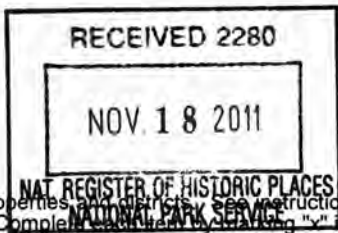


United States Department of the Interior
National Park Service



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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 section 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 LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT

other names/site number FMSF#8OR6046

2. Location

street & number Roughly Golfview St., Edgewater Ct., Alameda St., Peachtree Rd. N/A not for publication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 C. Mattick/DSHPO 11/16/2011
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) _____

Edson H. Beall 12.30.11
Signature of the Keeper Date of Action

Name of Property

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	
308	90	buildings
3	0	sites
0	0	structures
0	0	objects
311	90	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 _____
 DOMESTIC/Multiple Dwelling _____
 LANDSCAPE/Park _____

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling _____
 DOMESTIC/Multiple Dwelling _____
 LANDSCAPE/Park _____

7. Description

Architectural Classification
(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular _____
 NO STYLE/Masonry Vernacular _____
 See Section 7, Page 1 _____

Materials
(Enter categories from instructions)

foundation Brick Piers _____
 walls Wood _____
 Stucco _____
 roof Asphalt Shingles _____
 other _____

Narrative Description

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

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
DESCRIPTION

ARCHITECTURAL STYLES

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman, Prairie
LATE 19TH AND 20TH CENTURY REVIVALS/ Colonial Revival/Dutch Colonial Revival, English Cottage
Style, Mission, Colonial Revival, Minimal Traditional, Classical Revival, Monterey, Tudor Revival, French
Renaissance, and Italian Renaissance
MODERN MOVEMENT/Ranch, Contemporary, International, Split Level

SUMMARY PARAGRAPH

The Lake Adair – Lake Concord Historic District is located in the College Park neighborhood within the city limits of the northern part of the city of Orlando. The district encompasses 401 resources, of which 258 residences, 50 garages and three parks (77 percent) contribute to the historic character of the neighborhood. The 90 noncontributing buildings, including 82 residences and 8 garages (23 percent), were either constructed after 1956 (43 buildings) or represent earlier buildings that have been extensively altered (47 buildings). The historic buildings are generally modest examples of styles dating from the early to mid-twentieth century, including Frame and Masonry Vernacular, Craftsman, Bungalow, Colonial Revival, Dutch Colonial Revival, Folk Victorian, French Eclectic, International, Italian Renaissance Revival, Mediterranean Revival, Minimal Traditional, Mission, Monterey, Neoclassical Revival, Prairie, Ranch, Split Level, Tudor Revival, English Cottage Style, and Contemporary. Most of the historic resources are single-family residential dwellings that date from the 1920s through the mid-1950s.

SETTING

Located in central Florida in Orange County, Orlando is the largest inland city in the state. In 2000, Orange County had 896,344 residents, with approximately 185,951 people residing within the corporate boundaries of Orlando.¹ The greater Orlando area is located at the junction of Interstate 4 (I-4), the Beeline Expressway, and the Florida Turnpike. The greater Orlando area contains a large area of suburban development, with most of the development located adjacent to the Interstate Highway 4 corridor, due in part to the construction of theme parks along I-4 such as Disney World, Sea World, and Universal Studios.

The Lake Adair – Lake Concord Historic District is one of three separate historic residential areas found in the College Park neighborhood. The other two are the Lake Ivanhoe Historic District (listed in the National

¹ United States Census Bureau, Population Division, 2000 Census, <http://www.census.gov/main/www/cen2000.html>, accessed 17 November 2004.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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Register 12/10/10) and the Rosemere Historic District (listed in the National Register 10/21/09). The College Park neighborhood is roughly bounded by the Orange Blossom Trail (U.S. Highway 441) on the west, State Road 50 (Colonial Drive) on the south, North Orange Avenue/Clay Avenue on the east, and Maury Road/Edgewater Drive/Fairbanks Avenue on the north, creating a large irregularly shaped residential neighborhood. Several lakes provide visual and physical breaks in the neighborhood. These are Lake Concord and Lake Adair at the south end, Lake Ivanhoe along the eastern boundary, Lake Silver in the northwest corner, and Little Lake Fairview along the northern boundary. The Lake Adair – Lake Concord Historic District is located in the southwestern section of the College Park neighborhood. Since the construction of Interstate Highway 4 through the center of the neighborhood in 1964 and 1965, College Park has experienced increasing pressure to limit commercial development along its major traffic routes and replace older single-family homes with new ones or residential condominiums.

DESCRIPTION

Generally bounded by Golfview Street on the north, Edgewater Court on the west and West Colonial Drive on the south, and Lakeview Street on the east, the Lake Adair – Lake Concord Historic District consists of a collection of largely residential properties constructed between 1910 and 1956. Although the majority of buildings in the district are single-family residences, a church and several multi-family dwellings contribute to the character of the district. The district occupies all or portions of 29 blocks within 29 subdivisions platted between 1909 and 1955. The buildings in the historic district display a wide variety of sizes, forms, and styles. The area draws its ambience from the large number of modest dwellings, with larger more elaborately styled homes found near the lakeshores. Although platted in an overall grid pattern, the layout and lot sizes are irregular depending upon the topography around Lakes Adair and Concord. The terrain is principally flat but gentle slopes rise from the lakes. Lake Adair Park, Overbrook Park, and Concord Park/Don Dudley Park provide green space, recreation areas, and a visual break in the dense concentration of buildings. The oak canopy and brick streets in the district maintain a similar width and paving material serving to unify the residential district.

Incorporating approximately 148 acres, the district has an irregular shape governed by natural and developmental forces. Lake Concord provides a natural boundary to the east. The Orange Blossom Trail (US 441) and the CSX Railroad prevent the extension of the district west of the residences along Edgewater Court. Non-historic infill and alterations to historic residences in the portion of the neighborhood south of Alameda and west of Putnam Avenue prohibit the expansion of the district to the southwest. In addition, new commercial construction and insensitive rehabilitation of historic buildings along Colonial Drive (State Road 50) preclude its inclusion in the historic district. The district continues to be threatened by the insensitive alteration of historic residences and the demolition and construction of new, larger residences that are incompatible with the rest of the district in terms of setback, size, and scale.

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Section number 7 Page 3

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
DESCRIPTION

Architectural Styles

The Lake Adair – Lake Concord Historic District displays a wide variety of building types and styles popular from the 1920s through the 1950s. Only three contributing residences constructed prior to the 1920s Florida land boom remain in the district. Forty-nine residences evidence the popularity of the 1920s Florida land boom, while 37 were built during the 1930s. With 96 homes erected during the 1940s and 81 during the 1950s, these two decades represent the widespread construction activity in the district during the post-World War II boom. The typical residential building in the district is a one- to two-story building with a gable or hip roof. Although the majority of buildings are of masonry construction, frame structures are also represented in the district. Wood frame buildings are typically clad with wood siding, asbestos shingles, or stucco, while masonry buildings often retain their exposed concrete block exterior or are surfaced with stucco. Generally, buildings in the district feature continuous foundations and a variety of window treatments, including single- and double-hung sash and casements. Many residences incorporate an attached garage or carport, while some have small outbuildings behind the house.

Of the 398 buildings in the district, 59 are detached garages, of which 51 are considered contributing. The garages typically reflect either the style of the associated residence, or are Frame or Masonry Vernacular. Decorative treatments include a number of Arts and Crafts, Colonial, and Spanish influenced details. Styles represented in the district include Bungalow, Colonial Revival, Contemporary, Craftsman, Dutch Colonial Revival, Folk Victorian, French Eclectic, International, Italian Renaissance Revival, Mediterranean Revival, Minimal Traditional, Mission, Monterey, Neoclassical Revival, Prairie, Ranch, Split Level, Tudor Revival, Frame and Masonry Vernacular. The majority of buildings are of the Ranch, Colonial Revival, Mediterranean Revival, or Minimal Traditional styles or exhibit no particular design characteristics but are of wood frame or masonry construction. Of the 403 resources in the district, three parks, 51 garages, and 263 buildings are considered contributing resources. The following styles and resource counts reflect the residences in the district.

Folk Victorian

Only one building in the district displays elements of the Folk Victorian style. Located at 717 Putnam Avenue (Photo 1), the c. 1910 two-story wood frame residence retains its original one-over-one double-hung sash windows, steeply pitched gable roof, wood shingled wall surfaces, and diamond-shaped louvered vents in both gable ends. The building exhibits the evolution of the district with a historic c. 1925 addition, the replacement of some windows c. 1940, and the application of stucco over original wood siding.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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DESCRIPTION

Bungalow

There are only eight contributing bungalows in the historic district. Bungalows were one of the most popular styles in Florida from the 1920s to the 1940s, but less than a dozen of them were erected in the Lake Adair – Lake Concord Historic District. The residence located at 714 Putnam Avenue (Photo 2), constructed c. 1925, has a rectangular ground plan and is clad in drop and vertical wood siding. The main fenestration is 1/1-light double-hung sash windows. The gable roof has exposed rafter ends and large louvered vents in the gable ends. The character defining front porch has a gable roof and battered wood columns set on brick piers separated by a wood post balustrade. Brick wing walls with concrete caps flank the entry steps. The bungalow at 624 Boardman Street (Photo 3), constructed in 1925, has an irregular ground plan, a jerkin head roof and is clad in drop siding. The fenestration consists of 6/1-light double-hung windows, and there are two sets of paired French doors on the main facade. The front porch has a hip roof that is supported by paired square posts united by a wooden balustrade wall. The porch is accessed by concrete steps, and there is a large louvered vent in the facade wall above the front porch.

Craftsman

The residence at 800 Putnam Avenue (Photo 4), constructed in 1915, is the only example of a Craftsman style bungalow in the historic district. Craftsman style buildings are more elaborate versions of the bungalow. The most notable elements of the 1 1/2-story, wood frame residence is a front porch with paired tapered columns, fish scale shingle-covered balustrade wall, exposed rafter tails, and a cross-gable main roof. The main fenestration consists of 15/1-light and 9/1-light double-hung wood sash windows. The exterior fabric is wood drop siding. A exterior bay found on the south elevation of the residence indicates the existence of conversation nook in the living room or parlor.

Mediterranean Revival

A total of 23 contributing buildings exhibit design characteristics typical of the Mediterranean Revival style. As one of the most popular revival styles exhibited in the district, the one- and two-story buildings generally feature masonry construction surfaced with stucco, a continuous foundation, and a hip or flat roof. A variety of decorative elements are evident, including barrel tile clad roofs and accents, canales, shaped parapets, and arcades. The two-story residence at 900 Cordova Drive (Photo 5), constructed in 1926, has a T-shaped ground plan, a continuous poured concrete foundation, and a hip roof surfaced with clay tile. The central main entrance contains double leaf wood and glass doors framed by engaged twisted columns that support a classical entablature containing a ribbon motif in the frieze. Surmounting the cornice is a wrought iron balconet that fronts a pair of 10-light French doors. The fenestration of the first story consists of two sets of paired 10-light French doors topped by blind arches that flank the main entrance. The second story features two sets of paired 9/6-light double-hung wood sash windows that are found directly above the first story French doors. A molded

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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stringcourse separated the first and second stories. A single concrete chimney with a chimney cap rises about the clay tile roof.

The residence at 722 Alameda Street (Photo 7), known as “Casa Alameda,” is a much more elaborate version of the Mediterranean Revival style. Constructed in 1930, this elaborate “Moorish” version of the Mediterranean Revival style is a 6781 square foot single family dwelling that has 6 bedrooms and 5 and a half bathrooms. It was designed by Maurice E. Kressly (1892–1963) and built by A.B. Struble. Kressly was born in Pennsylvania and relocated in Orlando in the early 1920s. Two of Central Florida's most notable Mediterranean Revival buildings designed by Kressly were the “Casa de la Esquina” (1922) in Winter Park and the “Casa Alameda” at 722 Alameda Street.² Both homes exhibit the careful attention to massing and detail for which Kressly was known, as well as a theatricality that sets them apart from neighboring homes in the same style. The two-story “Casa Alameda” has an irregular ground plan, a multi-level gable roof surfaced with clay tile, and a variety of window types. The main entrance is found recessed in a two-story tower whose alcove is bordered by a trefoil arch. The solid wood door also has a trefoil arch. The tower rises in two stages, the upper portion of which is surrounded by small blind arches. The fenestration consists of casement windows of various sizes, some of which are fitted with wrought iron grilles. A shouldered chimney with an elaborate cap surfaced with clay tile is found on the main facade. Another less elaborate chimney is found near the center of the residence. A secondary entrance surrounded by quoins is found near the hip roof porte-cochere at the side of the house, and a Mediterranean Revival garage is located at the rear of the property.

Prairie

Five primary residences in the district have been identified as examples of the Prairie style. These are not the classic Prairie houses associated with Frank Lloyd Wright and some of his contemporaries, but are similar to their immediate forerunners constructed in Oak Park, Illinois, in the late 1890s and the first decade of the 20th century. Most are two-story buildings, often featuring a four-square form. Details, such as a low-pitched hip roof, one-story wings or porches with large masonry supports, and geometric patterns in the doors and windows, emphasize the horizontal lines of the building. The two-story residence located at 918 Alameda Street (Photo 7) is a fine example of the style within the district. Constructed c. 1928, notable features include a hip roof with wide overhanging eaves, 9-light wood framed casement “Prairie” windows in groups of three found on both the first and second stories. The one-story porch features a solid balustrade wall and is covered with a jerkin head roof supported by massive, square columns. The residence at 728 Alameda Street (Photo 8) exhibits the same boxy form and wide eaves as the house at 918 Alameda Street. This residence, however, contains 3/1-light bungalow windows and a hip roof front porch whose roof is supported by Tuscan columns. The exterior walls are surfaced with smooth stucco, and the main and porch roofs are covered with clay tile. The porte-cochere at the side of the house also has a clay tile hip roof supported by Tuscan columns.

² College Park Tour of Homes brochure 2009.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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DESCRIPTION

Tudor Revival

The Lake Adair – Lake Concord Historic District has four examples of the Tudor Revival style. Tudor Revival houses generally feature steeply pitched roofs, half-timbered designs set in a stucco finish, and casement windows. The c. 1928 residence at 908 Edgewater Drive (Photo 9) displays elements typical of the style, including a steeply-pitched cross gable roof, multi-light casement windows, a brick first story topped by a second story clad with stucco, and a half-timbered design in the gable face. The screened porch on the front of the building is constructed of brick and has a crenellated parapet wall capped with concrete molding. The arched main entrance is found at the top of a low stoop that is flanked by brick sidewalls. The arched doorway is flanked by quoins and topped by a molded concrete arch. The two-story residence at 831 North Westmoreland Drive (Photo 10) also has a steeply-pitched cross gable roof, but the exterior walls are surfaced with stucco with some red brick trim, and the main entrance is sheltered by a small one-bay portico that has a pediment supported by square columns. The original casement windows have been replaced with metal awning windows. Half-timbering is found in the gable of the main roof and in the gable of the dormer located on the forward slope of the main roof. A one-story “sunroom” found on the side elevation also features metal awning windows.

English Cottage Style

The single example of the English Cottage style in the historic district is the residence at 909 North Lake Adair Boulevard (Photo 11), constructed in 1925, which shows several elements of a thatched-roof English farmhouse. It has the rolled-edge roofing often employed by the style, and the exterior siding is un-coursed random rubble fieldstone. The main fenestration is wood casement windows. The porte-cochere was enclosed in recent years to add interior space. The residence was built in 1925 at a cost of \$20,000 by Jerry Ahem for George B. Patterson, a real estate salesman and City Commissioner.³ Its original English Cottage exterior, complete with thatched roof look remains, though obscured by recent alterations.

Dutch Colonial Revival

There are two Dutch Colonial Revival style residences in the historic district. They are distinguished from the Colonial Revival style by the distinctive gambrel roof. The residence at 1101 Seville Place (Photo 12), constructed c. 1926, features the trademark gambrel roof with a shed dormer. The main fenestration consists of 6/1-light and 1/1-light double-hung sash windows, fixed shutters, and a classically inspired entry with a fanlight and sidelights set in an entrance stoop supported by Tuscan columns. The residence at 926 Alameda Street (Photo 13) is similar in most respects to 1101 Seville Place, but has 3/1-light “bungalow” windows and a one-

³ College Park Historic Homes Tour North from Lake Adair, November 23, 1997.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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story screened porch on the side elevation. The house at 926 Alameda Street also lacks the fanlight and sidelights of the residence at 1101 Seville Place.

Italian Renaissance Revival

The Italian Renaissance Revival style was much less common than the more popular Tudor and Colonial Revival styles of the period. The style declined steadily in popularity through the 1930s, and post-1940 examples are rare. The c. 1927 residence at 803 North Lake Adair Boulevard (Photo 14) is the sole example of the Italian Renaissance Revival style in the historic district. An excellent example of the style, the building features a symmetrical facade, a hip roof clad with barrel tiles, wide overhanging eaves supported by decorative brackets, masonry construction covered with stucco, and arched doors and casement windows. A corner porch has arched openings and a balustrade with urn balusters. The upper story windows are smaller and less elaborate than the ones below.

Minimal Traditional

Most of the 19 Minimal Traditional style residences in the district were constructed during the late 1930s through the 1940s. With limited colonial detailing, this style is most often characterized by wood frame construction, wood siding, minimal overhanging eaves, and wood, double-hung sash windows with multiple lights. The residence at 704 Alba Drive (Photo 15) is a good example of this style within the district. Constructed c. 1951, this building features a side-gable roof clad in asphalt shingles and narrow eaves. The rectangular building has concrete block walls surfaced with smooth stucco. Stylistically, the residence features Colonial Revival details. The facade features a shallow wall bay containing a bow window comprised of a 6/6-light double-hung sash window flanked by 4/4-light double-hung sash windows. Decorative shutters frame the bow window. The main entrance is a wood and glass single leaf door located at the top of a low stoop recessed under the forward slope of the roof. A fixed tripartite window with 12 lights in each panel is found at the east end of the main facade, and a secondary entrance with French doors is found at the other side of the facade. A hexagonal 9-light decorative window is found next the secondary entrance.

Monterey

There are five examples of the Monterey style in the historic district, which was popular during the 1930s and early 1940s. Monterey style houses are generally two stories in height with a low-pitched gable roof, a cantilevered balcony, and decorative elements of Colonial Revival or Spanish Colonial design. The residence located at 1019 Seville Place (Photo 16) is a masonry building constructed c. 1936 with an attached garage. The garage appears to be a later historic addition. It has an intersecting gable roof clad with pantile, concrete block walls, and 2/2-light double-hung sash windows. Character defining features include the suspended wood balcony supported by heavy beams with shaped ends, square wood columns on the balcony, canales, fixed

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shutters, and masonry sills. The c. 1948 residence located at 1201 Country Club Drive (Photo 17) exhibits a wrought iron balustrade and supports on the cantilevered balcony, 10-light paired French doors opening to the balcony, and full-length vertical board fixed shutters.

French Eclectic

Rarely used for residential design in Florida, only one building within the district is considered French Eclectic in style. The two-story building located at 505 Peachtree Road (Photo 18) has a steeply-pitched hip roof punctuated by arched and hipped roof dormers, an interior brick chimney and a wood door flanked by pilasters and topped by a fanlight. Multi-light casement windows are irregularly placed and set in ribbon patterns flanked by fixed shutters. A second floor balcony above the entrance is accessed through multiple 5-light paired French doors set in a rounded extension of the wall surface. Designed by James Gamble Rogers II, the Yerger-Johnson House was constructed in 1934 with renovations in 1942, also designed by Rogers. It remains a fine example with excellent integrity of a style rarely found in peninsular Florida.

Neoclassical Revival

Four contributing buildings in the historic are classified as Neoclassical Revival. All of the residences incorporate the character defining two-story entrance portico with columns. The two-story monumental residence at 1030 West Lake Adair Boulevard (Photo 19), constructed c. 1938, was designed by architect James Gamble Rogers II and built by contractor H.C. Cone. The exterior walls are constructed of brick that has been painted white, and the house has a central block and flanking wings whose corners exhibit quoins. Side gable roofs cover the main block and two wings of the house, and brick chimneys are found at the gable ends. The house has a bisymmetrical main facade in the center of which is a two-story colossal portico supported by four Corinthian columns. The pediment has a circular grilled vent with festoons underneath it. Two arched dormers are found on the main roof, and the main fenestration consists of multi-light double-hung wood sash windows. Some of the windows on the first story have pediment moldings. The main entrance has a wood and glass door surmounted by a fanlight and flanked by engaged classical columns that support an open pediment. A wrought iron balcony accessed by French doors is found on the second story above the main entrance. A much more modest version of a Neoclassical residence is the two-story house at 1137 Country Club Drive (Photo 20) constructed c. 1940. The two-story building has an irregular ground plan and is constructed of concrete block surfaced with stucco. It has a hip roof with wide eaves surfaced with composite shingles. It features a two-story semi-circular portico supported by fluted Doric columns. Other notable elements include the four-panel door with an entablature and flanking pilasters, 6/6-light and 8/8-light double-hung sash windows, fixed shutters, and a second story balcony within the portico. There is a one-story "sun room" wing with an exterior concrete chimney found on the east elevation of the house and a one-story kitchen wing found on the west elevation.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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DESCRIPTION

Colonial Revival

Popular throughout the entire historic period of significance, there are, a total of 26 contributing residences in the historic district that display elements of the Colonial Revival style. Constructed c. 1934, the Victor Gentile residence located at 945 North Lake Adair Boulevard (Photo 21) was designed and built by Raymond C. Stevens in 1934. The two-story building has an irregular ground plan and a side gable main roof surfaced with clay tile. The exterior walls are constructed of brick, and rest on a continuous brick foundation. The main fenestration consists of 9/9-light double-hung wood sash windows on the first story and 6/6-light windows on the second story. The windows are fitted with decorative shutters. The centrally located main entrance has a wood and glass panel framed by Doric pilasters that support an entablature crowned by a pediment. There are two one-story wings. The east wing has a gable roof and triple 12/12-light double-hung wood sash windows. The wing contains the dining room and a porte-cochere supported by Tuscan columns. The west wing provides access to the kitchen and has a double-leaf wooden door flanked by 6/6-light double-hung wood sash windows. A large multi-vehicle wood frame garage is located at the rear of the property. The residence at 715 Alameda Street (Photo 22), constructed in 1928, is a two-story, wood frame building with drop exterior siding that rests on a continuous brick foundation. The house is covered with a side gable roof surfaced with asphalt shingles. The main fenestration is 6/1-light paired and tripled double-hung sash windows. The main central entrance is a wood panel door surmounted by a fanlight found at the top of a low brick stoop sheltered by a one-bay portico with Tuscan columns that support an entablature with a flat deck bordered by a wrought iron railing. A single 6/1-light window overlooks the small deck. Decorative louvered blinds are found at the sides of the window groupings. A one-story Wood Frame Vernacular residence is found at the rear of the property.

Ranch

There are 90 contributing Ranch style houses in the historic district, most of them constructed during the late 1940s and early 1950s. The typical Ranch house is of masonry construction, has a low-pitched hip roof, continuous foundation, casement windows, a picture window, an attached garage, and simplified Colonial Revival details such as fixed shutters. The one-story residence at 1031 Edgewater Drive (Photo 23), constructed c. 1951, is constructed of half-sized concrete block, has an irregular ground plan, and incorporates an integrated carport. The horizontal lines of the residence are emphasized by the low-pitched hip roof with wide overhanging eaves. The house features picture and corner metal casement windows and perma-stone panels around the inset main entrance. The residence at 1151 Reading Drive (Photo 24) is an example of the early Ranch style in the historic district. Constructed c. 1949, the building is constructed of concrete block walls set on a continuous foundation and topped by a hip roof. Characteristic elements include the 4-light metal casement corner and picture windows, small tiled entrance stoop, the attached garage, and simplified details such as the masonry window sills and fixed decorative shutters.

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LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
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DESCRIPTION

Masonry Vernacular

Thirty residences in the historic district are classified as Masonry Vernacular. These buildings exhibit no particular stylistic influences. Most of the Masonry Vernacular buildings in the district were constructed from 1945 through 1956. The residence at 826 North Westmoreland Drive (Photo 25), constructed c. 1948, is a rectangular concrete block building covered with a flat roof. The house features metal casement windows with fixed board shutters. The central wood and glass panel entrance door is found at the top of a low stoop, which is sheltered by the wide eaves of the roof. The one-story residence at 1311 Edgewater Court (Photo 26), constructed c. 1951, is a one-story concrete block building with a side-gable roof that rests on a continuous concrete block foundation. The main fenestration consists of 1/1-light and 2/2-light metal sash windows that have been fitted with decorative wooden shutters. The main entrance, which lies at the south corner of the main facade, consists of wood panel door fitted with a glass and metal security door, that lies at the top of a low concrete stoop. The entrance is sheltered by a narrow extension of the front slope of the gable roof.

Frame Vernacular

Twelve contributing houses in the historic district are classified as Frame Vernacular. These residences usually have simple ground plans and have little ornamentation. The one-story residence located at 838 Ellwood Avenue (Photo 27) displays drop siding, front-facing gable roofs, paired 6/6-light double-hung sash and paired 8-light casement windows that are flanked by 4-light fixed wood sashes and surmounted by an 8-light transom. The street facade has a main gable roof and a lower front-facing gable roof covering a short ell. The eaves have cornice returns and wooden gable vents. The one-story porch is sheltered by a side gable roof supported by wooden posts. The porch has a wooden deck resting on a concrete wall foundation and concrete steps. A plain wooden railing borders the porch. The two-story house at 721 Putnam Avenue (Photo 28), constructed c. 1925, exhibits a number of features of the Bungalow style. It has an irregular ground plan and rests on a continuous poured concrete foundation. The exterior walls have been surfaced with smooth stucco and the house has been covered with a combination of gable and hip roofs surfaced with asphalt shingles. The second story has a front-facing gable roof with exposed rafter ends and a wooden louvered vent. The fenestration is a continuous series of 6-light single casement windows. The ground story has a hip and a one-story porch with a flat roof supported by wooden posts that stand on a concrete deck bordered by a plain wooden balustrade. Access to the porch is gained by a short flight of concrete steps flanked by concrete sidewalls. A one-story front-gable roof extension abuts the porch. The extension features four 15-light single casement windows on the street facade and the wall facing the porch has French doors flanked by sidelights. The facade wall of the first story of the main block of the house has a group of three 3/1-light double-hung wood sash window. The main entrance is a single-leaf multi-pane wood and glass door.

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DESCRIPTION

Contemporary

Influenced by both the International and Craftsman styles, six contributing buildings are considered Contemporary in design typically featuring shallow-pitched roofs, a variety of wall treatments, ribbon windows, and carports and garages incorporated into the design. Constructed c. 1956, the residence located at 1113 Golfview Street (Photo 29) is a one-story example of the gabled subtype of the Contemporary style. The building exhibits a large gable roof with a shallow pitch, overhanging eaves with exposed roof beams, massive piers supporting the roof, and a combination of wall treatments including half concrete block, brick veneer, and board and batten siding. Constructed c. 1948, the residence located at 1218 Audubon Place (Photo 33) is an example of the flat-roofed subtype of the Contemporary style. Resembling the International style, the residence has multi-level flat, shed, and gable roofs with a shallow pitch; metal angled support posts on the attached carport; an inset entry; rounded eaves at the projecting roof overhang; and differing wall treatments of half concrete block and wood paneling, which is representative of the style.

International

Demonstrating the application of the style to a modest residence, four contributing buildings in the district are considered International in style. Within the district, the International style buildings generally have flat roofs, smooth wall surfaces, an inset entry, corner windows, and cantilevered ledges or wide boxed overhanging eaves. Constructed c. 1948, the residence located at 1256 Mercedes Place (Photo 31) remains a good example of a small International style building. Constructed of half-sized concrete block, the residence features multi-level flat roofs with a wide boxed overhang, an inset entry, cast iron porch supports, corner windows, masonry sills, and a large chimney with coping along the roofline on the front facade.

Split Level

A variation of the one-story Ranch style, the Split Level house has three contributing examples in the historic district. The brick residence at 818 Alameda Street (Photo 32), constructed c. 1950, features the character defining two-story wing with the public rooms and guest bedroom on the first level and the family on the second floor. Notable elements include the low-pitched hip roof clad with pan tile, wide overhanging eaves, and large interior brick chimney. The horizontal lines of the building are emphasized by the metal casement windows and the picture window located in the center of the main facade. The main entrance lies at the top of a low stoop that has been integrated into the slope of the main roof. The residence at 1138 Overbrook Drive (Photo 33), also constructed c. 1950, is more modest in size. The first story is constructed of concrete block surfaced with smooth stucco, while the second story is wood frame sheathed with wide weatherboard. Both sections of the house feature hip roofs surfaced with asphalt shingle. The fenestration is multi-light wood casement windows. The house exhibits a recessed front porch with decorative cast iron posts that support the

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porch eaves. The brick stoop is bordered by a metal railing. Both examples of the Split Level residence are unusual in that the entrance to the garage is found at the rear rather than the front of the house.

Mission

Typically featuring a flat roof with a raised parapet, masonry construction clad with stucco, and a shaped parapet, one building within the district displays elements of the Mission style. The former Calvary Presbyterian Church located at 709 Edgewater Drive (Photo 34) was constructed c. 1945. The only church in the district, it features a shaped parapet with barrel tile accents and quatrefoil molding set in front of a gable roof. Other notable elements include buttresses and an entrance stoop with an arched entry topped by a gable roof clad with barrel tile. The residence located at 1315 North Westmoreland Drive (Photo 35) was constructed c. 1927. This building features elements typical of one-story Mediterranean Revival style buildings found throughout the district with its masonry structural system clad with stucco topped by a flat roof. Decorative elements include a shaped parapet with canales, an arched hood over the entrance, a masonry patio wall, and a masonry chimney.

Park/Public Space

With an address of 995 North Lake Adair Boulevard, Lake Adair Park (Photo 36) is comprised of two acres bordering Lake Adair. The city park was created when developers filed plats which planned for streets fronting Lake Adair retaining the shore as open park space. These plats included Lake Adair Heights (1920), Maxwell's Lake Adair Subdivision (1921), Adair Terrace (1923), Edgewater Subdivision (1922), Edgewater Heights (1924), and Edgewater Heights No. 2 (1925).⁴ The park remains a public green space with poured concrete culverts and mature vegetation including live oak and palm interspersed with ornamentals.

Overbrook Park (Photo 37) is located in the middle of Overbrook Drive between Lake Adair Boulevard and Edgewater Court. Incorporating 1.4 acres of green space, the park was created when the plat for Edgewater Heights No. 2 was filed in 1925. The plat created lots from Seville Place north to Golfview Avenue and from Westmoreland Drive west to present-day Edgewater Court. Deed restrictions and the construction of a country club adjacent to nearby Spring Lake promoted the development of the subdivision as an upper class neighborhood. Spring Lake Creek, which connected Lake Adair to Spring Lake, bisected Spring Lake Drive through the center of Edgewater Heights No. 2. Now known as Overbrook Drive, the creek area is now a city

⁴ Clerk of Circuit Court, Lake Adair Heights, Plat Book E, Page 39; Maxwell's Lake Adair Subdivision, Plat Book G, Page 68; Adair Terrace, Plat Book H, Page 105; Edgewater Subdivision, Plat Book G, Page 122; Edgewater Heights, Plat Book J, Page 109; Edgewater Heights No. 2, Plat Book L, Page 64.

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park named Overbrook Park.⁵ The park remains a public green space with poured concrete culverts and mature vegetation including live oak and palm interspersed with ornamentals.

Don Dudley Park (Photo 38), situated on the western shore of Lake Concord, is located at 851 Edgewater Drive. Open greenspace was created when developers filed the plats Edgewater Subdivision (1922) and Edgewater Heights (1924), which planned for streets fronting Lake Concord, retaining the shore as open park space.⁶ In 1945, Donald and Justine Dudley filed a plat for Edgewater Estates, creating a parcel between Edgewater Drive and Lake Concord. Dudley donated the land as a park to the City of Orlando, which was later named in his honor. Don Dudley Park encompasses 2.3 acres of green space with mature cypress trees fronting the lake.⁷

Noncontributing Buildings

The noncontributing buildings in the historic district are residences that are either less than fifty years old or historic buildings that have been extensively modified. The Orange County Property Appraiser lists 1130 Belleaire Circle (Photo 39) as having been constructed in 1935. However, the residence was extensively altered in 2009, with a major addition, the replacement of exterior siding, and windows. Although still classified as Colonial Revival, the building no longer retains its original architectural integrity. The residence at 1311 North Westmoreland Drive (Photo 40) is a modern interpretation of the Queen Anne style constructed in 2010. The contemporary style residence at 1301 Edgewater Court (Photo 41) is striking in its design, but its construction date of 1975 makes it ineligible for being considered a contributing resource.

⁵ Bacon, *Orlando: Volume I*, 343; College Park Neighborhood Association Historical Committee, "Historic House Tour – Lake Concord/Adair – 5 December 1993," (Orlando: College Park Neighborhood Association, 1993); Clerk of Circuit Court, Edgewater Subdivision, Plat Book G, Page 122; Edgewater Heights, Plat Book J, Page 109; Edgewater Heights No. 2, Plat Book L, Page 64.

⁶ Clerk of Circuit Court, Edgewater Subdivision, Plat Book G, Page 122; Edgewater Heights, Plat Book J, Page 109.

⁷ Clerk of Circuit Court, Edgewater Estates, Plat Book Q, Page 120.

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LIST OF CONTRIBUTING BUILDINGS

<u>ADDRESS</u>	<u>STYLE</u>	<u>USE</u>	<u>DATE</u>	<u>FMSF NO.</u>
<u>Alameda Street</u>				
715	Colonial Revival	Residence	c. 1928	8OR2035
715A	Frame Vernacular	Garage	c. 1930	8OR2035
722	Mediterranean Revival	Residence	c. 1930	8OR2090
722A	Mediterranean Revival	Garage	c. 1930	8OR2090
728	Prairie	Residence	c. 1925	8OR2091
728A	Prairie	Garage	c. 1925	8OR2091
804	Colonial Revival	Residence	c. 1925	8OR2092
804A	Masonry Vernacular	Garage	c. 1925	8OR2092
810	Ranch	Residence	c. 1949	8OR2093
818	Split-Level	Residence	c. 1950	8OR5881
826	Ranch	Residence	c. 1950	8OR5882
832	Masonry Vernacular	Residence	c. 1948	8OR2095
838	Mediterranean Revival	Residence	c. 1938	8OR2094
900	Ranch	Residence	c. 1946	8OR2096
910	Tudor Revival	Residence	c. 1936	8OR2097
918	Prairie	Residence	c. 1928	8OR2098
918A	Masonry Vernacular	Garage	c. 1928	8OR2098
926	Dutch Colonial Revival	Residence	c. 1926	8OR2099
935	Ranch	Residence	c. 1947	8OR2100
<u>Alba Drive</u>				
616	Mission	Residence	c. 1951	8OR6002
616A	Mission	Garage	c. 1951	8OR6002
625	Ranch	Residence	c. 1956	8OR6004
630	Ranch	Residence	c. 1953	8OR6005
704	Minimal Traditional	Residence	c. 1951	8OR6006
704A	Masonry Vernacular	Garage	c. 1951	8OR6006
711	Ranch	Residence	c. 1946	8OR6007

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DESCRIPTION

Alba Drive (cont.)

715	Ranch	Residence	c. 1954	8OR6008
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Alhambra Court

906	Mediterranean Revival	Residence	c. 1925	8OR2101
906A	Mediterranean Revival	Garage	c. 1925	8OR2101
910	Mediterranean Revival	Residence	c. 1925	8OR2102
910A	Frame Vernacular	Garage	c. 1925	8OR2102
916	Prairie	Residence	c. 1927	8OR2103
916A	Masonry Vernacular	Garage	c. 1927	8OR2103

Audubon Place

1140	Ranch	Residence	c. 1952	8OR5806
1200	Contemporary	Residence	c. 1952	8OR5807
1210	Ranch	Residence	c. 1947	8OR5808
1210A	Masonry Vernacular	Garage	c. 1947	8OR5808
1215	Ranch	Residence	c. 1950	8OR5809
1218	Ranch	Residence	c. 1948	8OR5810
1222	Ranch	Residence	c. 1952	8OR5811
1245	Ranch	Residence	c. 1948	8OR5814

Belleaire Circle

1115	Colonial Revival	Residence	c. 1927	8OR2104
1120	Colonial Revival	Residence	c. 1928	8OR2105
1125	Ranch	Residence	c. 1948	8OR5746
1200	Split-Level	Residence	c. 1952	8OR2107
1206	Monterey	Residence	c. 1939	8OR2108
1206A	Masonry Vernacular	Garage	c. 1939	8OR2108
1209	Minimal Traditional	Residence	c. 1938	8OR5747
1214	Colonial Revival	Residence	c. 1938	8OR2109
1215	Colonial Revival	Residence	c. 1945	8OR5748
1302	Colonial Revival	Residence	c. 1939	8OR2110
1307	Ranch	Residence	c. 1946	8OR5750

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Belleaire Circle (cont.)

1310	Ranch	Residence	c. 1948	8OR5751
1316	Ranch	Residence	c. 1949	8OR5753
1321	Ranch	Residence	c. 1949	8OR5755
1324	Ranch	Residence	c. 1952	8OR5756
1327	Colonial Revival	Residence	c. 1946	8OR5757

Boardman Street

616	Bungalow	Residence	c. 1924	8OR6010
624	Bungalow	Residence	c. 1924	8OR6012

Cordova Drive

900	Mediterranean Revival	Residence	c. 1926	8OR2111
909	Colonial Revival	Residence	c. 1927	8OR2112
909A	Masonry Vernacular	Garage	c. 1955	8OR2112
1000	Mediterranean Revival	Residence	c. 1928	8OR2113

Country Club Drive

1125	Masonry Vernacular	Residence	c. 1948	8OR5815
1125A	Masonry Vernacular	Garage	c. 1948	8OR5815
1131	Colonial Revival	Residence	c. 1938	8OR5816
1132	Neoclassical Revival	Residence	c. 1941	8OR5817
1137	Neoclassical Revival	Residence	c. 1940	8OR5818
1200	Colonial Revival	Residence	c. 1949	8OR5820
1201	Monterey	Residence	c. 1948	8OR5821
1207	Ranch	Residence	c. 1950	8OR5822
1211	Neoclassical Revival	Residence	c. 1940	8OR5823
1211A	Masonry Vernacular	Garage	c. 1940	8OR5823
1215	Ranch	Residence	c. 1951	8OR5824
1222	Mediterranean Revival	Residence	c. 1942	8OR5825
1222A	Mediterranean Revival	Garage	c. 1942	8OR5825
1227	Contemporary	Residence	c. 1952	8OR5844

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Edgewater Court

1002	Minimal Traditional	Residence	c. 1950	8OR5838
1006	Ranch	Residence	c. 1951	8OR5839
1010	Ranch	Residence	c. 1951	8OR5840
1014	Frame Vernacular	Residence	c. 1939	8OR5841
1015	Ranch	Residence	c. 1948	8OR5842
1022	Ranch	Residence	c. 1947	8OR5843
1023	International	Residence	c. 1951	8OR5844
1028	Ranch	Residence	c. 1940	8OR5845
1124	Ranch	Residence	c. 1950	8OR5850
1132	Ranch	Residence	c. 1950	8OR5851
1146	Ranch	Residence	c. 1950	8OR5853
1152	Frame Vernacular	Residence	c. 1951	8OR5854
1204	Ranch	Residence	c. 1951	8OR5855
1210	Minimal Traditional	Residence	c. 1951	8OR5856
1222	Ranch	Residence	c. 1951	8OR5858
1306	Frame Vernacular	Residence	c. 1951	8OR5860
1311	Masonry Vernacular	Residence	c. 1951	8OR5861
1312	Ranch	Residence	c. 1951	8OR5862

Edgewater Drive

709	Mission	Church	c. 1945	8OR4883
727	Frame Vernacular	Residence	c. 1936	8OR2115
727A	Frame Vernacular	Residence	c. 1956	8OR2115
732	Mediterranean Revival	Residence	c. 1925	8OR2117
732A	Frame Vernacular	Garage	c. 1925	8OR2117
738	Colonial Revival	Residence	c. 1925	8OR2119
738A	Frame Vernacular	Garage	c. 1925	8OR2119
742	Minimal Traditional	Residence	c. 1936	8OR2120
743	Prairie	Residence	c. 1927	8OR2121
800	Prairie	Residence	c. 1916	8OR2122
805	Colonial Revival	Residence	c. 1938	8OR2123
850	Ranch	Residence	c. 1953	8OR6000
854	Ranch	Residence	c. 1946	8OR2124
908	Tudor Revival	Residence	c. 1928	8OR2125

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Edgewater Drive (cont.)

908A	Frame Vernacular	Garage	c. 1928	8OR2125
1005	Mediterranean Revival	Residence	c. 1928	8OR188
1021	Queen Anne	Residence	c. 1924	8OR2126
1021A	Frame Vernacular	Residence	c. 1950	8OR2126
1027	Mediterranean Revival	Residence	c. 1924	8OR2127
1029	Mediterranean Revival	Residence	c. 1925	8OR2128
1031	Ranch	Residence	c. 1951	8OR6001

Ellwood Avenue

838	Frame Vernacular	Residence	c. 1928	8OR5864
915	Masonry Vernacular	Residence	c. 1947	8OR5865
919	Contemporary	Residence	c. 1948	8OR5866

Golfview Street

1005	Minimal Traditional	Residence	c. 1945	8OR5681
1023	Minimal Traditional	Residence	c. 1936	8OR5682
1107	Ranch	Residence	c. 1955	8OR5683
1113	Contemporary	Residence	c. 1956	8OR5684
1129	Minimal Traditional	Residence	c. 1946	8OR5686
1135	Masonry Vernacular	Residence	c. 1946	8OR5687
1201	Frame Vernacular	Residence	c. 1947	8OR5688
1207	Masonry Vernacular	Residence	c. 1946	8OR5689
1211	Frame Vernacular	Residence	c. 1947	8OR5690
1212	Ranch	Residence	c. 1949	8OR5691
1218	Ranch	Residence	c. 1950	8OR5692
1219	Minimal Traditional	Residence	c. 1947	8OR5693
1222	Ranch	Residence	c. 1948	8OR5694
1225	Masonry Vernacular	Residence	c. 1952	8OR5695
1226	Ranch	Residence	c. 1950	8OR5696
1234	Ranch	Residence	c. 1950	8OR5697
1246	Ranch	Residence	c. 1951	8OR5699
1303	Ranch	Residence	c. 1947	8OR5700
1304	Ranch	Residence	c. 1950	8OR5701

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DESCRIPTION

Golfview Street (cont.)

1307	Ranch	Residence	c. 1949	8OR5702
1313	Minimal Traditional	Residence	c. 1950	8OR5703
1314	Ranch	Residence	c. 1951	8OR5704
1315	Masonry Vernacular	Residence	c. 1952	8OR5705
1320	Ranch	Residence	c. 1952	8OR5706
1323	Masonry Vernacular	Residence	c. 1950	8OR5707
1330	Ranch	Residence	c. 1950	8OR5708
1401	Ranch	Residence	c. 1955	8OR5709

North Lake Adair Boulevard

803	Italian Renaissance	Residence	c. 1927	8OR2140
803A	Masonry Vernacular	Garage	c. 1927	8OR2140
811	Monterey	Residence	c. 1939	8OR2141
909	English Cottage	Residence	c. 1925	8OR2146
909A	English Cottage	Garage	c. 1925	8OR2146
945	Colonial Revival	Residence	c. 1934	8OR2149
945A	Masonry Vernacular	Garage	c. 1934	8OR2149

West Lake Adair Boulevard

1000	Mediterranean Revival	Residence	c. 1936	8OR2150
1010	Masonry Vernacular	Residence	c. 1936	8OR2151
1030	Neoclassical Revival	Residence	c. 1938	8OR2152
1030A	Neoclassical Revival	Residence	c. 1938	8OR2152

South Lake Adair Boulevard

718	Mediterranean Revival	Residence	c. 1928	8OR2138
722	Mediterranean Revival	Residence	c. 1926	8OR2139
804	Ranch	Residence	c. 1949	8OR5710
816	Ranch	Residence	c. 1946	8OR2142
820	Colonial Revival	Residence	c. 1937	8OR2143
826	Masonry Vernacular	Residence	c. 1946	8OR2144
836	Minimal Traditional	Residence	c. 1936	8OR2145

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DESCRIPTIONSouth Lake Adair Boulevard (cont.)

920	Masonry Vernacular	Residence	c. 1944	8OR2147
920A	Masonry Vernacular	Garage	c. 1944	8OR2147
936	Colonial Revival	Residence	c. 1927	8OR2148
936A	Masonry Vernacular	Garage	c. 1927	8OR2148
960	Ranch	Residence	c. 1950	8OR5713

Mercedes Place

1237	Ranch	Residence	c. 1946	8OR5785
1256	International	Residence	c. 1948	8OR5789
1261	Ranch	Residence	c. 1948	8OR5790
1262	Masonry Vernacular	Residence	c. 1950	8OR5791
1262A	Masonry Vernacular	Garage	c. 1950	8OR5791
1265	Ranch	Residence	c. 1947	8OR5792
1266	Contemporary	Residence	c. 1950	8OR5793

Norwood Place

1204	Ranch	Residence	c. 1948	8OR5794
1210	Minimal Traditional	Residence	c. 1948	8OR5795
1215	Ranch	Residence	c. 1950	8OR5796
1224	Ranch	Residence	c. 1948	8OR5798
1231	Ranch	Residence	c. 1952	8OR5800
1240	Ranch	Residence	c. 1948	8OR5803
1243	Ranch	Residence	c. 1951	8OR5804
1250	Minimal Traditional	Residence	c. 1949	8OR5805

Overbrook Drive

1100	Mediterranean Revival	Residence	c. 1939	8OR2153
1118	Colonial Revival	Residence	c. 1937	8OR5826
1127	Mediterranean Revival	Residence	c. 1936	8OR5827
1132	Colonial Revival	Residence	c. 1936	8OR5828
1132A	Frame Vernacular	Garage	c. 1936	8OR5828
1135	Colonial Revival	Residence	c. 1940	8OR5829

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ORLANDO, ORANGE COUNTY, FLORIDA
DESCRIPTIONOverbrook Drive (cont.)

1138	Split-Level	Residence	c. 1950	8OR5830
1141	Monterey	Residence	c. 1950	8OR5831
1146	Minimal Traditional	Residence	c. 1950	8OR5832
1150	Ranch	Residence	c. 1950	8OR5833
1151	Mediterranean Revival	Residence	c. 1939	8OR5834
1164	Colonial Revival	Residence	c. 1939	8OR5835
1165	Contemporary	Residence	c. 1948	8OR5836

Peachtree Road

407	Colonial Revival	Residence	c. 1938	8OR2154
415	Colonial Revival	Residence	c. 1937	8OR2155
415A	Masonry Vernacular	Garage	c. 1937	8OR2155
505	French Eclectic	Residence	c. 1934	8OR2118
518	Bungalow	Residence	c. 1926	8OR4882

Putnam Avenue

714	Bungalow	Residence	c. 1925	8OR6013
714A	Frame Vernacular	Garage	c. 1925	8OR6013
717	Folk Victorian	Residence	c. 1910	8OR6014
717A	Frame Vernacular	Garage	c. 1925	8OR6014
718	Frame Vernacular	Residence	c. 1925	8OR6015
721	Frame Vernacular	Residence	c. 1925	8OR6016
725	Frame Vernacular	Residence	c. 1924	8OR6018
725A	Frame Vernacular	Garage	c. 1924	8OR6018
731	Masonry Vernacular	Residence	c. 1923	8OR6019
736	Bungalow	Residence	c. 1925	8OR6021
800	Craftsman	Residence	c. 1915	8OR6022
800A	Frame Vernacular	Storage	c. 1915	8OR6022
803	Minimal Traditional	Residence	c. 1936	8OR6023
811	Masonry Vernacular	Residence	c. 1953	8OR6025
816	Ranch	Residence	c. 1952	8OR6026
817	Masonry Vernacular	Residence	c. 1953	8OR6027

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DESCRIPTION

Reading Drive

1125	Colonial Revival	Residence	c. 1947	8OR5759
1126	Ranch	Residence	c. 1948	8OR5760
1135	Ranch	Residence	c. 1947	8OR5762
1145	Ranch	Residence	c. 1950	8OR5763
1151	Minimal Traditional	Residence	c. 1949	8OR5764
1203	Ranch	Residence	c. 1952	8OR5766
1204	Ranch	Residence	c. 1952	8OR5767
1209	Ranch	Residence	c. 1948	8OR5768
1217	Ranch	Residence	c. 1948	8OR5769
1300	Ranch	Residence	c. 1947	8OR5770
1300A	Masonry Vernacular	Garage	c. 1947	8OR5770
1315	Colonial Revival	Residence	c. 1950	8OR5773
1316	Colonial Revival	Residence	c. 1949	8OR5774
1322	Bungalow	Residence	c. 1952	8OR5776
1324	Masonry Vernacular	Residence	c. 1952	8OR5777
1325	Ranch	Residence	c. 1948	8OR5778
1330	Minimal Traditional	Residence	c. 1948	8OR5779
1330A	Masonry Vernacular	Garage	c. 1948	8OR5779
1331	Bungalow	Residence	c. 1949	8OR5780

Seville Place

719	Ranch	Residence	c. 1956	8OR5867
729	Colonial Revival	Residence	c. 1935	8OR2159
805	Mediterranean Revival	Residence	c. 1948	8OR2161
819	Mediterranean Revival	Residence	c. 1925	8OR2162
819A	Mediterranean Revival	Garage	c. 1925	8OR2162
833	Mediterranean Revival	Residence	c. 1940	8OR2163
833A	Mediterranean Revival	Garage Apt.	c. 1940	8OR2163
906	Ranch	Residence	c. 1952	8OR5868
907	Mediterranean Revival	Residence	c. 1928	8OR2173
907A	Mediterranean Revival	Garage	c. 1928	8OR2173
911	Colonial Revival	Residence	c. 1926	8OR2164
911A	Frame Vernacular	Garage	c. 1926	8OR2164
916	Colonial Revival	Residence	c. 1948	8OR2165

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Seville Place (cont.)

925	Mediterranean Revival	Residence	c. 1928	8OR2166
928	Mediterranean Revival	Residence	c. 1928	8OR2167
928A	Mediterranean Revival	Garage	c. 1928	8OR2167
939	Colonial Revival	Residence	c. 1927	8OR2168
939A	Frame Vernacular	Garage	c. 1927	8OR2168
943	Minimal Traditional	Residence	c. 1950	8OR5869
1001	Contemporary	Residence	c. 1953	8OR5870
1011	Ranch	Residence	c. 1949	8OR5871
1014	Ranch	Residence	c. 1950	8OR5872
1014A	Masonry Vernacular	Garage	c. 1950	8OR5872
1019	Monterey	Residence	c. 1936	8OR5873
1024	Ranch	Residence	c. 1952	8OR5874
1025	Masonry Vernacular	Residence	c. 1950	8OR5875
1025A	Masonry Vernacular	Garage	c. 1950	8OR5875
1101	Dutch Colonial Revival	Residence	c. 1926	8OR5876
1101A	Frame Vernacular	Garage	c. 1926	8OR5876
1104	Ranch	Residence	c. 1948	8OR5877
1107	Ranch	Residence	c. 1949	8OR5878
1114	Minimal Traditional	Residence	c. 1940	8OR5879
1115	Ranch	Residence	c. 1953	8OR5880

North Westmoreland Drive

818	Masonry Vernacular	Residence	c. 1949	8OR5714
818½	Masonry Vernacular	Residence	c. 1949	8OR5715
826	Masonry Vernacular	Residence	c. 1948	8OR5716
826A	Masonry Vernacular	Garage	c. 1948	8OR5716
830	Masonry Vernacular	Residence	c. 1948	8OR5717
830A	Masonry Vernacular	Garage	c. 1948	8OR5717
831	Tudor Revival	Residence	c. 1926	8OR2169
831A	Frame Vernacular	Garage	c. 1926	8OR2169
902	Masonry Vernacular	Residence	c. 1950	8OR5718
906	Masonry Vernacular	Residence	c. 1951	8OR5719
910	Minimal Traditional	Residence	c. 1951	8OR5720
913	Ranch	Residence	c. 1948	8OR5721

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North Westmoreland Drive (cont.)

916	Ranch	Residence	c. 1947	8OR5722
917	Ranch	Residence	c. 1950	8OR5723
925	Minimal Traditional	Residence	c. 1949	8OR5724
942	Ranch	Residence	c. 1952	8OR5725
947	Minimal Traditional	Residence	c. 1950	8OR5726
1124	Colonial Revival	Residence	c. 1939	8OR5727
1201	Bungalow	Residence	c. 1951	8OR5729
1208	Masonry Vernacular	Residence	c. 1947	8OR5728
1209	Ranch	Residence	c. 1950	8OR5730
1212	Ranch	Residence	c. 1948	8OR5731
1215	Ranch	Residence	c. 1950	8OR5732
1218	Frame Vernacular	Residence	c. 1948	8OR5733
1219	Masonry Vernacular	Residence	c. 1949	8OR5734
1220	Masonry Vernacular	Residence	c. 1948	8OR5735
1300	Masonry Vernacular	Residence	c. 1948	8OR5736
1303	Masonry Vernacular	Residence	c. 1945	8OR5737
1303A	Masonry Vernacular	Garage	c. 1945	8OR5737
1307	Masonry Vernacular	Residence	c. 1945	8OR5738
1307A	Masonry Vernacular	Garage	c. 1945	8OR5738
1312	Masonry Vernacular	Residence	c. 1948	8OR5740
1315	Mission Revival	Residence	c. 1927	8OR5741
1315A	Mission Revival	Garage	c. 1927	8OR5741
1316	Ranch	Residence	c. 1948	8OR5742
1320	Ranch	Residence	c. 1948	8OR5743
1321	Mediterranean Revival	Residence	c. 1925	8OR5744
1324	Masonry Vernacular	Residence	c. 1949	8OR5745

LIST OF NONCONTRIBUTING BUILDINGS

<u>ADDRESS</u>	<u>STYLE</u>	<u>USE</u>	<u>DATE</u>	<u>FMSF NO.</u>
<u>Alameda Street</u>				
700	Neo-Tudor	Residence	c. 1989	N/A
726	Neo-Mediterranean	Residence	c. 1986	N/A

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Alameda Street (cont.)

914	Neo-Colonial	Residence	c. 1991	N/A
936	Neo-Colonial	Residence	c. 2000	N/A

Alba Drive

622 (Altered)	Masonry Vernacular	Residence	c. 1951	8OR6003
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Alhambra Court

901	Neo-Colonial	Residence	c. 1998	N/A
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Audubon Place

1225 (Altered)	Mediterranean Revival	Residence	c. 1947	8OR5812
1233	Ranch	Residence	c. 1991	N/A
1239	Frame Vernacular	Residence	c. 1981	N/A

Belleaire Circle

1107	Ranch	Residence	c. 1968	N/A
1119	Neo-Colonial	Residence	c. 1988	N/A
1130 (Altered)	Colonial Revival	Residence	c. 1935	8OR2106
1130A (Altered)	Masonry Vernacular	Garage	c. 1935	8OR2106
1219	Colonial Revival	Residence	c. 2007	N/A
1313 (Altered)	Masonry Vernacular	Residence	c. 1948	8OR5752
1317 (Altered)	Masonry Vernacular	Residence	c. 1948	8OR5754
1317A (Altered)	Masonry Vernacular	Garage	c. 1948	8OR5754

Boardman Street

612	Frame Vernacular	Residence	c. 1987	N/A
615 (Altered)	Masonry Vernacular	Residence	c. 1953	8OR6009
619	Masonry Vernacular	Residence	c. 1957N/A	
620	Neo-Italianate	Residence	c. 2006	N/A
620	Frame Vernacular	Residence	c. 2006	N/A

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Boardman Street (cont.)

624A	Frame Vernacular	Garage	c. 1980	8OR6012
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County Club Drive

1140 (Altered)	Colonial Revival	Residence	c. 1942	8OR5819
1212	Split-Level	Residence	c. 1970	N/A

Edgewater Court

1017	Frame Vernacular	Residence	c. 1959	N/A
1029 (Altered)	Masonry Vernacular	Residence	c. 1951	8OR5846
1112 (Altered)	Masonry Vernacular	Residence	c. 1950	8OR5848
1118 (Altered)	Masonry Vernacular	Residence	c. 1950	8OR5849
1138 (Altered)	Masonry Vernacular	Residence	c. 1951	8OR5852
1216 (Altered)	Masonry Vernacular	Residence	c. 1951	8OR5857
1300 (Altered)	Masonry Vernacular	Residence	c. 1950	8OR5859
1301	Contemporary	Residence	c. 1975	N/A
1320 (Altered)	Masonry Vernacular	Residence	c. 1951	8OR5863

Edgewater Drive

731 (Altered)	Frame Vernacular	Residence	c. 1941	8OR2116
731A (Altered)	Frame Vernacular	Garage	c. 1925	8OR2116
735	Neo-Colonial	Residence	c. 2003	N/A
806	Masonry Vernacular	Residence	c. 1958	N/A
808 (Altered)	Masonry Vernacular	Residence	c. 1921	8OR5999

Golfview Street

1019	Frame Vernacular	Residence	c. 1981	N/A
1123 (Altered)	Frame Vernacular	Residence	c. 1946	8OR5685
1240 (Altered)	Masonry Vernacular	Residence	c. 1948	8OR5698

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North Lake Adair Boulevard

823	Neo-Mediterranean	Residence	c. 1985	N/A
901 (Altered)	Minimal Traditional	Residence	c. 1942	8OR2170
901A (Altered)	Masonry Vernacular	Garage	c. 1942	8OR2170
953	Neo-Colonial	Residence	c. 2003	N/A

South Lake Adair Boulevard

712	Neo-Mediterranean	Residence	c. 1997	N/A
900 (Altered)	Masonry Vernacular	Residence	c. 1950	8OR5711
912 (Altered)	Masonry Vernacular	Residence	c. 1950	8OR5712
940	Neo-Colonial	Residence	c. 1992	N/A
940A	Frame Vernacular	Garage	c. 1992	N/A
950	Neo-Colonial	Residence	c. 1996	N/A
950A	Frame Vernacular	Garage	c. 1996	N/A

Mercedes Place

1216 (Altered)	Ranch	Residence	c. 1946	8OR5781
1222 (Altered)	Masonry Vernacular	Residence	c. 1947	8OR5782
1229 (Altered)	Ranch	Residence	c. 1946	8OR5783
1230	Split-Level	Residence	c. 2004	N/A
1234 (Altered)	Frame Vernacular	Residence	c. 1948	8OR5784
1240	Neo-Colonial	Residence	c. 1994	N/A
1241 (Altered)	Frame Vernacular	Residence	c. 1947	8OR5786
1252 (Altered)	Masonry Vernacular	Residence	c. 1948	8OR5788
1253	Neo-Colonial	Residence	c. 1993	N/A

Norwood Place

1216 (Altered)	Ranch	Residence	c. 1948	8OR5797
1221	Neo-Colonial	Residence	c. 2004	N/A
1230 (Altered)	Neo-Victorian	Residence	c. 1950	8OR5799
1235 (Altered)	Neo-Colonial	Residence	c. 1950	8OR5801
1236 (Altered)	Masonry Vernacular	Residence	c. 1949	8OR5802
1249	Neo-Colonial	Residence	c. 2003	N/A

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Peachtree Road

425	Neo-Mediterranean	Residence	c. 2004	N/A
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Putnam Avenue

724 (Altered)	Frame Vernacular	Residence	c. 1925	8OR6017
724A (Altered)	Frame Vernacular	Garage	c. 1925	8OR6017
728-730	Neo-Colonial	Duplex	c. 1983	N/A
734 (Altered)	Masonry Vernacular	Residence	c. 1946	8OR6020
734A (Altered)	Masonry Vernacular	Garage	c. 1946	8OR6020
738	Masonry Vernacular	Residence	c. 1959	N/A
808 (Altered)	Frame Vernacular	Residence	c. 1934	8OR6024

Reading Drive

1112 (Altered)	Neo-Tudor	Residence	c. 1932	8OR5758
1132 (Altered)	Ranch	Residence	c. 1941	8OR5761
1200 (Altered)	Neo-Mediterranean	Residence	c. 1940	8OR5765
1305 (Altered)	Masonry Vernacular	Residence	c. 1948	8OR5771
1305A (Altered)	Masonry Vernacular	Garage	c. 1948	8OR5771
1309	Colonial Revival	Residence	c. 1948	8OR5772
1321	Neo-Colonial	Residence	c. 2005	N/A

Seville Place

825	Neo-Colonial	Residence	c. 1980	N/A
933	Neo-Mediterranean	Residence	c. 2004	N/A
1000	Ranch	Residence	c. 1975	N/A

North Westmoreland Drive

834	Neo-Mediterranean	Residence	c. 2001	N/A
941	Ranch	Residence	c. 1964	N/A
950	Neo-Mediterranean	Residence	c. 2004	N/A
1311	Neo-Queen Anne	Residence	c. 2010	

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)

ARCHITECTURECOMMUNITY PLANNING AND DEVELOPMENT**Period of Significance**c. 1910-1956**Significant Dates**c. 1910**Significant Person**N/A**Cultural Affiliation**N/A**Architect/Builder**Arch: Allardice & AllardiceBlder: Ahem, Jerry**Primary location of additional data:**

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

Name of Repository

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<u>Architects</u>	<u>Architects</u>	<u>Architects</u>	<u>Builders</u>
Allardice & Allardice	Anderson, Frank N.	Arthur, Allen E., Sr.	Ahem, Jerry
Cline, F.N.	Cone, H.C.	Dean, Donovan	Cone, H.C.
Hair, Harold "Rabbit"	Hiegl, Frank	Hoke, Carl	C.C. Construction
Kiehl, Howard C.	Kressly, Maurice E.	Kenyon, E.D.	Minter, William
McCree, W.A.	Miller, W. Kenneth	Murphy, R.B.	
Reynolds, Howard	Reynolds, Raymond	Roberts, Isabel	
Rogers, James Gamble II	Rogers, Richard Boone	Ryan, Ida Annah	
Shacklett, Heywood	Smith, Paul A.	Stevens, Raymond C.	
Stoltz, Sam	Struble, A.B.	Tavel, Eugene	
Turner, Percy Pamorrow	Voorhees, Charley	Wheeler, R.O.	

SUMMARY PARAGRAPH

The Lake Adair – Lake Concord Historic District is significant at the local level under Criteria A and C in the areas of Community Planning and Development and Architecture. The neighborhood was established primarily as a working class suburban neighborhood, but evolved into an area containing a large concentration of middle- and upper-class homes constructed between 1920 and 1956. A variety of styles reflecting architectural trends from the early- to mid-twentieth century are represented in the district including Bungalow, Colonial Revival, Contemporary, Craftsman, Dutch Colonial Revival, Folk Victorian, French Eclectic, International, Italian Renaissance Revival, Mediterranean Revival, Minimal Traditional, Mission, Monterey, Neoclassical Revival, Prairie, Ranch, Split Level, Tudor Revival, English Cottage Style, Frame and Masonry Vernacular. The period of significance ended in 1956, when construction fell off abruptly.

HISTORICAL CONTEXT

Orlando developed around Fort Gatlin, a military outpost 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. The settlement was originally known as Jernigan, after Aaron Jernigan (1813-1891), who settled in the Orange County in 1843. He purchased 1200

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acres in the area and began farming and raising cattle. By 1850, the Jernigan home had become a U.S. post office and the nucleus of a small settlement that had grown up in the vicinity of Fort Gatlin. In 1856, Jernigan became the county seat of Orange County, which had been created from Mosquito County in 1845.⁸ In 1857, the community's name was officially changed to Orlando, supposedly in honor of militiaman Orlando Reeves, who was killed in a skirmish during the Second Seminole War.⁹ The name of the post office was officially changed to Orlando in September 1857.¹⁰ When Orlando was formally incorporated on July 21, 1875, the town limits consisted of two square miles with 85 residents.

Among the early residents of the residential neighborhood that came to be known as College Park 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 the area, 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 cotton farm on the shore of Lake Ivanhoe.¹¹ Throughout the 1870s and 1880s, several individuals purchased land in present-day College Park 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 settler John Sinclair, a former New Hampshire state senator, who arrived in Orlando in the late 1870s. He established the Sinclair Land Agency to promote and sell real estate. Other early landowners provided names for the natural features in the neighborhood. John W. Childress named Lake Adair for his wife and F.N. Abbott named Lake Ivanhoe after the classic novel written in 1819 by Sir Walter Scott.¹²

⁸ 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.

⁹ "Orlando, 1830-1845," *Orlando: A Visual History*, <http://www.cfhf.net/orlando/1830.htm>.

¹⁰ Alford G. Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach: The Florida Federation of Stamp Clubs, 1962), 62.

¹¹ 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.

¹² 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.

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Early Development of the Lake Adair – Lake Concord Historic District, 1880-1919

Throughout the 1870s and 1880s, individuals purchased land in the Lake Adair – Lake Concord area to plant citrus. New landowners in the district during this period included Algernon Hayden, Adam Given, and John W. Childress. Given planted citrus in the vicinity of Edgewater Heights, while John W. Childress purchased a grove immediately west of present-day Westmoreland Drive around 1884. Philadelphia attorney James Wilcox acquired land throughout the present-day College Park neighborhood, including the southern portion of the Lake Adair – Lake Concord Historic District during the 1870s and 1880s. The growing number of landowners in the southern portion of the area led to the expansion of the Orlando city limits north to Lake Concord in 1885. However, further development in the vicinity of Lake Adair and Lake Concord faltered due to the Great Freeze in 1894-1895.¹³

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 sub-freezing temperature continued for three days, wrecking the citrus crop for the year. Many grove owners went bankrupt, and those who remained were hit with a second devastating freeze the following year. Tens of thousands of trees died as a result of the frost. Small growers were wiped out, 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 caused a severe economic recession from which the citrus industry did not fully recover for 15 years. Many residents who did not leave central Florida abandoned their groves, and moved into other areas of agriculture, including truck farming, cattle ranching, and ornamental horticulture.¹⁴

The freezes had a profound effect on development around Lakes Adair and Concord. Despite the freeze, tourists and new residents continued to arrive in Florida. Tourism, combined with a broadened agricultural base, provided the foundation for Orlando's steady growth extending into the early 1900s. Residential neighborhoods adjacent to downtown Orlando grew and expanded in response to the growth of the downtown commercial area. At the beginning of the 20th century, most of the new residential development took place in the immediate vicinity of downtown, around Lake Eola and Lake Lucerne, which were situated east and south

¹³ Bacon, *Orlando: Volume I*, 82; Hagedorn, "Outline of College Park History," [1996]; College Park Neighborhood Association Historical Committee, "Historic Homes Tour, Lake Concord's Southwest Shore, 4 December 1994," (Orlando: College Park Neighborhood Association, 1994).

¹⁴ Robison and Andrews, 124-25.

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of the downtown. The areas around lakes Adair, Concord, and Ivanhoe, which were located farther north, across present-day Colonial Boulevard, developed only slowly during the early 20th century, as the abandoned orange groves and wilderness still occupied much of the area.

The first plats in the neighborhood were filed during this era, with most development starting along the southern edges of the neighborhood and spreading northward. Around 1909, developers Hanford Carl Dann and Judge Thomas Picton Warlow, along with other Orlando businessmen, purchased land along Lake Concord's southwest shore from owner James Wilcox. Both Dann and Warlow played a key role in the growth of the neighborhood. Dann formed the Carl Dann Development Company and the Southern Development Company, which eventually filed approximately 60 plats in Orlando.

Both Dann and Warlow frequently joined forces for development purposes. Dann and his associates subdivided the land they had purchased from James Wilcox and filed the plat for the Concord Park Addition to Orlando in 1909, with subsequent additions to the plat in 1911 and 1912.¹⁵ Judge John M. Cheney purchased the five eastern lots in Block O along the southwest shore of Lake Concord, while C.W. Rowe purchased the two western lots at the northeast corner of the intersection of present-day Edgewater Drive and Peachtree Road. Rowe further subdivided his holdings into 15 lots in 1914.¹⁶ West of this activity, developers filed the Orange Park Subdivision in 1914.¹⁷ At the time, present-day Edgewater Drive was Edgewood Street, Colonial Drive (SR 50) was Sweet Avenue, and Westmoreland Drive was Reel Street. The steady growth around Lake Concord led to the extension of the Orlando city limits north to Lakeview Street in 1911.¹⁸

¹⁵ William Blackman, History of Orange County, Florida (Winter Park: William F. Blackman, 1927), 43; College Park Neighborhood Association Historical Committee, "Dubsdread Area Historic House Tour, 3 November 1991" (Orlando: College Park Neighborhood Association, 1991); College Park Neighborhood Association Historical Committee, "College Park Neighborhood Association Research Report on Cultural Resources," Included with letter to Harold Webb, Florida Department of Transportation, 30 April 2002, (Orlando: College Park Neighborhood Association, 2002); College Park Neighborhood Association Historical Committee, "Historic Homes Tour, Lake Concord's Southwest Shore," 1994; 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.

¹⁶ Orange County Clerk of Circuit Court, C.W. Rowe's Subdivision, Plat Book F, Page 81; College Park Neighborhood Association Historical Committee, "Historic Homes Tour, Lake Concord's Southwest Shore," 1994.

¹⁷ 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, 22 November 1998," (Orlando: College Park Neighborhood Association, 1998).

¹⁸ Hagedorn, "Outline of College Park History," 1-2.

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Florida Land Boom, 1920-1926

Several factors prompted the Florida Land Boom, including the mild winters, the growing number of tourists, the increasing use of the automobile, the completion of paved roads, and the promise by the state legislature never to pass state income or inheritance taxes. The Lake Adair – Lake Concord neighborhood was one of the first automobile suburbs in Orlando. Sixty-seven residences constructed during the 1920s remain in the Lake Adair – Lake Concord Residential District. Development began to spread north and west of the Lake Adair – Lake Concord area, particularly in the vicinity of Lake Ivanhoe, leading to the construction of a broad continuous residential area that came to be called College Park, which ultimately came to include the Lake Adair – Lake Concord neighborhood.

The development firm of Cooper-Atha-Barr Real Estate and Mortgage Company (CABCO), owned by David A. Cooper, S. Howard Atha, and Harry Barr, filed the first subdivision named College Park in 1925, a name which later grew to apply to the entire neighborhood. The 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.¹⁹ CABCO's success led to expansion west of the original subdivision, with seven other College Park subdivisions extending development west to Rio Grande Avenue, south to Golfview Street, and north to Vassar Street and Bryn Mawr Street, into the present-day Lake Adair – Lake Concord Historic District. Each of the College Park subdivisions featured sidewalks, water, lights, and sewerage.²⁰ According to an interview with Wayne Cooper, son and employee of founder David Cooper, CABCO purchased ten to twenty acres, subdivided it into lots, and sold many of the lots to speculators who immediately resold the property for a profit. CABCO retained other lots and hired builders to construct houses. CABCO would then sell the house, not only receiving a commission on the sale, but also providing bridge loans, insurance, and a mortgage to the buyers. Atha had recommended developing the subdivisions "for the common man 'because there are so many of them.'"²¹

¹⁹ Orange County Clerk of Circuit Court, Plat of College Park, Plat Book K, Page 60.

²⁰ 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; College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour – Ivanhoe Area, 3 December 1995," (Orlando: College Park Neighborhood Association, 1995); College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour – Shore Crest, 24 November 1996," (Orlando: College Park Neighborhood Association, 1996); College Park Neighborhood Association Historical Committee, "CABCO Says: Read This Amazing Data About College Park, 1992," (Orlando: College Park Neighborhood Association, 1992).

²¹ Blackman, 46, 117; College Park Neighborhood Association Historical Committee, "The 12th Annual Historic Homes Tour, 2002," (Orlando: College Park Neighborhood Association, 2002).

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College Park started as a neighborhood composed of modest homes occupied by middle class residents who were dentists, salesmen, retirees, contractors, managers, government workers, business owners, and teachers.

Of the 75 plats filed in the College Park neighborhood during the 1920s, seventeen were filed in the Lake Adair – Lake Concord Historic District.²² Some of these include: Lake Adair Heights (1920), Concord Terrace (1921), Maxwell's Lake Adair Subdivision (1921), Upland Park (1921), Boardman's Addition (1922), Country Club Addition (1922), Edgewater Subdivision (1922), Edgewater Heights Upland Park Replat (1923), Adair Terrace (1923), Replat of Bunnell's Edgewater-Terrace (1924), Dudley's Subdivision (1924), Edgewater Heights (1924), Edgewater Heights No. 2 (1925), and Rome-Orlando (1926).²³ A number of locally prominent architects and builders were working in the neighborhood, including Howard C. Kiehl; Howard Reynolds; A.B. Struble; Raymond C. Stevens; Percy Pamorrow Turner; F.N. Cline; Allardice & Allardice; C.C. Construction; Frank N. Anderson; Allen E. Arthur; Sr., Sam Stoltz; Ida Annah Ryan; Isabel Roberts; and E.D. Kenyon.²⁴ Most of the 1920s subdivisions planned for streets fronting Lake Adair and the western shore of Lake Concord, thereby retaining the shore as open park space. The rapid subdivision of land in College Park prompted the extension of the Orlando city limits to Par Street in 1923.²⁵

In 1922, T.J. Walker, who had purchased the holdings of Adam Given in 1906, filed a plat for the Edgewater Subdivision, which extended from Lake Adair to present-day Alameda Street and from present-day Westmoreland Drive to Edgewater Drive. Although he subdivided the tract, Walker did not sell the lots. Covered with orange groves, Walker sold the subdivision within a year to the Gentile Brothers Company, a citrus production company. The company revised the plat to reflect the current street names and filed it as Edgewater Heights in 1924. Soon after the plat was filed, F.H. Thwing of Kansas City and Thomas Smith of Denver purchased the subdivision for \$100,000. Thwing and Smith hired the J.P. Holbrook Company to

²² Blackman, 206.

²³ Clerk of Circuit Court, Lake Adair Heights, Plat Book E, Page 39; Concord Terrace, Plat Book G, Page 45; Maxwell's Lake Adair Subdivision, Plat Book G, Page 68; Upland Park, Plat Book G, Page 78; Boardman's Addition, Plat Book G, Page 116; Country Club Addition, Plat Book G, Page 110; Edgewater Subdivision, Plat Book G, Page 122; Edgewater Heights, Plat Book H, Page 58; Adair Terrace, Plat Book H, Page 105; Replat of Bunnell's Edgewater-Terrace Subdivision, Plat Book J, Page 55; A.J. Vaughan, Plat Book H, Page 131; Dudley's Subdivision, Plat Book J, Page 74; Edgewater Heights, Plat Book J, Page 109; Edgewater Heights No. 2, Plat Book L, Page 64; Rome-Orlando, Plat Book O, Page 131.

²⁴ College Park Neighborhood Association Historical Committee, "Historic Homes Tour, Lake Concord's Southwest Shore," 1994; Historian Grace Hagedorn of College Park, interview by author, 29 September 2004, College Park, notes on file, Archaeological Consultants, Inc., Sarasota; Marcia Smith, "Research: Ida Annah Ryan and Isabel Roberts, 1981," TMs [photocopy], vertical file, Biography, Ryan, Ida Annah, Orange County Regional History Center, Orlando.

²⁵ Hagedorn, "Outline of College Park History," 1-2.

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represent them in the development of the property. The J.P. Holbrook Company successfully initiated the sale of lots and filed the plat for Edgewater Heights No. 2 in 1925 for the land west and north of the original subdivision. The new plat created lots from Seville Place north to Golfview Street and from Westmoreland Drive west to present-day Edgewater Court. Deed restrictions and the construction of a country club adjacent to nearby Spring Lake promoted the development of the subdivision as an upper class neighborhood.²⁶ According to the advertisement for Edgewater Heights,

The two sections today constitute the finest residence [sic] district of Orlando...One of the most important things we have done has been to make wide, attractive driveways and to place telephone and light poles in the rear of properties. Another thing – we have kept the wonderful shade trees – many of the orange trees....It is today a combination of lakes, rolling high land, fine homes, broad streets, avenues of splendid trees, orange groves, a Country Club at the side door and a place close in to the heart of town. No other residence [sic] section can offer these things and still have the wise restrictions that people now demand when they buy distinctive home places.²⁷ Spring Lake Creek, which connected Lake Adair to Spring Lake, bisected Spring Lake Drive through the center of Edgewater Heights No. 2.²⁸ Now known as Overbrook Drive, the creek area is now a city park named Overbrook Park.

By the end of the Florida Land Boom, over twenty residences had been completed in Edgewater Heights. A number of these were designed and constructed by well-known architects and builders. The Mediterranean Revival style residence at 907 Seville Place (Photo 42) and the Colonial Revival style residence at 804 Alameda Street (Photo 43) were designed and constructed by Raymond C. Stevens. The Mediterranean Revival residence at 722 Alameda Street (Photo 6) was designed by Maurice Kressly. The Prairie style residence at 728 Alameda Street (Photo 8) and the Dutch Colonial Revival style residence at 926 Alameda Street (Photo 13) were built by F.N. Cline around 1926. Allardice and Allardice built the Mediterranean Revival style residence at 900 Cordova Drive (Photo 5) in 1926 and the Mediterranean Revival style residence at 928 Seville Place (Photo 44) in 1928. The Tudor Revival style residence at 908 Edgewater Drive (Photo 9) was built by Allen Arthur, Sr. in 1928. In the same year, Arthur also built the Mediterranean Revival style residence at 925 Seville

²⁶ Bacon, *Orlando: Volume I*, 343; College Park Neighborhood Association Historical Committee, "Historic House Tour – Lake Concord/Adair – 5 December 1993," (Orlando: College Park Neighborhood Association, 1993); Clerk of Circuit Court, Edgewater Subdivision, Plat Book G, Page 122; Edgewater Heights, Plat Book J, Page 109; Edgewater Heights No. 2, Plat Book L, Page 64.

²⁷ "J.P. Holbrook Said," *Orlando Morning Sentinel*, 5 January 1927, 7.

²⁸ Clerk of Circuit Court, Edgewater Heights No. 2, Plat Book L, Page 64.

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Place designed by architect Howard Reynolds. The Prairie style residence at 918 Alameda Street (Photo 7) was constructed by William Minter for John and Eliza Seibert.²⁹ The design and construction of large, high-style homes spread north around Lake Adair and east around Lake Concord. For example, the Italian Renaissance Revival style residence located at 803 N. Lake Adair Boulevard (Photo 14) was designed by Percy Pamorrow Turner in 1925. Although the end of the Florida Land Boom and the Great Depression virtually halted new construction, the trend of building larger, high-style residences would evolve into the construction of estates around the lakes during the late 1930s and into the 1940s.³⁰

Great Depression and World War II, 1927-1945

In 1926-1927, the Florida Land Boom collapsed when investors pulled their monies out of the real estate market due to reports of fraudulent business practices. Property values plummeted in the real estate market, which had been based largely on speculation. Confidence in the Florida real estate market quickly diminished. Investors could not sell lots, and depression hit Florida earlier than the rest of the nation. Along with many other developers who flourished in the 1920s, the CABCO development company folded in the mid-1930s. The decline of the real estate market combined with bank failures caused many of the residents in the Lake Adair-Lake Concord neighborhood to default on their mortgages.³¹ As a result, although numerous subdivision plats had been filed during the 1920s, many of the lots and new homes in the neighborhood remained vacant through the late 1920s into the Great Depression.

By the mid-1930s, federal programs implemented by the Franklin Roosevelt administration started employing large numbers of workers, helping to revive the economy of Florida. In Orlando, the programs were instrumental in the construction of new parks, bridges, and public buildings. Another federal agency, the Federal Housing Administration, played a significant role in revitalizing growth in the College Park area and neighborhoods across the United States. Established in 1934, the Federal Housing Administration not only established national standards for the home building industry, it virtually eliminated the risk in providing mortgages to new homeowners. With the National Housing Act, the Federal government insured mortgages granted by private lending institutions for homes, housing subdivisions, and rental housing. Amendments in

²⁹ College Park Neighborhood Association Historical Committee, "Historic House Tour – Lake Concord/Adair," 1993; Hagedorn, interview by author, 2004.

³⁰ College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour, North From Lake Adair, 23 November 1997," (Orlando: College Park Neighborhood Association, 1997).

³¹ College Park Neighborhood Association Historical Committee, "The 12th Annual Historic Homes Tour," 2002.

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1938 and 1948, combined with the Servicemen's Readjustment Act of 1944 (known as the GI Bill), opened the eligibility of home ownership to a wide spectrum of the general public.³² With the economic situation of the Great Depression being eased by federal assistance programs and the threatening war in Europe, many businessmen who had retained their wealth during the Great Depression again returned to real estate investments during the late 1930s.³³

Largely composed of modest houses on relatively small lots, the character of the Lake Adair-Lake Concord neighborhood changed during the late 1930s with the erection of grand estates overlooking the lakes. Although high-style homes had been built in the Edgewater Heights development during the late 1920s, most of these remained one- to two-story residences situated on one or two parcels in scale with the surrounding subdivisions. During the late 1930s, prominent citizens took advantage of the cheap land, labor, and materials to construct large estates surrounding the lakes. They hired local architects, out of work since the mid-1920s, to design their new mansions. In the Concord Park subdivision along the southwest shore of Lake Concord, the Star Finance Company purchased, in foreclosure proceedings, the five large lots that Judge John M. Cheney had purchased during the 1910s. Three businessmen associated with the company, John N. Huttig, C. Arthur Yergey, and Vernon Badcock, had retained their wealth through the end of the land boom and the onset of the Great Depression. In 1934, Yergey and Huttig each purchased a lot, while Badcock retained the remaining three lots (which Huttig later purchased). The Huttigs and Yergeys hired Winter Park architect James Gamble Rogers II to design their new homes and builder H.C. Cone to construct them. Following the design of the Huttig and Yergey residences on Peachtree Road, James Gamble Rogers received a number of commissions in the neighborhood and throughout Orlando. The Huttig House at 435 Peachtree Road was listed in the National Register in 1993, but was demolished in 2006. Some the buildings he designed in the Lake Adair - Lake Concord Historic District include 407 Peachtree Road (Photo 45), 1030 West Lake Adair Boulevard (Photo 19), and 833 Seville Place (Photo 46).³⁴

The construction of these estates also prompted other wealthy citizens to build their own large mansions on the lakes during the late 1930s and the post-World War II boom. The construction and design of these estates provided work for architects, builders, draftsmen, surveyors, construction workers, and other tradesmen during

³² David Ames and Linda Flint McClelland, National Register Bulletin: Historic Residential Suburbs (Washington D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002), 29-31.

³³ Clerk of Circuit Court, Edgewater Manor, Plat Book Q, Page 46.

³⁴ College Park Neighborhood Association Historical Committee, "Historic Homes Tour, Lake Concord's Southwest Shore," 1994; Hagedorn, interview by author, 2004.

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a depressed economy. From the late 1930s until the onset of World War II, these homes represented the finest examples of custom home building in Orlando. Talented architects were not too busy to design homes. Quality custom materials were easily available, including high grade pine, cypress and oak lumber. Manufacturers were eager to furnish and deliver on schedule the high-quality mechanical, electrical, and specialty products required. The manufacture of top grade concrete blocks reached its peak and the use of the small concrete block in home construction made for a stronger, more attractive and more durable structure.³⁵

In addition to James Gamble Rogers, a number of locally prominent architects and builders found work within the Lake Adair – Lake Concord Historic District during the 1930s and early 1940s, including: Richard Boone Rogers (no relation), W. Kenneth Miller, Donovan Dean, R.B. Murphy, Heywood Shacklett, R.O. Wheeler, Raymond C. Stevens, Harold “Rabbit” Hair, Carl Hoke, Maurice Kressley, Eugene Tavel, H.C. Cone, W.A. McCree, Charley Voorhees, Raymond Reynolds, Paul A. Smith, A.B. Struble, and Frank Hiegl.³⁶ Several large residences were built within the Lake Adair – Lake Concord Historic District during the 1930s. Raymond C. Stevens designed and built the Victor Gentile Residence at 945 North Lake Adair Boulevard (Photo 21) in 1934. The c. 1939 residence located at 811 North Lake Adair Boulevard was remodeled and enlarged by W.A. McCree for Charles E. Bradshaw in 1945. In 1937, Richard Boone Rogers designed and Charley Vorhees constructed the residence located at 415 Peachtree Road. Harold “Rabbit” Hair designed the residence located at 1010 West Lake Adair Boulevard (Photo 47) in 1936. R.O. Wheeler designed and W.A. McCree built the Colonial Revival style residence located at 805 Edgewater Drive (Photo 48) in 1938.³⁷ By 1939, the economy of Orlando had largely recovered from the Depression. Most of the 37 homes constructed in the Lake Adair – Lake Concord Historic District during the 1930s were built during the later years of the decade.

Because Florida’s warm weather allowed year-round training, a number of military installations were established throughout the state. In the Orlando vicinity, the Army Air Force established the Orlando Army Air Field and the Pinecastle Army Air Field. Although incoming servicemen at the advent of World War II helped renew the area economy, little residential construction occurred in the Lake Adair – Lake Concord area from

³⁵ W.A. McCree, Jr., The Hammer and the Pencil: The Story of McCree, Inc., Architects and Constructors 1926-1986 (Orlando: Rollins Press, 1986), 50-51.

³⁶ Hagedorn, “Personal files for Huttig Estate,” 1991; College Park Neighborhood Association Historical Committee, “Historic Homes Tour, Lake Concord’s Southwest Shore,” 1994; Hagedorn, interview by author, 2004.

³⁷ College Park Neighborhood Association Historical Committee, “College Park Historic Homes Tour, North From Lake Adair”, 1997; Hagedorn, interview by author, 2004; College Park Neighborhood Association Historical Committee, “College Park Historic Homes Tour, Draft,” 1998.

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1942 through 1945 because war restrictions limited the use of materials. Many residents converted rooms and garages to apartments to house the servicemen.³⁸

Post-World War II Boom, 1946-1956

Following the conclusion of World War II, residential construction resumed, and, after 1946, building permits in Orlando totaled over five million dollars, the largest amount in 20 years.³⁹ Construction in the Lake Adair – Lake Concord Historic District reflected this trend with numerous residences built following World War II. Most of the residences built in the historic district between 1946 and 1956 were constructed during this post-World War II boom. Many of the subdivisions platted during the 1920s that had remained vacant land were filled with new houses and many of the older homes were remodeled, enlarged, or demolished to make way for new construction. The early Minimal Traditional, Ranch, and Contemporary style single-family residences were largely constructed of small concrete blocks. Plats filed during the 1940s and 1950s, including Edgewater Estates (1945), Edgewater (1950), and Country Club Addition (1955), filled the few remaining undeveloped parcels in the Lake Adair – Lake Concord Historic District.⁴⁰

The developers, Don Dudley, Roland White, and Austin Wigglesworth, named the primary street on the plat, “Alba,” which is Spanish for daybreak. Owner Don Dudley donated the portion of the plat along Lake Concord for use as a city park, which was later named in his honor.⁴¹ Prominent Orlando citizens Wellborn and Edith Phillips through their various companies purchased many vacant lots primarily west of Edgewater Drive in College Park. They constructed small, wood frame houses on these lots from the late 1930s through the 1950s. In the Lake Adair – Lake Concord Historic District, Wellborn Phillips, as President of New Homes, Inc., filed the Edgewater plat in 1950, which platted the lots along Edgewater Court. With the new subdivisions and new construction within older plats, most of the residences along Alba Drive, Edgewater Court, Belleaire Circle, Westmoreland Drive, Reading Drive, Mercedes Place, Norwood Place, and Audubon Place were built during the late 1940s and early 1950s, providing an intact illustration of post-World War II construction. These

³⁸ McCree, 96; College Park Neighborhood Association Historical Committee, “Research Report on Cultural Resources,” 2002.

³⁹ Bacon, Orlando: Volume II, 143.

⁴⁰ Orange County Clerk of Circuit Court, Edgewater Estates, Plat Book Q, Page 120; Edgewater, Plat Book R, Page 92; Country Club Addition, Plat Book T, Page 138; College Park Neighborhood Association Historical Committee, “The 13th Annual Historic Homes Tour, 23 November 2003,” (Orlando: College Park Neighborhood Association, 2003).

⁴¹ Orange County Clerk of Circuit Court, Edgewater Estates, Plat Book Q, Page 120; College Park Neighborhood Association Historical Committee, “Historic Homes Tour, Lake Concord’s Southwest Shore,” 1994.

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residences portray the growing popularity of the Ranch style along with the Minimal Traditional and Contemporary styles.⁴²

SIGNIFICANCE

Community Planning and Development

The Lake Adair – Lake Concord Historic District is significant for exemplifying a pattern of suburban residential development which grew increasingly common after the turn-of-the-century in many Florida communities. Due to the absence of adequate roads and transportation, most residential development remained centrally located near the downtown core of cities and communities. The arrival of the railroads in Florida brought new settlers and tourists along with an expanding economy. The growing economy provided cities with the tax base which could afford to offer the amenities necessary to grow and expand. The automobile along with modern infrastructure, such as paved streets, lighting, and sewerage, allowed residential construction to expand from the downtown core. Developers platted large areas, often centered around a scenic vista, dedicated entirely to residential construction. Although no single unifying force linked the separate subdivisions which now compose the Lake Adair – Lake Concord Historic District, the subdivisions share the same developmental history, with most of residences constructed between 1920 and 1956 for the middle and upper classes. The neighborhood developed as a whole with residential, recreational, educational, and commercial components and retains a sense of continuity developed through the economic class of residents who settled the neighborhood and their use of similar materials, scale, setback, and streetscapes. The Lake Adair – Lake Concord Historic District represents one of the largest concentrations of middle- to upper-class homes constructed between 1920 and 1956.

Architecture

The Lake Adair – Lake Concord Historic District derives its architectural significance primarily from the variety of styles that reflect architectural trends popular throughout the United States for residential construction from the early- to mid-twentieth century. The residences also convey a sense of history exhibiting the evolution of construction and the growth of Orlando. The residences depict the craftsmanship of local architects, builders, and artisans. As the most common style displayed in the district, the number of Ranch style homes indicates the

⁴² Orange County Clerk of Circuit Court, Edgewater Estates, Plat Book Q, Page 120; Edgewater, Plat Book R, Page 92; Country Club Addition, Plat Book T, Page 138.

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growing popularity of the style during the 1940s and 1950s. Similarly, the Minimal Traditional, Split Level, International, and Contemporary style buildings within the district retain excellent integrity. Although lacking a large amount of decorative elements, these buildings are fine representative examples of the construction boom following the Great Depression and World War II.

A number of distinctive revival styles, including Colonial Revival, Dutch Colonial Revival, Mediterranean Revival, Mission, Monterey, French Eclectic, and Tudor Revival, are also found in the district. These buildings retain a high degree of architectural integrity and exhibit excellent detailing, indicating the skill of the architects and builders. The district also contains a number of Prairie, Craftsman, and Bungalow style buildings that developed from the Arts and Crafts Movement popular at the beginning of the 20th century. The Frame Vernacular buildings in College Park complement the surrounding Bungalow and Craftsman style buildings through the use of similar scale and materials. The variety of styles within the district indicates the overall evolution of architectural design during the early- to mid-twentieth century and the history of development in Orlando. Although the buildings display varying degrees of ornamentation, the district achieves uniformity through the use of similar materials, massing, streetscaping, setback, scale, and proximity.

ARCHITECTURAL CONTEXT

Frame Vernacular

The Frame Vernacular style was the most popular form of residential architecture in Florida from the Territorial Period to the present. "Frame Vernacular" is defined as the standard wood construction techniques of lay or self-taught builders. Local builders relied on readily available materials and their own designs and experience during the construction process. The Industrial Revolution allowed for the standardization of building materials and elements. Furthermore, magazines and catalogs helped perpetuate building trends and ideas. The railroad was used for low-cost, efficient transportation of manufactured building products. Many popular vernacular building forms were used by builders during the late-nineteenth and early twentieth century.

Frame Vernacular residential buildings were generally one or two stories in height and utilized a wood frame structural system situated upon brick or concrete pier foundations. A variety of plans were employed, including rectangular, ell, and irregular footprints. However, one of the most popular plans consisted of a rectangular central unit with projecting room extensions. Earlier forms generally exhibit steeply-pitched pyramidal, hip, or gable roofs clad with either wood shingles or metal surfacing such as standing seam or 3V crimp; however,

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many of the roofing materials have been replaced with composition shingle. Common exterior wall surfaces included weatherboard, wood shingles, drop siding, and board and batten. Windows were generally double-hung with a 2/2-light configuration being most popular prior to the Civil War. While later forms also exhibit the 2/2-light configuration, 1/1-light windows also gained popularity. Additional features generally included front or wrap-around porches. Exterior decoration was sparse and limited to ornamental woodwork, balustrades, knee braces, purlins, and exposed rafter ends under the eaves.

Masonry Vernacular

Much like the Frame Vernacular style, Masonry Vernacular buildings were built and designed by lay or self-taught builders. However, Masonry Vernacular buildings employ a brick, hollow clay tile, or concrete block structural system. The Masonry Vernacular style was a popular building method from 1821 through the historic period. This style, however, is most commonly found throughout Florida after the Civil War. This is primarily due to a lack of clay in much of Florida, which was used in making bricks, and poor transportation until after the war. As a result, contractors working on masonry buildings had to ship bricks to Florida from neighboring states. Most privately owned buildings constructed of brick were residences.

Around 1880, the railroad industry experienced a period of great expansion allowing fire-resistant bricks to be shipped more easily. As a result, brick became a popular construction material, especially for commercial buildings. It was during this same period that poured concrete used as a building material made its first appearance in St. Augustine. In the 1920s, two new building materials were introduced: hollow clay tile and concrete block. Although both materials were as strong as brick, hollow clay tile and concrete block were both cheaper and lighter, making them very popular choices in the construction of new residences. Eventually, concrete block nearly replaced brick as a building material.

Masonry Vernacular style buildings are generally one-story with a rectangular plan and a continuous or slab foundation. Primary exterior building materials include brick, stucco, smooth finished concrete block, and rusticated concrete block. Although most Masonry Vernacular residences are topped with a hip roof, a flat roof with a parapet is also common. In general, ornamentation is kept simple and is usually comprised of cast-concrete or ornamental brick.

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Craftsman/Bungalow

The Craftsman style originated in southern California with architects Charles and Henry Greene, who practiced from 1893 to 1914. Heavily influenced by the English Arts and Crafts movement and Oriental and Indian architecture, they designed numerous landmark examples commonly referred to as the “ultimate bungalows.” These houses were given widespread publicity in numerous magazines and journals such as Ladies’ Home Journal, Architectural Record, Bungalow Magazine, The Craftsman, and House Beautiful. As a result, pattern books across the country offered plans for Craftsman style buildings, especially the small, one-story Bungalows featuring Craftsman elements. The Bungalow form was originally imported from East Asia where it was used as a wayside shelter for British travelers in India during the eighteenth and nineteenth centuries. At the height of its popularity, Sears and Roebuck, along with several other companies, sold pre-fabricated buildings ordered from their catalog. These “kits” were shipped by railroad and assembled on-site. During the first three decades of the twentieth century, the Craftsman Bungalow was the most popular design for small residential buildings in the United States. During the 1920s, developers used the Craftsman Bungalow as tract housing in neighborhoods across Florida.

Often highly detailed, the Craftsman style residence was typically one- or one-and-one-half stories topped by a low-pitched gable or hip roof with wide, overhanging eaves. In Florida, several forms were common with the most elaborate including the side-gable subtype and the Airplane Bungalow. Within the eaves, structural elements such as rafter ends, beams, and brackets are left visible. A partial or full length porch is usually located on the main facade and is supported by tapered, square columns on pedestals that extend to the ground. The most common wall cladding is wood clapboard; however, wood shingles are also common. Craftsman style windows are typically double-hung sash with vertical lights in the upper sash. Decorative features include louvered vents in the gable ends, exposed rafter ends often carved in decorative patterns, knee braces, and tapered chimneys.

The simple, one-story vernacular examples are generally referred to simply as bungalows. Lacking the detailed ornamentation of the Craftsman style, the Bungalow is typically a small, one-story rectangular residence with a gable roof and a front porch. The house is generally set upon a pier or continuous foundation so that the narrowest side faces the street. Porches are an important element of the Bungalow with most defined by short wood columns which rest on massive brick piers. Weatherboard, shingles, and stucco are the most common types of exterior cladding found on the Bungalow. Decorative features include louvered vents in the gable ends,

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exposed rafter ends, and tapered chimneys. Both the Craftsman and the Bungalow remain common throughout the state.

Colonial Revival, Dutch 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 are typically two-story, while later examples generally are 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 facade, often accentuated the entrance. Double-hung sash windows featuring 1/1-, 6/1-, or 6/6-lights were the most common window types. The main entrance 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. Although similar to the Colonial Revival style residence, the Dutch Colonial Revival featured a gambrel roof often incorporating dormer windows.

Mediterranean Revival

The Mediterranean Revival style is most commonly found in states with a tradition of Spanish Colonial architecture, including California, Arizona, New Mexico, Texas, and Florida. In Florida, the origins of the Mediterranean Revival style can be traced to the 1880s, when Henry Flagler and others were developing the east coast of Florida. As a result of this development, many churches and hotels were constructed using Spanish, Italian Renaissance, and Moorish Revival styled elements. Collectively known as the Mediterranean

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Revival style, these influences were later applied to a variety of buildings. The style gained popularity throughout the United States as a result of the Panama-California International Exposition held in San Diego in 1915. The style swept through the American Southwest and Florida within a few years. Mediterranean Revival style buildings typically feature an irregular plan and are set upon a continuous foundation. Perhaps the most identifying features of these one- and two-story residences are the clay tile roofs, exterior stuccoed walls, and arched windows. Additional exterior features include decorative window grilles, niches, cast and wrought iron elements, arcaded porches, casement windows, carved stonework, towers, ceramic tile decoration, barrel tile accents, and raised parapets.

Mission

Mission style architecture originated in California during the 1880s and 1890s and has been referred to as “the California counterpart” to the Georgian-inspired Colonial Revival of the Northeastern states. During this period, California experienced an increase in interest in its colonial Spanish heritage. Of particular interest were the Franciscan missions found throughout California. Mission style architecture was largely popularized by national builders’ magazines and fashionable architects but gained even more recognition when the Santa Fe and Southern Pacific Railways adopted the style for train stations and resort hotels throughout the West. Popular in Florida during the economic prosperity of the 1920s, the style can be found on a variety of buildings, including churches, train stations, government buildings, and private residences. The style fell out of favor after World War II. Mission style architecture borrows freely from the Prairie and Craftsman styles and incorporates many Hispanic design elements. Typical Mission style architecture features an irregular plan with a building height of two stories topped by a flat roof with a shaped parapet or dormer. Stucco is the primary exterior wall material with decorative accents of terra cotta barrel tile. Additional identifying features include casement windows and quatrefoil plaster designs or windows.

Monterey

The Monterey style emerged in California due to the blending of Spanish colonial design with English forms and plans. Although not widely utilized, the style experienced a brief resurgence in popularity in regions influenced by the Spanish Colonial during the 1920s. Buildings built in the Monterey style between 1925 and 1935 exhibit more of the Spanish influence, while later buildings, constructed during the 1940s and 1950s, exhibit more English Colonial detailing. Later versions also replace wooden detailing with cast iron and are sometimes referred to as Creole French houses. The style never gained wide popularity and was reserved for

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residential structures. Typical examples of the two-story Monterey style feature a low-pitched gable roof incorporating a second story cantilevered balcony covered by the principal roof. Exterior cladding includes wood shingles, tile, stucco, and weatherboard, with the first and second stories often featuring different wall surfaces. Additional defining elements include paired windows, fixed shutters, an absence of door and window surrounds or the use of a simplified Colonial form, and full length windows opening onto the balcony.

Tudor Revival

Largely influenced by the architecture of early sixteenth century Tudor England and late Medieval English designs, the Tudor Revival style became popular during the early twentieth century. Period designs varied from thatched-roof, vernacular cottages to grand manor homes. In the United States, elements of these styles were freely mixed to achieve the Tudor Revival. The earliest examples were typically large, architect-designed landmark buildings. However, with improved masonry veneering techniques perfected after World War I, the Tudor Revival style soared in popularity throughout the United States with numerous middle- and upper-class suburbs favoring the Tudor Revival style developed during the 1920s. Although less popular in Florida than the Mediterranean Revival and Craftsman styles, Tudor Revival style residences were built throughout Florida during the 1920s. The style is most often defined by a steeply pitched cross-gabled roof and wall surfaces clad with brick or stucco featuring a half-timbered design. Additional features included casement windows set in groupings of two or more and large, exterior chimneys often located on the front façade.

English Cottage Style

Compared with the large Tudor-style country residences that appeared in the late 19th century that echoed medieval English styles, modern English cottages were much smaller and more streamlined. Characteristics commonly incorporated included the steeply pitched roof and cross-gables, large stone or brick chimneys often at the front of the house, and small-paned bands of casement windows. Entries were often front-facing gables with a catslide roof that was steep and straight on one side and artistically curved on the other. Doorways were often arched or half-round with ornate hardware and exterior lighting. Occasionally "thatched" roofing is seen. Composition is rolled at the edge to simulate straw thatch.

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Prairie

The Prairie style originated in Chicago at the turn of the 20th century with a group of architects heavily influenced by the prototypical designs of Frank Lloyd Wright in the suburbs of Oak Park and River Forest, Illinois. While the style had its genesis in the Midwest, pattern books quickly spread the style throughout the country. Prairie style houses appear in Florida between approximately 1915 through 1929. Low-pitched, hipped roofs with widely overhanging eaves, bands of narrow casement windows, and simple rectangular ground plans combine to create the characteristic horizontality of the style.

Ranch

Developed on the west coast during the mid-1930s, the Ranch style dominated residential construction during the mid-twentieth century. Loosely based on Spanish Colonial architecture, the popularity of the Ranch house was directly related to the increasing dependence on the automobile following World War II. During this era, commercial districts expanded resulting in higher land costs forcing new construction to the fringes of cities. A booming post-war economy encouraged the purchase of larger homes. Additionally, with reasonably priced automobiles and increased wealth, Americans were able to move farther from congested commercial centers into the suburbs where large building lots could accommodate "rambling" Ranch houses. Ranch style homes are generally asymmetrical, one-story in height and set parallel to the street. The most common roof form is generally a low-pitched hip; however, cross gabled and side-gabled forms were also popular. Although early examples featured wood, brick, or a combination of both as exterior cladding, by mid-century the concrete block was widely used and either covered with stucco or left exposed as an exterior surface. Ribbon window, often featuring casement windows, and large picture windows were the most typical window forms. Additional features included widely overhanging eaves, decorative iron or wooden porch supports, decorative shutters, and partially enclosed courtyards or patios.

Minimal Traditional

The Minimal Traditional style originated during the Great Depression as a low-cost alternative to high-style residences. The small, usually one-story simplified form of the Minimal Traditional building is loosely based on the preceding Tudor Revival and Colonial Revival styles. It is characterized by a dominant front gable and large chimney. Additional features include a low-pitch roof, lack of traditional detailing, and eaves with little overhang. The Minimal Traditional style became popular in Florida's larger cities such as Orlando, Tampa,

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Miami, and Jacksonville during the 1930s. At this time, Florida, like most of the rest of the country, was experiencing the effects of the Great Depression. Florida architects embraced this style as a means to address the housing needs of a constricted economy. Catalogs and architectural magazines helped to promote the Minimal Traditional style as an affordable alternative to the elaborately detailed house designs of the 1920s. Minimal Traditional style houses dominated the large tract housing developments of this period and remained popular until 1950 and the advent of the Ranch style.

Split Level

The multi-level Split Level rose to popularity during the mid-1950s as a modification of the predominantly one-story Ranch style. The Split Level featured the character defining two-story wing with the garage and noisy public rooms on the first level and the private bedrooms on the second floor intercepted at mid-height by a one-story wing of quiet public living areas. Notable elements included the low-pitched hip or gable roof with widely overhanging eaves, wrought iron porch supports, cantilevered ledges, a horizontal emphasis, picture and ribbon windows, a variety of wall cladding, and colonial inspired elements including fixed shutters. Although constructed throughout the United States, the form is rare in the Southern states. Scattered examples remain in mid-century suburbs throughout Florida.

International

The International style was originally designed for worker housing by post-World War I architects in Europe. Emphasizing how a building served its inhabitants, functionalism provided the theoretical backbone for International style designs. Architects sought to remove ornamentation and traditional decoration in order to expose the structural elements of the building. The effect was a starkly functional design utilizing contemporary building materials and technologies. The International style received its name from a book entitled The International Style: Architecture Since 1922 by Henry Rusell Hitchcock and Philip Johnson, which was published in 1932. Hitchcock and Johnson organized an exhibit that year which is credited with introducing the style to the American market. Eventually, many of the founding International style architects moved to the United States in to escape Nazi Germany and found positions in top architecture schools across the country. In Florida, International style buildings are most frequently found in communities sustained during the Great Depression by continued tourism such as the coastal communities in the Southeastern region. Primarily architect designed, true examples of the style are relatively rare. In Florida, modest vernacular examples are

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evident in larger communities throughout the state, but evolved into a subtype of the Contemporary style during the 1950s.

International style architecture is categorized by an irregular plan set on a continuous foundation and rising to a height of between one and three stories. Typically topped with a flat roof, these buildings maintain smooth exterior surfaces of white stucco. In order to create flat exterior surfaces, the "curtain wall" is often used to hang sheets of glass from the steel structure. Additional features include bands of windows, a lack of ornamentation, cantilevered sections of roof or walls, steel pipe railing, and glass block and casement windows, often at the corner of the building.

Contemporary

Influenced by both the International and Ranch styles, the Contemporary style was a popular subtype of the Modern movement. With two subtypes based on the shape of the roof, the flat and gabled, the style reached its height of popularity between 1950 and 1970. Derived from the earlier International style, the flat-roofed subtype features flat roofs, little decorative ornamentation, and a variety of wall surfaces including wood, brick, and stone. Unlike the International style, Contemporary style residences are often integrated into the landscape. Influenced by the earlier Craftsman style, the gable-roofed subtype features widely overhanging eaves with exposed roof beams and a variety of exterior cladding including wood, brick, and stone. Additional features include heavy piers supporting the gables and an absence of traditional detailing. Although never common, scattered examples are evident in mid-century suburbs throughout Florida.

Neoclassical Revival

The Neoclassical Revival is based on the application of a Greek Temple form to a contemporary structure. The revival of interest in classical models can be traced to the 1893 World's Colombian Exposition in Chicago. Exhibition buildings were constructed at an enormous scale, inspiring the design of numerous public and commercial buildings. Less prominent exhibition buildings were featured at a more domestic scale, thus providing the model for private residences throughout the state of Florida. Although some early versions of the style were built in the 1890s, the Neoclassical style was not widely popular until the early twentieth century. Over the following thirty years, this style was the predominant design utilized in the construction of public buildings. Neoclassical Revival buildings are generally rectangular or square in plan and are situated upon a continuous or pier foundation. The two- to two-and-one-half story buildings usually are clad with either

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horizontal wood siding or a smooth masonry finish and topped with a low-pitched hip or flat roof. Distinguishing features include a full height entrance portico with classical columns, 1/1-light double-hung sash windows, a balustrade at the roof line, medallions, and dentils. The entrance, located within the portico, generally features a transom, sidelights, and ornamental woodwork.

French Eclectic

The French Eclectic style is based on centuries of French domestic architecture. Although it is closely associated with the Tudor style, French Eclecticism resembles Medieval English building types. The French Eclectic style was popularized after World War I by veterans returning from France and numerous published studies of French domestic architecture. This style remained popular for residential use through the 1930s. Primarily used for middle-class residences and large estates during the 1920s, most examples found in Florida are simple in design. The French Eclectic style is easily identified by its tall, steeply pitched hip roof with flared eaves and large chimneys. Buildings are typically two- to two-and-one-half stories in height, sometimes incorporating a tower. Generally clad with brick, stone, or stucco with half-timbered designs, residences of this style often incorporate double-hung sash or casement windows with small leaded panes. On simple designs, the doors are often informal, set into plain archways, while more formal examples exhibit quoins around an arched or classically detailed entrance.

ARCHITECTURAL SIGNIFICANCE

The Lake Adair – Historic Residential District derives its architectural significance primarily from the large variety of styles represented. The styles prevalent in this district reflect architectural trends popular throughout the United States for residential construction from the early- to mid-twentieth century. The residences also exhibit the evolution of construction and the growth of Orlando. The residences depict the craftsmanship of local architects, builders, and artisans. Among the most common styles found in the district are Frame Vernacular, Masonry Vernacular, and Ranch, followed by Minimal Traditional and Bungalow. Frame and Masonry Vernacular houses were constructed throughout the period of significance, whereas Bungalow style houses were constructed mainly in the 1920s. Ranch and Minimal Traditional houses became popular during the 1940s and 1950s. Although having few decorative elements, these houses are representative of the period in which they were constructed, and remain relatively unaltered. The three International style buildings retain excellent integrity and are representative of the style as applied to apartment buildings.

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Several distinctive revival styles, including Colonial Revival, Dutch Colonial Revival, Mediterranean Revival, Mission, Tudor Revival and French Eclectic, are also found in the district. Although fewer in number, some of these buildings exhibit excellent detailing and retain a relatively high degree of architectural integrity. The district also contains a number of Craftsman and Bungalow style buildings. The Frame Vernacular buildings in the Lake Adair – Lake Concord Historic District are similar in scale and use of construction materials to the Bungalow and Craftsman style buildings found in the district. Although the buildings display varying degrees of ornamentation, the district achieves cohesiveness through the use of similar materials, massing, streetscape, setback, scale, and proximity.

The period from 1926 to 1939 was marked by the construction of more than 240 residences, most of them revival style residences, bungalows, and wood frame and masonry vernacular houses. The 1930s saw a dramatic decline in the construction of bungalows and revival style houses in favor of Minimal Traditional residences, a type that continued in use up into the 1950s. Over thirty homes were constructed during the World War II years from 1942 to 1945. The period from 1950-1959 saw the construction of around 200 houses, but with the exception of the rise in popularity of the Ranch style house, which had first appeared in the 1940s, and the addition of the Split-Level house type, no other major stylistic types were constructed during the 1950s. New construction dominated by Ranch style houses filled existing vacant lots throughout the Lake Adair – Lake Concord Historic District. The popularity of the Ranch style house had the greatest impact on the Lake Ivanhoe Historic Residential District in the Post World War II era. Residences of this type, both large and small, make up the majority of single family dwellings constructed after 1945. The open and semi-open plan for living room, dining room, and kitchen, with the bedrooms and bathrooms located at the other end of the house proved to be attractive to homeowners of varying incomes. The integrated garages found on most Ranch houses also proved attractive because they allowed access to the home without being exposed to inclement weather.

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10. Geographical Data

Acreage of Property 150 apprx.

UTM References

(Place additional references on a continuation sheet.)

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

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

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 Kimberly D. Hinder, Architectural Historian/W. Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date September 2011

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

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and 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.).

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The Lake Adair – Lake Concord Historic District is an irregularly shaped district roughly bounded by Golfview Street on the north, Peachtree Road on the east, West Colonial Drive on the south, and North Orange Blossom Trail on the West, as depicted on the district map included with this nomination.

BOUNDARY JUSTIFICATION

The Lake Adair – Lake Concord Historic District encompasses a cohesive collection of residential properties dating from the early- to mid-twentieth century. The boundaries of the historic district coincide with concentrations of historic properties within the early subdivisions, and encompass a portion of the neighborhood that retains a significant degree of integrity of historic setting and feeling strengthened by the historic streetscapes. Areas beyond the district boundaries generally consist of properties whose character differs from those within the historic district, including buildings that exhibit a loss of historic integrity or were built following the historic development period of the neighborhood. Orange Blossom Trail (US 441) limits the extension of the district to the west beyond the residences along Edgewater Court. The natural boundary of Lake Concord limits the district on the east.

UTM References (cont.)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5	17	462400	3158500
6	17	461800	3158500
7	17	461800	3158800
8	17	461400	3158800

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LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. 717 Putnam Avenue
2. Lake Adair – Lake Concord Historic District (Orlando), Orange County, Florida
3. Richard Forbes
4. 2010
5. City of Orlando Planning Department
6. West Elevation, Looking Northeast
7. Photo 1 of 48

Items 2 through 5 are the same for the remaining photographs.

1. 714 Putnam Avenue
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 2 of 48

1. 624 Boardman Street
6. Main (North) Facade, Looking South
7. Photo 3 of 48

1. 800 Putnam Avenue
6. Main (East) Facade and South Elevation, Looking Northwest
7. Photo 4 of 48

1. 900 Cordova Drive
6. Main (Southeast) Facade, Looking Northwest
7. Photo 5 of 48

1. 722 Alameda Street
6. Main (North) Facade, Looking Southeast
7. Photo 6 of 48

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 918 Alameda Street
6. Main (North) Facade, Looking South
7. Photo 7 of 48

1. 728 Alameda Street
6. Main (North) Facade, Looking Southeast
7. Photo 8 of 48

1. 908 Edgewater Drive
6. Main (East) Facade, Looking Northwest
7. Photo 9 of 48

1. 831 North Westmoreland Drive
6. Main (West) Facade, Looking East
7. Photo 10 of 48

1. 909 North Lake Adair Boulevard
6. Main (South) Facade, Looking Northwest
7. Photo 11 of 48

1. 1101 Seville Place
6. Main (Southeast) Facade, Looking Northwest
7. Photo 12 of 48

1. 926 Alameda Street
6. Main (North) Facade, Looking South
7. Photo 13 of 48

1. 803 North Lake Adaire Drive
6. Main (South) Facade, Looking North
7. Photo 14 of 48

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 704 Alba Drive
6. Main (North) Facade, Looking South
7. Photo 15 of 48

1. 1019 Seville Place
6. Main (Southeast) Facade, Looking Northwest
7. Photo 16 of 48

1. 1201 Country Club Drive
6. Main (South) Facade, Looking Northwest
7. Photo 17 of 48

1. 505 Peachtree Road
6. Main (South) Facade, Looking North
7. Photo 18 of 48

1. 1030 West Lake Adair Boulevard
6. Main (Southeast) Facade, Looking Northwest
7. Photo 19 of 48

1. 1137 Country Club Drive
6. Main (South) Facade, Looking North
7. Photo 20 of 48

1. 945 North Lake Adair Boulevard
6. Main (South) Facade, Looking North
7. Photo 21 of 48

1. 715 Alameda Street
6. Main (South) Facade, Looking Northeast
7. Photo 22 of 48

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 1031 Edgewater Drive
6. Main (West) Facade, Looking East
7. Photo 23 of 48

1. 1151 Reading Drive
6. Main (Southwest) Facade, Looking Northeast
7. Photo 24 of 48

1. 826 North Westmoreland Drive
6. Main (East) Facade, Looking West
7. Photo 25 of 48

1. 1311 Edgewater Court
6. Main (West) Facade, Looking East
7. Photo 26 of 48

1. 838 Elwood Avenue
6. Main (East) Facade, Looking West
7. Photo 27 of 48

1. 721 Putnam Avenue
6. Main (West) Facade, Looking East
7. Photo 28 of 48

1. 1113 Golfview Street
6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo 29 of 48

1. 1218 Audubon Place
6. Main (North) Facade, Looking South
7. Photo 30 of 48

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 5

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 1256 Mercedes Place
6. Main (Northwest) Facade, Looking Southeast
7. Photo 31 of 48

1. 818 Alameda Street
6. Main (North) Facade, Looking Southwest
7. Photo 32 of 48

1. 1138 Overbrook Drive
6. Main (Northwest) Facade, Looking South
7. Photo 33 of 48

1. 709 Edgewater Drive
6. Main (West) Facade, Looking Northeast
7. Photo 34 of 48

1. 1315 North Westmoreland Drive
6. Main (West) Facade, Looking East
7. Photo 35 of 48

1. Lake Adair Park
6. 995 North Lake Adair Boulevard, Looking South
7. Photo 36 of 48

1. Overbrook Park
6. Looking Southwest from West Lake Adair Boulevard
7. Photo 37 of 48

1. Don Dudley Park
6. 851 Edgewater Drive, Looking East
7. Photo 38 of 48

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 6

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 1130 Belleaire Circle (NC)
6. Main (Northeast) Facade, Looking Southwest
7. Photo 39 of 48

1. 1311 North Westmoreland Drive (NC)
6. Main (West) Facade, Looking East
7. Photo 40 of 48

1. 1301 Edgewater Court (NC)
6. Main (Southwest) Facade, Looking Northeast
7. Photo 41 of 48

1. 907 Seville Place
6. Main (Southwest) Facade, Looking Northeast
7. Photo 42 of 48

1. 804 Alameda Street
6. Main (North) Facade, Looking Southwest
7. Photo 43 of 48

1. 928 Seville Place
6. Main (Northeast) Facade and Southeast Elevation, Looking Southwest
7. Photo 44 of 48

1. 407 Peachtree Road
6. Main (South) Facade, Looking North
7. Photo 45 of 48

1. 833 Seville Place
6. Main (Southwest) Facade, Looking Northeast
7. Photo 46 of 48

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

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Page 7

LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO, ORANGE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 1010 West Lake Adair Boulevard
6. Main (East) Facade, Looking West
7. Photo 47 of 48

1. 805 Edgewater Drive
6. Main (West) Facade, Looking East
7. Photo 48 of 48

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lake Adair--Lake Concord Historic District

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Orange

DATE RECEIVED: 11/18/11 DATE OF PENDING LIST: 12/12/11
DATE OF 16TH DAY: 12/27/11 DATE OF 45TH DAY: 1/03/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000958

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-30-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



11000958

#1



LAKE ADAIR WAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

2/48



LAKE ADAM LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

3148



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

GRANGE CO ID FL

4/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

5/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

6/48



LAKE ADAIR LAKE CONCORD HISTORY

DISTRICT

ORANGE CO. FL

7/48



WAKE ADAIR WAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

8/49



LAKE APAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

9/48



LAKE ADAMS LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL
1048



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL
11/48



LAKE ADAM LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
12/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL

13/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

14/48



LAKE ADAIR LAKE CONCORD HISTORY

DISTRICT

ORANGE CO., FL

15/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

16/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL

17/48



LAKE ADAIR LAKE COMORD HISTORIC
DISTRICT

ORANGE CO, FL

18/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL

1948



LAKE ADAIR LAKE COUNTY HISTORIC
DISTRICT

ORANGE CO., FL

20/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
21/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

22/48



LAKE ADAM LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL
23/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

24/48

Moreland Dr



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO., FL

25/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
26148



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

27/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

28/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

29/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
30148



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

31/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO FL

32148



LAKE ADAIR LAKE CONCORD HISTORIC

DISTRICT

ORANGE CO, FL

33/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

34/48



LAKE ADAIR LAKE CONCORD HISTORICAL
DISTRICT

ORANGE CO., FL

35/48



LAKE ADAIR
PARK

LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

36/48



OVERBROOK
PARK

LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
37/48



DON DUDLEY
PARK

LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

38/48



WAKE ADAIR WAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

39/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

40/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL
41/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

42/48



LAKE ADAIR LAKE CONCORD HISTORICAL

DISTRICT

ORANGE CO, FL

43/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

HA/48



LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

45/48



LAKE ADAIR NAIFE CONCORD HISTORIC
DISTRICT
ORANGE CO, FL

46/48



LAICE ADAIR LAICE CONCORD HISTORIC
DISTRICT

ORANGE CO., FL

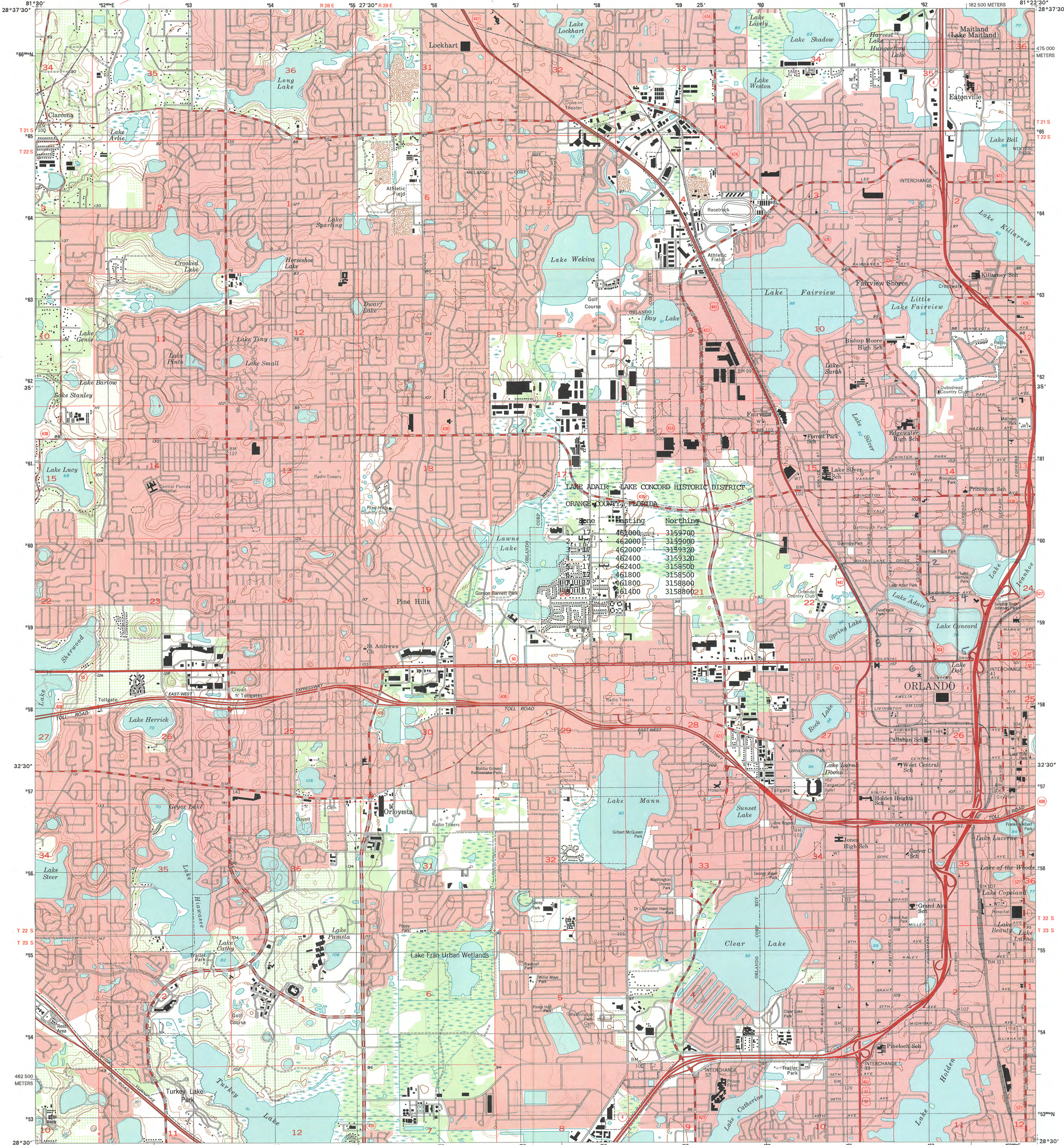
47/48



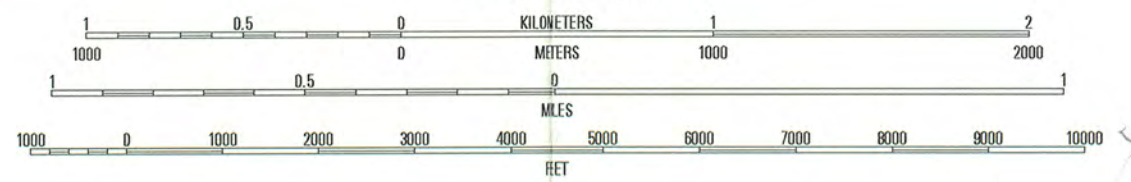
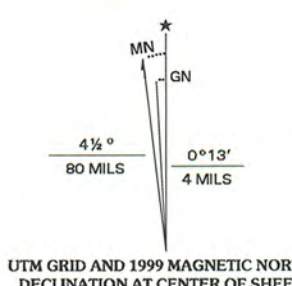
LAKE ADAIR LAKE CONCORD HISTORIC
DISTRICT

ORANGE CO, FL

48/48

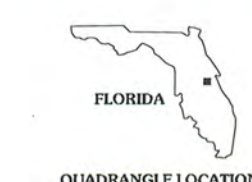


Produced by the United States Geological Survey
Topography compiled 1954. Planimetry derived from imagery taken 1955 and other sources. Public Land Survey System and survey control current as of 1956.
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 17 2 500-meter ticks: Florida Coordinate System of 1983 (east zone)
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
Landmark buildings verified 1956.



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, F.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1 Apopka
2	3	4	2 Forest City
3	4	5	3 Cassberry
4	5	6	4 White Garden
5	6	7	5 Orlando East
6	7	8	6 Windermere
7	8		7 Lake Jessemire
8			8 Pine Castle

ADJOINING 7.5' QUADRANGLE NAMES

ROAD CLASSIFICATION

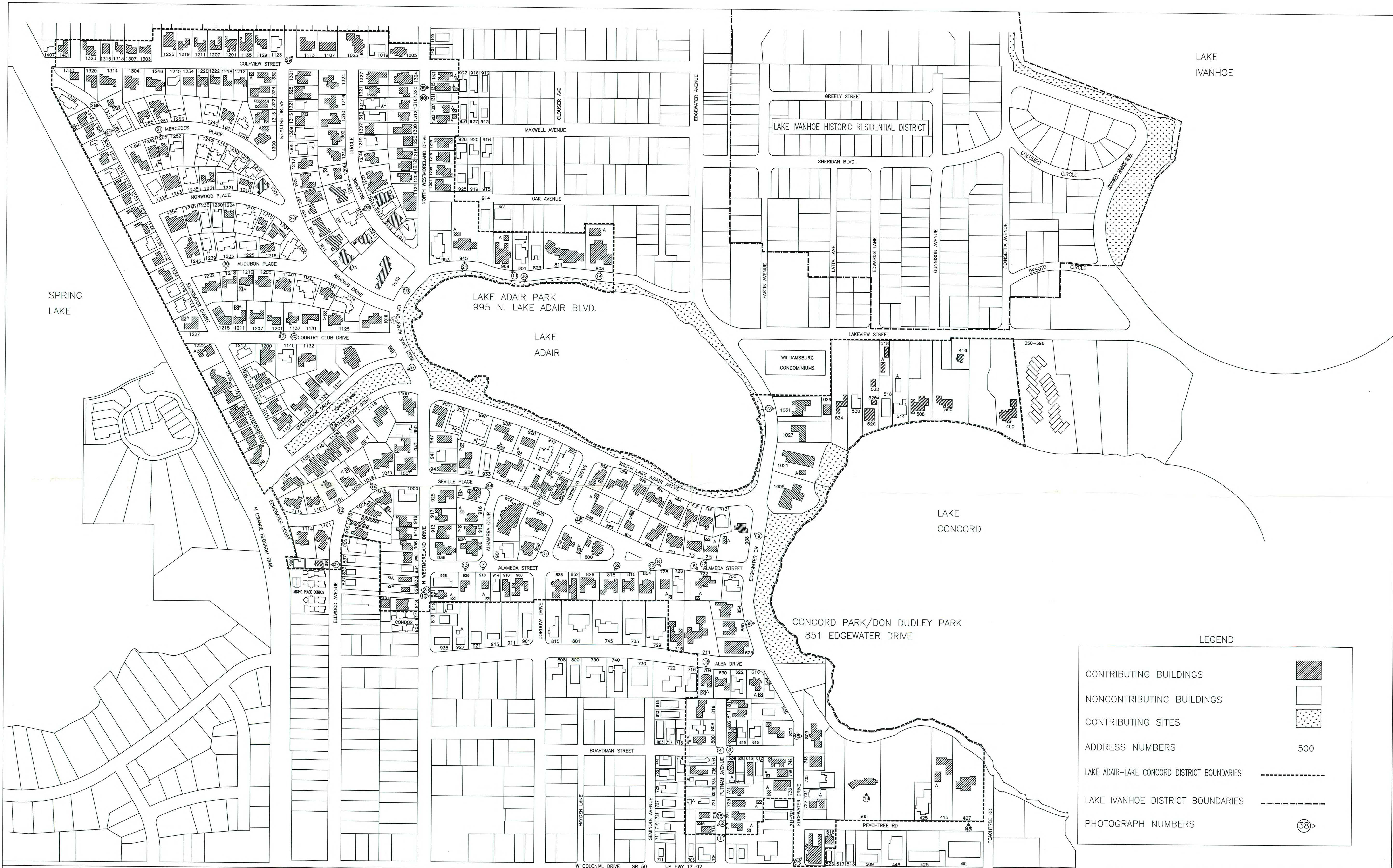
Primary highway	Light-duty road, hard or hard surface
Secondary highway	Improved surface
hard surface	Unimproved road

● Interstate Route
 ○ U.S. Route
 ○ State Route

ORLANDO WEST, FL
1995

NIMA 4741 III SW-SERIES V847





LAKE
IVANHOE

SPRING
LAKE

LAKE ADAIR PARK
995 N. LAKE ADAIR BLVD.

LAKE
ADAIR

WILLIAMSBURG
CONDOMINIUMS

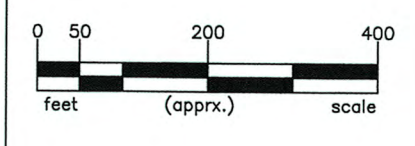
LAKE
CONCORD

CONCORD PARK/DON DUDLEY PARK
851 EDGEWATER DRIVE

LEGEND

CONTRIBUTING BUILDINGS	
NONCONTRIBUTING BUILDINGS	
CONTRIBUTING SITES	
ADDRESS NUMBERS	500
LAKE ADAIR-LAKE CONCORD DISTRICT BOUNDARIES	
LAKE IVANHOE DISTRICT BOUNDARIES	
PHOTOGRAPH NUMBERS	

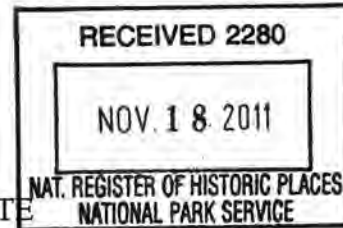
LAKE ADAIR-LAKE CONCORD HISTORIC DISTRICT
ORLANDO (ORANGE COUNTY), FLORIDA



MAP DRAWN BY:
Carter Burgess
1000 LEGION PLACE, SUITE 1400
ORLANDO, FLORIDA 32801-1041
PHONE: (407) 514-1400; FAX: (407) 514-1499

ORIGINAL DRAWN DATE:
JULY 2009
REVISED DATE:
SEPTEMBER 2011
MAP REVISED BY: W. CARL SHIVER
FLORIDA BUREAU OF HISTORIC PRESERVATION
R.A. GRAY BLDG., 500 S. BRONOUGH STREET
TALLAHASSEE, FLORIDA 32399-0250
PHONE: (850) 245-6333. FAX: (850) 245-6437

MAP DRAWN USING AUTOCAD BASED ON A VARIETY OF SOURCES, INCLUDING SANBORN FIRE INSURANCE MAPS, GOOGLE EARTH AERIALS, AND PUBLIC RECORDS OF THE CITY OF ORLANDO AND ORANGE COUNTY, FLORIDA. MEASUREMENTS ARE APPROXIMATE AND HAVE BEEN ADJUSTED FOR THE PURPOSE OF CLARITY. THE BOUNDARIES OF THE DISTRICT ARE BASED ON THE BEST DISTRIBUTION OF HISTORIC RESOURCES CONSTRUCTED DURING THE PERIOD OF HISTORIC SIGNIFICANCE.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

November 16, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed are the nomination and additional materials for the

Lake Adair-Lake Concord Historic District, Orlando, Orange County, Florida

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

Sincerely,

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245-6300 • FAX: 245-6436

Archaeological Research
(850) 245-6444 • FAX: 245-6436

Historic Preservation
(850) 245-6333 • FAX: 245-6437