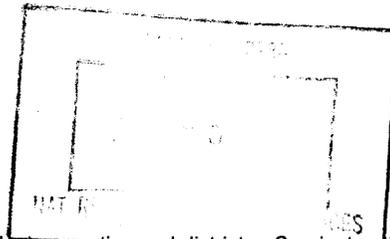


United States Department of the Interior
National Park Service

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 HARPER HOUSE

other names/site number /LA00473

2. Location

street & number 17408 East Porter Avenue N/A not for publication

city or town Montverde N/A vicinity

state FLORIDA code FL county Lake code 069 zip code 34756

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 C. Mattick / Deputy SHPO for Survey & Registration
Signature of certifying official/Title Date 8/3/04

Florida State Historic Preservation Officer, Florida 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) _____

Edson H. Beall
Signature of the Keeper

Date of Action 9.15.04

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	0	buildings
0	0	sites
0	1	structures
0	0	objects
2	1	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

COMMERCE/TRADE/General Store

GOVERNMENT/Post Office

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Frame Vernacular

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof METAL/crimp panels

other WOOD: porch

BRICK: porch, garage

Narrative Description

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

- Property is associated with events that have made a significant contribution road patterns of our history.
Property is associated with the lives of persons significant in our past.
Property embodies the distinctive characteristics of a type, period, or method of construction of represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
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
COMMERCE
EARLY SETTLEMENT

Period of Significance

c.1880-1954

Significant Dates

1880

1885

1892

Significant Person

Harper, Reuben Wyatt

Cultural Affiliation

N/A

Architect/Builder

N/A

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 acre

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	3	4	7	2	0	3	1	6	3	5	3	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 Murray D. Laurie, Consultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date August, 2004

street & number R.A. Gray Building, 500 S. 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 Robert W. Harper III

street & number 232 St. George Street telephone (904) 824-2874

city or town Saint Augustine state Florida zip code 32608

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

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

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**HARPER HOUSE
Montverde, Lake County, Florida**

Summary

The historic Harper House is located at 17408 East Porter Avenue in Montverde, Lake County, Florida. The two-story wood frame Vernacular dwelling, set back approximately thirty feet from the paved street, contains approximately 1900 square feet of interior floor space. It displays a symmetrical plan with a steeply-pitched front-facing gable roof with stamped metal shingle surfacing. Other features include two-over-two-light double-hung sash windows, a wrap-around veranda, a one-story addition on the east side and a two-story addition with a hipped dormer window on the west side. In the rear, a second-story sleeping porch is set above an open porch. The foundation consists of brick piers. The house contributes to the sense of time, place, and historical development of Montverde through its location, design, materials, workmanship, and association. It provides an important architectural link to the heritage of the town. The dwelling retains its late-nineteenth-century character and integrity to a high degree.

Setting

Montverde is located on the west shore of Lake Apopka in the southwest quadrant of Lake County, approximately 20 miles northwest of Orlando and 17 miles southeast of Tavares, the county seat of Lake County. County Road 455 (Seventh Street) runs north and south through Montverde, bisecting the campus of Montverde Academy. Porter Avenue runs north of the campus and is a primary east-west thoroughfare linking Lake Florence to Lake Apopka. Most of the homes in the small town are of recent construction, but several older commercial buildings are clustered on 7th Street north of Porter Avenue. Other notable features of Montverde are the historic Montverde Cemetery and the City Hall (formerly the town school).

The Harper House is located on the corner of East Porter Avenue and First Street, about a block from the west shore of Lake Apopka and three blocks east of SR 455. It faces north and is set back from Porter Avenue thirty feet (Photo 1). First Street forms the west boundary of the property (Photo 2). A new residential neighborhood is located immediately south of the property, and homes of recent construction set on spacious lots are located to the east, north and west. The terrain is relatively flat, and mature oak, hickory, and palm trees, accented by sansevieria, ginger and azaleas, contribute shade and ambiance to the site. Of particular note is a very tall exotic monkey-puzzle tree set in front of the house.

Physical Description

Exterior

The front, or north, facade (Photos 3 & 4) displays a steeply-pitched front-facing gable roof. An eight-foot-wide, one-story veranda with pressed metal shingle roofing extends across the front and wraps around the west side. Battered wood columns set upon massive brick piers support the veranda roof (Photo 5). Two concrete

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**HARPER HOUSE
Montverde, Lake County, Florida**

steps lead up to the broad veranda directly to the off-center front door (Photo 6). Two-over-two-light double hung windows have a flat drip cap. The fenestration is somewhat irregular. On the front facade, double windows are set in the center of the unadorned open gable on the second floor, with a single window set to the east. Two windows are set in the main section of the front facade on the first floor. The windows display the original delicate frames and muntins and have screens mounted on the original hardware. All window frames and screen frames are painted dark green.

The novelty siding, painted white, is finished with cornerboards with a rounded inset where the boards meet. The main entrance is off-center, placed to the left. The original double screen doors are in place and the double wood entry doors display a four-panel profile with original handles and hardware (Photo 6). A single paneled door on the east end of the verandah opens to the room to the left of the main entrance, and around the corner of the front veranda on the west end, a single door with a screen opening into the dining room, which is set back about seven feet (Photo 7).

The east elevation reveals that a one-story room was added, filling in the east portion of the veranda and incorporating three of the brick bases and battered columns into its exterior wall. Fenestration on the second floor is irregular (Photo 4).

The rear, or south, elevation exhibits a second story sleeping porch enclosed with stem walls and screen set above an open porch. Square wood columns support the second story sleeping porch (Photo 8). A small bathroom extends from the southwest corner of the house.

The west elevation displays a two-story addition to the house with a hip-roofed dormer centered on the roof, which projects from the main roof. The corbelled brick chimney pierces the roof on the east slope (Photo 7).

Interior

The residence contains approximately 1,900 hundred square feet of floor space. The interior consists of eleven primary spaces, including the living room, dining room, hallway, office, kitchen, and bathroom on the first floor and, on the second floor, four bedrooms and a sleeping porch. The walls and ceilings have the original beaded pine paneling on the first floor and the pine floor boards throughout the house are original. Simple unadorned wood door and window casings can be seen throughout the house. The ceiling height is approximately nine feet, ten inches.

The front, or north, entrance opens into a hallway with a staircase to the second floor to the immediate left. Note the slot to accept mail that has been cut in one panel of the wood door (Photo 9). The original banister is still in place (Photos 9 & 15). To the right of the doorway is the entrance into the living room. Two tall windows admit light on the north side of the room, and a fireplace with a wood mantle is set at an angle in the

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HARPER HOUSE
Montverde, Lake County, Florida

southwest corner (Photos 10 & 11). A door leads from the living room into the dining room, which also has a fireplace (Photo 12). At the south end of the dining room is a built-in china cabinet (Photo 13). The only bathroom in the house is located next to the dining room. A door to the right of the fireplace leads directly into the kitchen. The entrance hall also leads through the house into the kitchen (Photos 14 & 15).

A room intended originally as an office is located to the east side of the house; its entrance off the front hall, behind the staircase. A storage closet is located beneath the staircase. A small pantry with open shelving is located to the immediate east of the kitchen (Photo 14). The rear door of the kitchen leads out to the open back porch.

The hall stairway, built against the east wall, leads up ten stairs then makes a right turn (Photo 15), going up four steps to the second floor hall. The same type of banister surrounds the stairway opening on the L-shaped hallway (Photo 16). One bedroom opens to the left at the top of the stairs. A paneled door connects this room to the sleeping porch and another door opens into the adjacent room, which is approximately the same size (Photo 17). This room also has a door leading into the sleeping porch and into the hall. An angled hallway leads from the main hall to a small bedroom located above the dining room. Its configuration reflects the dormer set on the west slope of the roof (Photo 18). The largest bedroom is in the front, situated above the living room (Photos 19 & 20). It has double windows. All the rooms on the second floor have the same flooring, four-panel wood doors, hardware, and the same type of door and window surrounds as can be seen on the first floor. However, instead of beaded paneling and ceilings, walls on the second floor have plain wood but arranged as wainscoting with vertical boards below a line of molding and horizontal boards above (Photos 17-20). The interior of the sleeping porch is not presently accessible as the floor is in a deteriorated condition and the doors are locked.

Alterations

Alterations to the dwelling stem from the historic period and include a two-story addition on the west side (circa 1895) and a one-story addition to the east side for an office (circa 1935) (Photos 7 & 4). The sleeping porch also appears to be an addition (Photo 6). The additions display similar materials and fenestration found on the original central core of the building. The extensions exhibit the same kinds of windows and door and window casings as the original structure. The two-story addition on the west side, designed by a Mr. Garside, who was related to the Harper family, has a hipped dormer (Photo 7).¹ To provide access to this bedroom, a diagonal hallway was created by altering the wall configuration of the front bedroom (Photo 18). It is possible that the porch pillars (tall brick piers supporting wooden battered columns) are not original to the house as they are in the style of a later period, influenced by the Craftsman style introduced by Charles and Henry Green of

1. Personal communication, Robert W. Harper, December 10, 2003 (owner and grandson of R. W. Harper, Sr.)

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**HARPER HOUSE
Montverde, Lake County, Florida**

California early in the twentieth century. The earliest available photo (dated circa 1915) shows the brick piers and battered columns (see Attachment). Note that three of the porch columns were incorporated into the exterior wall of the circa 1930 office addition on the east side (Photo 4). The Harper House was wired for electricity after World War I, and some of the original wiring and porcelain tubes and knobs can still be seen, particularly in the living room ceiling (Photo 21).

Outbuildings

Constructed circa 1920s, a contributing one-story brick garage stands to the east of the dwelling approximately fifty feet from the southeast corner of the rear porch (Photo 22). Facing south, it displays a front facing gable roof with double wood doors. Two different colors of brick were used, indicating that the materials may have been recycled from another building. To the rear and attached to the garage is a metal sided addition with a cement floor. Neither the garage nor attached shed is in good condition. A noncontributing open carport with metal legs and a flat roof is placed in front of the garage, but is not attached to it. This structure was built in 1969.

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HARPER HOUSE
Montverde, Lake County, Florida

Summary Statement

The Harper House fulfills criteria A, B and C at the local level in the areas of architecture, commerce, and early settlement for listing in the National Register of Historic Places. Under Criterion A, the dwelling possesses significance as the oldest building in Montverde, the site of an early store, the town's first post office, and as the residence of a pioneer Lake County family. The structure was built about 1880 within the original town plat of Montverde. Under Criterion B, the dwelling possesses significance for its association with Reuben Wyatt Harper, Sr., who came to Montverde in 1885 and purchased the building to use as a store and the town's first post office. Upon his marriage to Mary Jane McQuaig in 1892, he converted it to a family residence. Harper owned a citrus packing house and general store, donated land to bring the Tavares and Gulf Railroad to Montverde, was a founder of the Montverde School, and served as a city councilman. The dwelling is the only remaining building associated with R. W. Harper and still owned by his descendants. The Harper House possesses further significance under criterion C. As one of the oldest dwellings in Lake County, the residence is a good example of Frame Vernacular construction, and its design is consistent with national and statewide trends in architecture in the late nineteenth century.

Historical Context

Lake County, formally established July 27, 1887, began to draw new residents interested in growing citrus and other crops as early as 1847, when shallow draft steamboats navigated the Oklawaha River and chain of lakes to such area towns as Mt. Dora, Leesburg, and Eustis. Early settlers in Montverde, which is situated 17 miles south of Tavares, the county seat, depended upon boats traveling along the shore of Lake Apopka to pick up their truck crops and load them on trains further along the lake shore. Until the Tavares and Gulf Railroad reached the town in 1886, supplies for Montverde's pioneer families were sent to Yahala (about 10 miles to the west) by boat and then hauled to the town by wagon or sent by boat up the Wekiva River. From there they were transferred to a tramway to the east side of Lake Apopka and then shipped across the lake to the Montverde town dock, which was located at the east end of Porter Avenue. Reuben Wyatt Harper was one of the public spirited members of the Montverde community who donated land to the railroad company.¹

A small commercial center grew up near the train depot.² By 1912, the town had a population of 225 residents, two churches and a public school. The Lowry Bothers had a boat works on the lake shore and there were several orange growers.³ Citrus culture, which dominated the agricultural efforts of the area and had a great impact on

1. William T. Kennedy, editor. *History of Lake County, Florida*. Record Company, St. Augustine, 1929 pp. 19-23, 109, 117

2. R. L. Polk. *Florida State Gazetteer and Business Directory*, Jacksonville, 1925, p. 631.

3. R. L. Polk. *Florida State Gazetteer and Business Directory*, Jacksonville, 1912, p. 306.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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**HARPER HOUSE
Montverde, Lake County, Florida**

the growth of the region, began much earlier than the establishment of Lake County. Early settlers found wild orange trees growing in the area and budded sweet stock to the surviving trees. As the railroads brought an influx of new settlers in the early 1880s, groves expanded and multiplied until the devastating freezes of the mid-1890s destroyed most of the productive citrus trees.⁴

Following this agricultural disaster, truck farming in the rich muck soil along the lake shore increased as growers diversified. In the early 1920s vineyards were set out by commercial growers in Montverde. The grape harvests were quite successful until the advent of Prohibition stifled this agricultural venture. Montverde was incorporated in 1924. By this time the citrus industry had revived and Montverde had a population of 500. The town had several general stores, a garage, a canning factory, two weekly newspapers, a number of packing houses and a Chamber of Commerce.⁵ Citrus growers joined the Florida Citrus Mutual, the Citrus Exchange and the Lake Region Packers Association as the successful production and marketing of citrus was a highly organized enterprise.⁶

The Montverde School, established in 1912, was a prominent part of the community. The coeducational, nonsectarian boarding school had a fifty-acre campus in the center of town and owned an additional 200 acres of farmland. It was unique for its vocational focus. Students helped care for the farm animals, gardens and groves and even helped build the classrooms and dormitories. The school also included business and industrial training in addition to the usual academic subjects.⁷ The Montverde Academy, a private boarding school, is still one of the most important local landmarks.

The Tavares and Gulf Railroad, incorporated in 1885, linked Montverde to the towns to the north, including the county seat of Tavares, and Clermont to the south. The line was sold and reorganized in 1890 and extended to the west to Winter Garden. It still operated in 1947 as a freight line under the Seaboard Air Line Railroad system.⁸ Today the rails have been removed and the depot is gone. The two-lane County Road 455 provides the only access to Montverde, which is bypassed by the busy Florida Turnpike about two miles to the south. The 2000 U.S. Census counted a population of 882 in Montverde.

4. Kennedy, pp. 23-25, 134-135.

5. Polk, 1925, p 631; Kennedy, pp. 123-125.

6. Kennedy, p 121; *Orlando Sentinel*, April 13, 1960. "Reuben Harper Sr. Dies at Age 96; Helped Found School."

7. Kennedy, p 110; Federal Writers Project, *Lake County*, 1936. Manuscript in the collection of the Smathers Library, University of Florida, Gainesville.

8. George W. Pettengill. *The Story of the Florida Railroads, 1834-1903*. Bulletin #86, Railway and Locomotive History Society, Boston, 1932, p. 128.

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Section number 8 Page 3

HARPER HOUSE
Montverde, Lake County, Florida

Historical Significance

Reuben Wyatt Harper was a pioneer settler and orange grower in Montverde. He was born June 30, 1863, in Belmont, Alabama, where he attended Belmont Academy and raised cotton with his father on the family plantation. Harper moved to Lake County, Florida, in 1885 and worked for a time for a citrus grower until he acquired his own land.⁹ In 1891, with a partner, Robert Johnson, he purchased a two-story frame building near the town dock for use as a store. Upon his marriage to Mary Jane McQuaig in 1892, he converted the store building to his family residence and bought out his partner's share in the property. Harper subsequently purchased lots surrounding the house, eventually acquiring most of Block 7 of Montverde Division B. Mr. and Mrs. Harper raised their family of six daughters and two sons in the house and lived there until their deaths.¹⁰

In 1910 Harper formed the R. W. Harper Company with two partners. They owned citrus groves and a packing house. Harper was a member of the Florida Citrus Mutual, the Citrus Exchange, and the Lake Region Packers Association. He was a fruit broker and had extensive real estate holdings. Harper also had a store near the train depot and was, for many years, the freight and express agent for the railroad.¹¹

Reuben Wyatt Harper was very instrumental in the foundation of the Montverde School. He invited educator H. P. Carpenter, who was teaching at a boarding school in Enterprise, Florida, to come to Montverde to establish a similar school. Harper helped finance the school and served on its board of advisors, as did his son.¹² The school is still in operation and its campus is an attractive landmark in Montverde. Harper also served as a city councilman and was active in the Baptist Church of Montverde. When Mr. Harper died in 1960, he left the property as a life estate to his wife. Upon her death in 1966, the six remaining Harper children received equal shares in the property. Presently, the house and parcel historically associated with the Harper homestead is owned by Harper's grandson and his wife. In 2000 Reuben W. Harper was nominated as a Great Floridian in recognition of his contribution to his community.

9. *Pioneer Florida*, Volume 3. Southern Publishing Company, Tampa, 1959, p. 675.

10. Lake County Records: DB 16, P 125 (dated November 14, 1891); DB 23, P 78 (dated July 3, 1893); DB 23, P 130 (dated August 14, 1893); DB 46, P 590 (dated November 27, 1908); DB 73 (dated February 7, 1918), and DB 98 P 20 (April 9, 1918). When Mr. Harper died in 1960, he left the property as a life estate to his wife. Upon her death in 1966, the six remaining Harper children received equal shares in the property. The house and house lots in this nomination were purchased from the family by the present owner, Reuben W. Harper's grandson, and his wife.

11. *Pioneer Florida*, p. 675.

12. *Pioneer Florida*, p. 675; Montverde School, catalogs, 1928-1929, 1941-1942.

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Section number 8 Page 4

**HARPER HOUSE
Montverde, Lake County, Florida**

Architectural Context

Frame Vernacular is the prevalent style of residential architecture in Florida. The term refers to the wood frame construction techniques used by mostly self-taught builders. Vernacular building types, whether they be for residential or other functions, are associated with a particular era or region of the country rather than being classified by a particular formal architectural style.

Florida's pine forests provided an abundance of building material, not only for local use but for export to other parts of the country. Logging was an early industry and sawmills sprang up throughout the state, situated at first on rivers where logs could be rafted to the mills, and later near railroad lines as they began to lace the countryside. A mill owner in Montverde wrote to a relative in 1902 that he had "just added a thousand dollars worth of machinery to [his] mill." He had two sawmills and was cutting eight to ten thousand board feet per day. Lumber was fetching a good price and his mill was worth \$3,000.¹³

By the late nineteenth century, mills produced standardized building materials, and popular magazines promoted architectural styles and patterns that were copied from coast to coast. Bricks and other manufactured building supplies became more readily available in Florida with the advance of the railroads. Some architectural historians credit the railroad with a dramatic shift in vernacular house construction materials and techniques, but note that earlier traditions and shapes persisted.

The gable-front Frame Vernacular house is a remnant of the Greek-Revival movement that dominated American houses in the nineteenth century. The two-story, gable-front house can be expanded relatively easily with additions to the side and rear. Other variations on the national vernacular style include the I-house and side-gabled plan and the square house with a hipped or pyramidal roof. A steeply pitched gable or hip roof is more typical of the early models of the frame vernacular, particularly in Florida where attics provided handy storage space. Exterior walls were usually clad in board-and-batten or horizontal drop siding, weatherboard, or wood shingles. In Florida, porches are almost a universal feature, whether a simple portico over an entrance, a wrap-around veranda, or a double porch across the entire front facade, to provide better ventilation, most houses are raised on brick piers. Windows are usually double-hung sashes and fenestration is regular and sometimes symmetrical. With the exception of ornamental woodwork, decoration on the exterior is restrained.

13. Letter from W. B. Hammond, Montverde, November 24, 1902, reprinted in *The Tangelo*, newsletter of the Lake County Historical Society, October 1, 1990.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

HARPER HOUSE
Montverde, Lake County, Florida

Architectural Significance

The Harper House displays the adaptability of Frame Vernacular architecture. Based on double-pile configuration with a gable-front inspired by the durable and familiar Greek Revival, the original house was almost square with a hall offset to one side set next to one large front room (now the living room), with one large room to the rear (the kitchen) on the first floor. The pattern is repeated on the second floor with one large bedroom to the front and two smaller bedrooms of the same size set above the kitchen. The addition to the rear of the sleeping porch set above an open porch extends the general proportions of the original house to the south.

Mr. Harper's daughters slept on the screened sleeping porch and used the adjacent bedroom on the west side of the house as a dressing room. Late in the 1890s, when Mr. Harper's father, George Green Harper, a Confederate Army veteran, came to live with the family, a two-story addition was added to the west side of the house.¹⁴ The first floor of the addition was a dining room and the room above became Mr. G. G. Harper's bedroom. Mostly obscured by trees at present, the new addition added interest to this side of the house with a hipped dormer set on the sloping roof. In the 1930s, Mr. Harper enclosed part of the veranda on the east side of the house to create a one-story office with a separate entrance just east of the main doorway. The veranda originally wrapped around the front and both sides of the house. Later, the side additions incorporated sections of the side veranda, and it remains one of the most distinctive features of the house. The garage and metal shed to the rear of the garage that are situated on the east line of the property signify the changes brought by modern times when the Harper family acquired an automobile and later, in the 1920s, purchased a Delco generator, which was set up in the shed. The noncontributing carport in front of the garage was built in 1969.¹⁵ The Harper House contributes a sense of time, place, and historical development through its ambiance, linkage, and character to the historic built fabric of Montverde.

14. Personal communication, Robert W. Harper, December 20, 2003. George Green Harper, the father of Reuben W. Harper, Sr., was a Confederate Army cavalry officer, a teacher, and a plantation owner near Belmont, Alabama. He died in 1923 and is buried in the Montverde Cemetery.

15. Personal communication, Robert W. Harper, January 10, 2004.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

HARPER HOUSE
Montverde, Lake County, Florida

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**HARPER HOUSE
Montverde, Lake County, Florida**

VERBAL BOUNDARY DESCRIPTION

Begin at northwest corner of East Porter Avenue and First Street and go east 126 feet along Porter Avenue, then south along lot line 110 feet, then west 126 feet to west lot boundary on First Street, then north to point of beginning.

MONTVERDE, DIVISION B LOTS 5 TO 12 INCL BLK 7 (ORB 922 PG472) (PARCEL # 01-22-26-130000700500)

BOUNDARY JUSTIFICATION

Boundary is as indicated by Lake County Property Appraiser office records of the property (Parcel #01-22-26-130000700500) and is historically associated with the Harper homestead.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 1

**HARPER HOUSE
Montverde, Lake County, Florida**

List of Photographs

1. 17405 East Porter Avenue
2. Montverde (Lake County), Florida
3. Murray D. Laurie
4. 2003
5. Murray D. Laurie, Historic Preservation Consultant, Gainesville, Florida
6. View showing front facade of Harper House and Porter Avenue, facing west.
7. Photograph number 1 of 22

Numbers 1-5 are the same for remaining photographs:

6. View showing First Street (west boundary of property), facing south
7. Photograph number 2 of 22

6. View showing front facade, facing south
7. Photograph number 3 of 22

6. View showing front and east side, facing west
7. Photograph number 4 of 22

6. View showing front steps and front entrance, facing south
7. Photograph number 5 of 22

6. View showing front porch, facing west
7. Photograph number 6 of 22

6. View showing west facade, facing southeast
7. Photograph number 7 of 22

6. View showing rear facade, facing north
7. Photograph number 8 of 22

6. View showing interior of double front door and base of staircase on first floor, facing north
7. Photograph number 9 of 22

6. View showing living room, facing north
7. Photograph number 10 of 22

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 2

**HARPER HOUSE
Montverde, Lake County, Florida**

6. View showing living room fireplace and mantel, facing southwest
7. Photograph number 11 of 22

6. View showing dining room fireplace and mantel, facing southeast
7. Photograph number 12 of 22

6. View showing built-in china cabinet in dining room, facing south
7. Photograph number 13 of 22

6. View showing kitchen and pantry, facing east
7. Photograph number 14 of 22

6. View showing downstairs hall and kitchen and staircase, facing south
7. Photograph number 15 of 22

6. View showing upstairs hall, facing north
7. Photograph number 16 of 22

6. View showing door to sleeping porch, southwest bedroom, facing south
7. Photograph number 17 of 22

6. View showing angled hall on second floor leading to bedroom, facing west
7. Photograph number 18 of 22

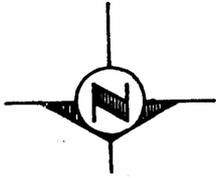
6. View showing front bedroom on second floor, facing southwest
7. Photograph number 19 of 22

6. View showing front bedroom on second floor, facing north
7. Photograph number 20 of 22

6. View showing chandelier and original wiring, ceiling of living room, facing south
7. Photograph number 21 of 22

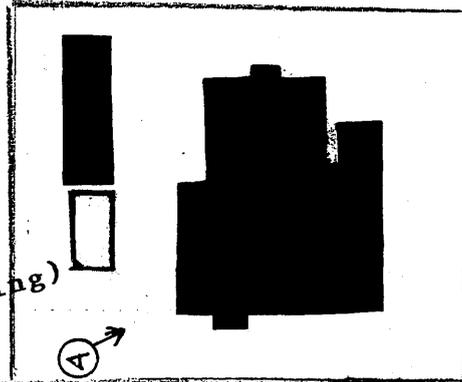
6. View showing garage and part of carport, facing southeast
7. Photograph number 22 of 22

HARPER HOUSE
Montverde, Lake County, Florida



HARPER HOUSE, MONTVERDE
Site Plan
(not to scale)

(Noncontributing)



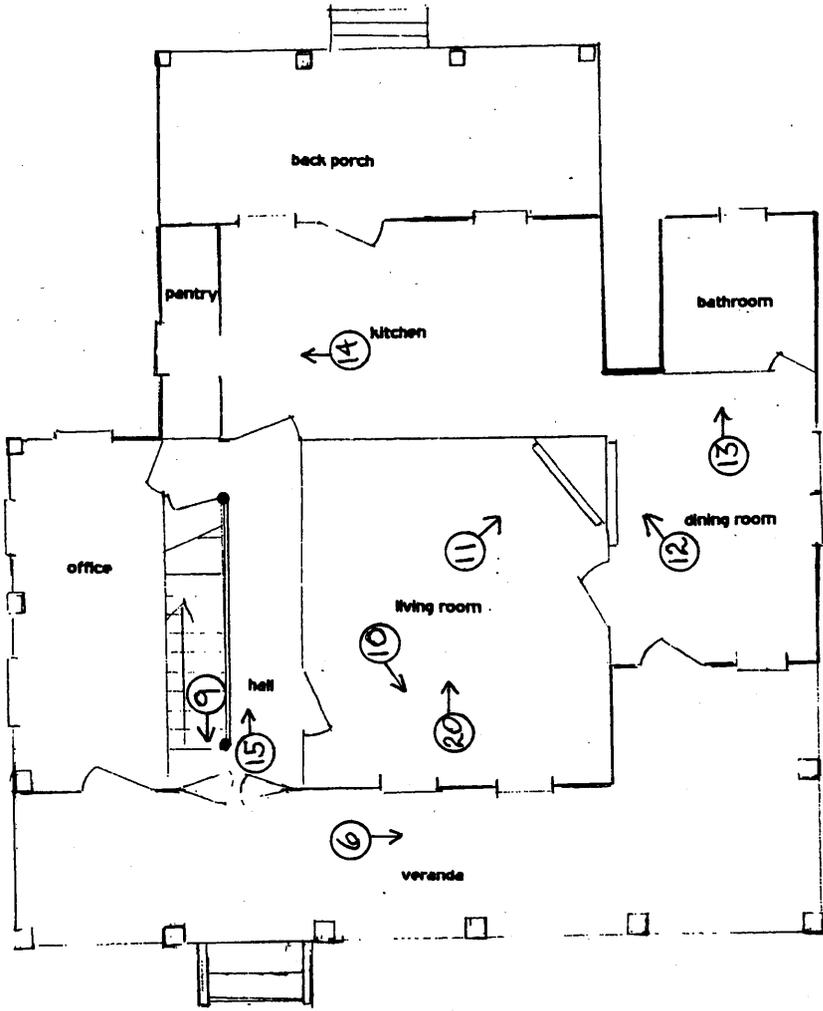
East Porter Avenue



First Street



HARPER HOUSE
 Montverde, Lake County, Florida

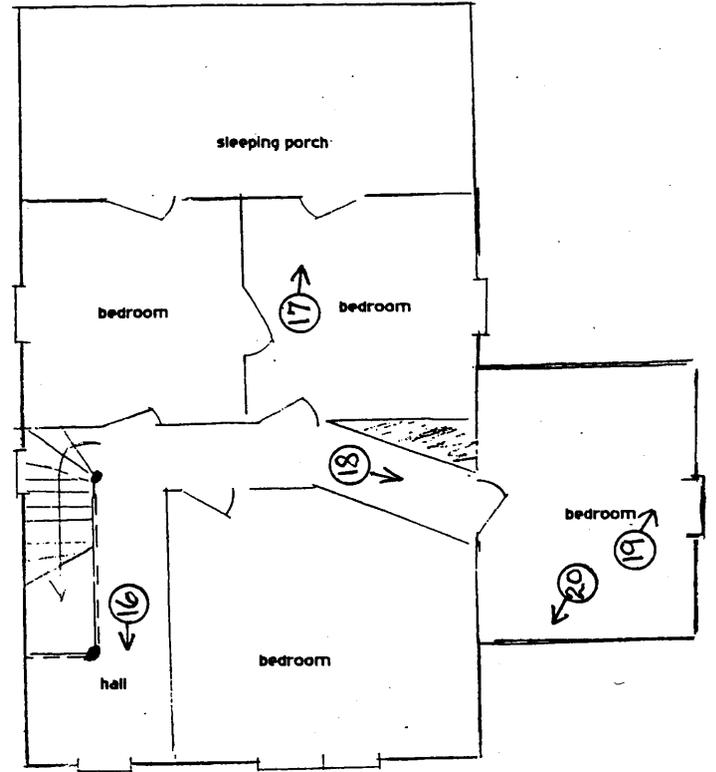


5 ↑
 Downstairs

8 ↙

7 ↗

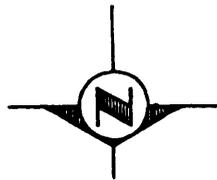
HARPER HOUSE, MONTVERDE



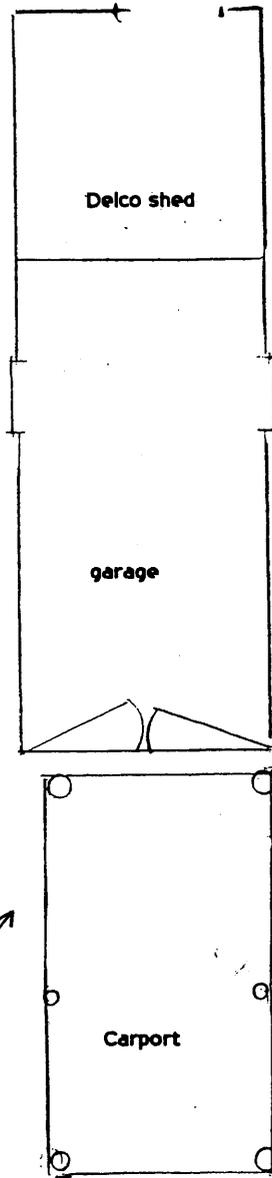
Upstairs



HARPER HOUSE
Montverde, Lake County, Florida



22



HARPER HOUSE, MONTVERDE

Garage and Carport

HARPER HOUSE
Montverde, Lake County, Florida



HARPER HOUSE, MONTVERDE * Historic Photo circa 1915