND, VOLUSIA CO., FL

SECOND FLOOR

NOT TO SCALE

