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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Lake Isabella Historic Residential District

other names/site number 8CO684

2. Location

street & number Various - See Section 7 n/a not for publication

city or town Lake City n/a vicinity

state Florida code FL county Columbia code 023 zip code 32056

3. State/Federal Agency Certification

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

Suzanne P. Walker / Deputy SHPO 9/22/93
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

M. J. M. W.

11/15/93

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)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 3 columns: Contributing, Noncontributing, and Total. Rows for buildings, sites, structures, objects, and Total.

Name of related multiple property listing

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

Historic Resources of Lake City, FL

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Demestic: Secondary Structure

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Domestic: Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Frame Vernacular

Late 19th & Early 20th Century American

Movements: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation Brick

walls Wood: Weatherboard

Brick

roof Asphalt

other Glass

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Period of Significance

1866-1940

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown/Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[] Other

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreeage of Property Approximately 40 acres

UTM References

(Place additional UTM references on a continuation sheet.)

G 1 17 342300 3340610
Zone Easting Northing
H 2 17 342820 3340610

I 3 17 342820 3340660
Zone Easting Northing
J 4 17 342990 3340660

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 Stephen Olausen/consultant & Barbara E. Mattick/Historic Sites Specialist

organization Bureau of Historic Preservation date September 1993

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name

street & number telephone

city or town state zip code

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

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

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**National Register of Historic Places
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Section number 7 Page 1

SUMMARY

The Lake Isabella Historic Residential District is located in an area roughly bounded by East Duval Street, South East Street, East Baya Avenue, and South Columbia Street in Lake City, Columbia County, Florida. The boundaries encompass 184 buildings with a ratio of contributing to non-contributing elements of 147:37. One building, the T. G. Henderson House at 207 South Marion Street, was listed in the National Register in 1973. The contributing buildings are representative of national trends in architecture during the late nineteenth and early twentieth centuries.

PRESENT AND HISTORIC PHYSICAL APPEARANCE

The Lake Isabella Historic Residential District consists of all or parts of twenty-nine blocks southeast of Lake City's downtown commercial area. Most of the buildings in the district front on side streets that connect with the three major thoroughfares - East Duval Street (U.S. Highway 90, photos 27 & 31), East Baya Avenue (State Road 10A, photo 28), and South Marion Street (U.S. Highway 441/State Road 47, photo 22) - that form the district's north, south, and west boundaries. The widening of East Duval Street and post-World War II commercial development along South Marion Street and East Baya Avenue have led to the destruction of a number of residences that once lined those routes. They have often been replaced with incompatible commercial buildings or offices such as the building at 509-515 South Marion Street (photo 19).

The topography of the district is flat, with almost no noticeable change in grade. The district nearly surrounds Lake Isabella, the most prominent natural feature in the district. Streets in the district intersect at right angles, creating square and rectangular blocks. Originally, those blocks were subdivided into two large rectangular lots, but most have been further divided to allow for the construction of additional housing. Most of the houses in the district conform to a uniform set-back of approximately twenty-five feet from the curb. Lots are well maintained and are landscaped with palm, oak, and pine trees, as well as numerous flowering plants and bushes.

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Continuation Sheet**Lake Isabella Historic Residential
District, Lake City, Columbia Co., FLSection number 7 Page 2**Architecture in the Lake Isabella Historic District**

The contributing buildings of the district embody a variety of styles, types, and functions. The 147 contributing buildings date from between 1866 and c1940. Of that number, 112 originally served as single family dwellings and one, the Lake City Woman's Club, was built for social purposes. The remaining thirty-five are outbuildings, a category that includes garages, sheds, rear apartments, and stables associated with contributing residences. The designs of the buildings in the district are consistent with architectural trends in towns throughout Florida during the late nineteenth and early twentieth centuries. The majority have vernacular designs, although a significant number exhibit a definitive architectural style. The high concentration of contributing buildings lends the district a sense of historic time and place that is obvious and distinct from the areas that surround it.

The thirty-seven non-contributing buildings fall into two categories. The first consists of buildings that were constructed after 1940 that have no special historical significance. Those buildings either replaced structures that were razed or were built on lots that were left undeveloped during the historic period. An example of that type of non-contributing building is the residence located at 525 South Hernando Street (photo 20). The second classification of non-contributing buildings includes those constructed during the historic period that have been radically altered to the point where little of their original materials or architectural details remain. The house located at 27 South Division Street typifies that kind of alteration to what would have been a contributing building (photo 21). It was constructed in the mid- 1930s, but has since undergone significant alterations, including the application of vinyl siding over the original wood exterior fabric, the replacement of all of its original windows, and the enclosure of the front porch.

Frame and Masonry Vernacular Houses

The district contains 103 contributing buildings that are vernacular in design. Of that number, ninety-nine are wood frame buildings and four are masonry. Vernacular buildings in the district embody a variety of sizes and designs. They range in height from one- to two-and-one-half-stories and have irregular plans. Many exhibit elements of one or more architectural high

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styles that were popular during the period in which they were constructed. Most of the larger homes were built between 1880 and 1910.

The two-story Mae Vinzant Perkins House at 105 South Hernando Street is a good example of early Frame Vernacular architecture in the district (photo 1). Constructed about 1880, the building features an irregular plan consisting of a square, two-story, hip roofed main unit and a rear one-story, gable roofed extension. The facade of the Perkins house is dominated by a tiered veranda, which runs the length of the main elevation and wraps around the north side. The veranda roof is supported by chamfered posts. A decorative jigsaw-cut balustrade runs between the veranda supports on the second story. The fenestration of the facade is symmetrical around a central double door with a two light transom. The two doors of the main entrance have single lights set in round arch openings. The second story is accessed from the balcony by a single door that is centered above the main entrance of the first story. Single double-hung sash windows with 2/2 lights flank the doors of both stories on either side.

Another good two-story example of Frame Vernacular construction in the district is the house located at 703 South Marion Street (photo 2). Built about 1890, it features elements of the Queen Anne style in its steeply-pitched, side gabled roof with intersecting-gable and canted bay extensions. A hip roofed veranda with Craftsman style truncated columns on rusticated masonry piers wraps around the front-facing, intersecting-gable extension. Fenestration consists of double-hung sash windows with 2/2 lights set singly or in groups of three. The exterior fabric is drop siding. Other significant features include pressed metal roof surfacing and a prominent offset chimney with a corbelled brick cap.

Typical of the one-story examples of Frame Vernacular construction in the district is the house at 327 East St. Johns Street (photo 3). It has an irregular plan consisting of a side gabled roof main unit intersected by front and rear intersecting-gable ells. The front-facing gabled ell covers a polygonal bay with double-hung sash windows in each of its sides. A shed roofed porch supported by square columns on brick piers runs the length of the facade from the intersection of the canted bay ell. Fenestration in the main unit of the house consists of single and paired double-hung sash windows with 2/2 lights. The roof is

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clad with 3-V crimp metal sheathing and the walls with wood drop siding.

The Lake City Woman's Club at 305 South Hernando Street is another good example of one-story frame vernacular architecture (photo 4). It was constructed in 1924 and features a low-pitched, gable-on-hip roof with two parallel intersecting-hip ells. The building is clad with drop siding. Fenestration on the facade consists of double-hung sash windows with 6/1 lights set in three groups of three on the main unit and in pairs on the two hipped ells. The building is accessed through two entrances located on the interior sides of the ells. The doors are crowned by fanlights and ogee-shaped overhangs supported by triangular braces.

Of the four Masonry Vernacular buildings in the district, the J. A. Pigg House at 603 East St. Johns Street is the most unusual (photo 5). Built in 1925, at the height of Lake City's land boom period, the one-story Pigg House has elements of the Mediterranean Revival and Bungalow styles. It features a flat roof, rusticated concrete block structural system, and a veranda. The roof is encircled by a parapet consisting of two courses of decorative molded concrete block with rosette designs, concrete coping, and inverted cone-shaped risers. The veranda wraps around the facade and west side of the building. It has a hipped roof that is broken by gables on the south (main) elevation and west side. The porch roof is supported by truncated, battered masonry columns on battered concrete block piers. A decorative masonry balustrade runs between the porch piers. The windows of the house are single and paired double-hung sash with 4/1 lights.

Bungalow Style Houses

There are forty-one contributing buildings in the district that exhibit the Bungalow style. A typical example is the house located at 212 East St. Johns Street (photo 6). It is a one-story building with a low-pitched, side gabled roof and a front-facing, intersecting-gable ell. The main roof extends to form a porte cochere on the east side that is supported by tapered columns on concrete block piers. A front-facing gable roofed entrance porch extends from the northeast corner of the facade. The porch roof rests on paired square columns on concrete block piers. The main entrance to the building is a fifteen light door with a transom that is centered on the facade. The windows are single and paired double-hung sash with 9/1 lights. Decorative

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features include pierced metal coping on the ridges of the roof, vertical slatted board siding in the gable ends, and exposed rafters and beams in the eaves.

The one and one-half-story L. G. Brannon House at 515 South Hernando Street is a larger scale example of the Bungalow style (photo 7). It has a low-pitched, front gabled roof with exposed rafter ends and knee braces. A one-story, gabled ell projects from the southwest corner of the facade, and a side-gabled porte cochere extends from the north side. The main roof covers a recessed, three-bay entrance porch and is supported by paired square columns on brick piers. The main entrance is accessed by the southernmost bay of the porch, and features a twelve-light door with decorative transom and sidelight surrounds. The windows of the house are multi-paned, double-hung sash set in groups of two and four.

Queen Anne

There are two examples of the Queen Anne style in the district. The Thomas G. Henderson House at 207 South Marion Street (NR 1973) is one Florida's finest Queen Anne style residences (photo 8). The style is especially evident in the building's strong sense of verticality, multiple roof planes, various projecting bays, and intricate ornamental woodwork. The main block of the house has a hipped roof with an offset gable dormer and two prominent chimneys with corbelled brick caps. At the southwest corner of the main roof, there are a balcony tower with a conical roof, lancet-shaped spandrels, turned post supports, and a square baluster balustrade. An intersecting-gable projection extends from the southwest corner of the main facade. The southwest corner of the ell is chamfered and contains a balconnette supported by carved stepped braces. The facade is dominated by a three-bay, tiered veranda. The south bay of the veranda covers a polygonal bay ell. A two-story, clipped gable ell projects from the north side of the building. The exterior wall fabric is variegated wood shingles and drop siding. Windows are double-hung sash with 1/1 lights. The Henderson House features a high degree of applied ornamentation, including the extensive application of jigsaw-cut vergeboard, spandrels, and roof finials.

A more restrained example of the Queen Anne style is located at 102 East Camp Street (photo 9). The building features a hip roof, which is pierced by two large chimneys with corbelled brick

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caps. Two front-facing, intersecting-gable ells - one incorporating a polygonal bay and the other a tiered porch - make up the main facade. The gable ends are adorned with intricate vergeboard. The fenestration consists of double-hung sash windows with 2/2 lights. The house is clad with drop siding. The building originally had a veranda with a conical corner tower. Part of the porch has been removed, however, and the original columns have been replaced with wrought iron posts.

Tudor Revival

The sole example of the Tudor Revival style in the district is the one and one-half-story Fred Young House at 503 South Hernando Street (photo 10). Constructed in 1928, the Young House has a hipped roof with two front-facing gabled ells. A gabled roof dormer projects from the center of the main roof. All of the gable ends exhibit decorative half-timbering, exposed rafter ends, and triangular brackets. A flat roofed, three-bay entrance porch with arched openings and Tuscan column supports spans between the gable ells. The house is covered with smooth stucco. The windows in the gable ends of the two ells are six light casements in groups of three. The first story windows are single, double, and triple double-hung sash with 6/1 lights.

Outbuildings

The district contains thirty-five contributing outbuildings. Most are small, detached, Frame Vernacular garages or apartments. There are also two surviving Masonry Vernacular stables that date from the early twentieth century. The stable at 315C East Camp Street is the most elaborate of the outbuildings in the district (photo 11). It has a pressed metal shingle roof with stepped gable parapet ends. A small monitor ventilator is located in the center of the roof ridge. A dentil stringcourse runs the length of the facade below the parapet. All of the window and door openings are arched. Hay loft doors are located in the center of the parapet ends and are constructed of vertical boards on wrought iron hinges. The carriage entrances are centered on the facade. The side walls of the building are pierced with three barred window openings.

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District, Lake City, Columbia Co., FLSection number 7 Page 7Inventory of Contributing Buildings in the Lake Isabella Historic
Residential District

Address	Style	Date
East Baya Avenue		
103	Frame Vernacular	c.1890
117	Frame Vernacular	c.1890
127	Bungalow	c.1906
East Brown Street		
104	Bungalow	1923
118	Frame Vernacular	c.1935
120	Frame Vernacular	1925
128	Bungalow	c.1923
415	Bungalow	c.1925
415A	Bungalow	c.1925
East Camp Street		
24	Frame Vernacular	c.1910
24A	Frame Vernacular	c.1910
102	Queen Anne	c.1890
119	Frame Vernacular	c.1923
128	Frame Vernacular	c.1906
204	Frame Vernacular	c.1912
315	Frame Vernacular	c.1885
315A	Frame Vernacular	c.1910
315B	Frame Vernacular	c.1935
315C	Masonry Vernacular	c.1885
342	Frame Vernacular	c.1900
342A	Masonry Vernacular	c.1900
404	Bungalow	c.1925
424	Bungalow	c.1925
424A	Frame Vernacular	c.1925
428	Bungalow	c.1935
526	Frame Vernacular	c.1925
526A	Frame Vernacular	c.1925

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South Church Street

102	Bungalow	c.1925
102A	Frame Vernacular	c.1925
126	Frame Vernacular	c.1923
240	Bungalow	c.1935

South Columbia Street

217	Frame Vernacular	1925
227	Frame Vernacular	1925

South Division Street

15	Frame Vernacular	c.1935
15A	Frame Vernacular	c.1935
15B	Frame Vernacular	c.1925
103	Bungalow	c.1923
103A	Frame Vernacular	c.1923

East Duval Street

408	Bungalow	c.1923
410	Bungalow	c.1923
422	Frame Vernacular	c.1923
502	Frame Vernacular	c.1900
502A	Frame Vernacular	c.1920
512	Frame Vernacular	c.1923
518	Bungalow	c.1923
706	Bungalow	c.1923
720	Bungalow	c.1923
720A	Frame Vernacular	c.1925
720B	Frame Vernacular	c.1923
726	Bungalow	c.1923
726A	Frame Vernacular	c.1923

South East Street

104	Frame Vernacular	c.1925
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South Hernando Street

104	Bungalow	1935
105	Frame Vernacular	c.1880
127	Frame Vernacular	1866
128	Bungalow	1923
219	Frame Vernacular	c.1923
227	Bungalow	c.1923
228	Bungalow	c.1923
305	Frame Vernacular	1923
314	Frame Vernacular	c.1902
328	Frame Vernacular	c.1925
400	Frame Vernacular	1891
414	Bungalow	c.1925
414A	Frame Vernacular	c.1935
418	Bungalow	c.1935
503	Tudor Revival	1928
515	Frame Vernacular	1928
614	Bungalow	c.1935
614A	Frame Vernacular	c.1935
624	Bungalow	c.1935
625	Frame Vernacular	c.1940
702	Frame Vernacular	c.1923

Isabella Street

615	Bungalow	c.1925
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South Marion Street

106	Frame Vernacular	1898
126	Bungalow	c.1923
204	Frame Vernacular	c.1890
207	Queen Anne	1894
208	Frame Vernacular	c.1925
221	Frame Vernacular	c.1912
403	Frame Vernacular	c.1912
403A	Frame Vernacular	c.1912
416	Frame Vernacular	c.1906
423	Frame Vernacular	c.1902
426	Bungalow	c.1925
426A	Frame Vernacular	c.1923
504	Frame Vernacular	1925

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South Marion Street (cont.)

507	Frame Vernacular	c.1906
512	Frame Vernacular	c.1925
520	Frame Vernacular	c.1935
534	Frame Vernacular	1925
544	Bungalow	1925
544A	Frame Vernacular	c.1925
553	Frame Vernacular	c.1890
554	Frame Vernacular	1925
703	Frame Vernacular	c.1890

East Monroe Street

22	Frame Vernacular	c.1902
400	Frame Vernacular	c.1912
400A	Frame Vernacular	c.1935
420	Bungalow	c.1935
420A	Frame Vernacular	c.1935
502	Frame Vernacular	c.1912
550	Frame Vernacular	c.1912

East Nassau Street

620	Frame Vernacular	c.1925
620A	Frame Vernacular	c.1935

West Nassau Street

24	Frame Vernacular	c.1935
28	Bungalow	c.1935

Park Lane

102	Frame Vernacular	c.1923
103	Bungalow	1925
103A	Frame Vernacular	1925
226	Bungalow	c.1925
265-267	Bungalow	c.1935

West Putnam Street

30	Frame Vernacular	c.1925
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East St. Johns Street

22	Frame Vernacular	c.1895
22A	Frame Vernacular	c.1925
104	Frame Vernacular	c.1912
124	Frame Vernacular	1912
212	Bungalow	c.1923
220	Frame Vernacular	c.1940
227	Frame Vernacular	c.1923
301	Masonry Vernacular	c.1940
301A	Masonry Vernacular	c.1940
304	Frame Vernacular	c.1940
327	Frame Vernacular	c.1912
327A	Frame Vernacular	c.1923
328	Frame Vernacular	c.1912
401	Bungalow	1925
402	Frame Vernacular	c.1912
415	Bungalow	1925
426	Bungalow	c.1925
426A	Frame Vernacular	c.1925
427	Bungalow	1924
501	Bungalow	c.1925
501A	Frame Vernacular	c.1925
515	Frame Vernacular	c.1923
603	Masonry Vernacular	1925
611	Frame Vernacular	c.1925
620	Frame Vernacular	c.1923
620A	Frame Vernacular	c.1925
620B	Frame Vernacular	c.1925
625	Frame Vernacular	c.1935
625A	Frame Vernacular	c.1935
702	Frame Vernacular	c.1923
724	Bungalow	1925
724B	Frame Vernacular	1925

West St. Johns Street

32	Frame Vernacular	c.1890
32A	Frame Vernacular	c.1923

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**Non-Contributing Buildings in the Lake Isabella Historic
Residential District**

East Baya Avenue

117A

East Brown Street

307

333

East Camp Street

27

85

114

114A

127

224

332

420

South Church Street

103

103A

103B

South Division Street

27

27A

South East Street

104A

112

124

South Hernando Street

525

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South Isabella Street

616
616A

South Marion Street

115
212-218
226
507A
509-511
528
545

East Monroe Street

550A

East Nassau Street

628

East St. Johns Street

200
307
315
316
402A
724A

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SUMMARY

The Lake Isabella Historic Residential District is significant under National Register Criterion A at the local level in the area of **Community Development & Planning**. Although the area around Lake Isabella was not a planned subdivision in the strict definition of the term, throughout the historic period it remained one of Lake City's premier residential neighborhoods and served as the location of the homes of many of the community's most prominent citizens. Due to demolition and neglect in other old neighborhoods in Lake City, the Lake Isabella district is the city's only significant collection of extant historic residential buildings. The Lake Isabella Historic Residential District encompasses a large and concentrated collection of buildings that reflect national trends in architecture during the late nineteenth and early twentieth centuries.

The district contributes to the **Historic Resources of Lake City, Florida** multiple property group under all of the historic contexts outlined in section E and property type F.1, **Historic Residential Buildings of Lake City, 1866-1940** of the cover form.

HISTORIC SIGNIFICANCE

The area surrounding Lake Isabella was among the most desirable locations for residential construction during the historic period due to its natural beauty and proximity to the commercial downtown section. Many of the buildings have associations with persons and events important in the city's past. The high concentration of contributing resources in the district evokes an obvious feeling of time and place that is distinctive from the areas of modern development that surround it.

Two buildings in the district date from Lake City's **Civil War and Reconstruction, 1861-1877** period of development. The oldest documented building is the W. J. Edwards House located at 127 South Hernando Street (photo 12). The main unit of the house was constructed in 1866 in the Italianate style. Some of the original horizontal planks that served as the building's original siding can still be seen on the facade. Between 1902 and 1906 a hip roofed porch with a conical corner tower was added to the south side of the house, connecting with the original tiered front porch to form a veranda. Designed in the Queen Anne style,

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the porch addition reflects an awareness of the homeowners of the prevailing architectural style of choice and a desire to keep the appearance of the house "modern". During the historic period, the house served as the long-time residence of Columbia County Judge W. J. Edwards. With the exception of the enclosure of the first story of the front porch and the replacement of the second story balcony, the Edwards House retains much of its historic architectural integrity.

The other building that was constructed during the Civil War era was the May Vinzant Perkins House at 105 South Hernando Street (photo 1). The exact date of its construction is not known, but architectural evidence and information from local sources suggest that the rear one-story portion of the house dates from c1860. As it was originally constructed, the main unit of the Perkins house was one and one-half stories with an end porch incorporated under the main roof. A one-story gable roofed ell was attached to the rear of the house. In 1880 the property was purchased by John Vinzant, Jr. from William Tyson for \$450. A veteran of the Civil War, Vinzant held a number of local public offices and served as Clerk of Court for Columbia County for sixteen years. During the early 1890s Vinzant added a full second story and a tiered veranda to the house. The house changed hands a number of times during the early twentieth century until Vinzant's daughter, May Vinzant Perkins, acquired it in the late 1920s. A noted author and local historian, Perkins lived in the house until her death in 1981. In 1983 the Lake City Preservation Board and several other local organizations purchased the property and, with the aid of several grants from the Florida Department of State, restored the building. In 1989 it was opened as the Columbia County Historical Museum.

The first intensive development in the district occurred during Lake City's **Post-Reconstruction Through World War I, 1878-1919** era of development. The attractiveness of the area for residential development was augmented in 1883 when the Florida State Agricultural College was opened on East Baya Avenue. The undeveloped land between the commercial district to the north and the college became a popular choice for home construction. In addition, the area received its first water, sewer, and electric service when the city constructed a new waterworks and generator on the west bank of Lake Isabella in 1900. Most of the building in the district during the period occurred within two blocks on

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either side of South Marion Street, from Duval Street to Baya Avenue.

Architecturally, the most important house constructed during the period is the Thomas G. Henderson House at 207 South Marion Street (photo 8). Among the finest surviving examples of Queen Anne style architecture in Florida, the house was constructed for prominent local businessman Thomas G. Henderson in 1894. It was designed by the architectural firm of George Barber and Associates of Knoxville, Tennessee. The elaborate use of ornamental woodwork, advancing and receding wall units, multiple roof planes, and various types of exterior siding is indicative of the style in later, more developed stages. The Henderson House was listed in the National Register of Historic Places in 1973.

Other buildings of note built during the period include the H. L. Dodd and J. M. Fielder houses, and the former Methodist Church Parsonage. The Dodd House, at 106 South Marion Street (photo 13), was constructed in 1898 for H. L. Dodd, founder and publisher of The Lake City Reporter newspaper. Established in 1874, The Reporter became the city's most important newspaper and is still in publication. The Fielder House at 104 East St. Johns Street (photo 14) was built by J. M. Fielder, one of Lake City's most active early contractors. In addition to his home, Fielder constructed a number of other buildings in the Lake Isabella area. The Methodist Episcopal Church Parsonage at 400 South Hernando Street was constructed in 1891 (photo 16). The building was built on the east end of a half-block lot owned by the church. The original church building, which fronted on Marion Street, was razed in the early 1910s to make room for another residence. After the church was removed, the parsonage was sold. It served as residence for various owners until 1966, when the Lake City Garden Club purchased the building.

Most of the remaining building lots encompassed by the district were developed during the **Boom, Bust, the Great Depression, and World War II** 1920-1945 period of Lake City's history. The majority of buildings constructed during the period exhibit Bungalow designs and were built by developers who attempted to capitalize on the housing shortage produced by the large influx of residents and visitors that entered the city during the land boom.

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One of the most active of the developers in the city was Marion Cannon, who constructed a number of Bungalows in the Lake Isabella area. The house at 702 South Hernando Street (photo 17), constructed by him in 1923, is representative of his work. Another Bungalow typical of those constructed in the district during the 1920s is the former Earl Haltiwanger House at 128 South Hernando Street (photo 18). Haltiwanger, a Lake City notary, purchased the house in 1923 for \$800, and lived there throughout the historic period. The L. G. Brannon House at 515 South Hernando Street (photo 7) is the largest and most unusual example of the Bungalow style in the district. Brannon, manager of the local Paul Lumber Company, designed and the built the house in 1928 with lumber obtained from his company.

The most distinctive building in the district constructed during the land boom period was the Fred Young House at 503 South Hernando Street (photo 10). Fred Young was among Lake City's leading businessmen during the historic period. He was part owner of the J. E. Young Hardware Store, one of the oldest businesses founded by Young's father. He also served as President of the Lake City First National Bank founded in 1911. Young, whose previous residence was the Queen Anne style T. G. Henderson House at 207 South Marion Street, served as his own architect for his new Tudor Revival style house in 1928 and imported many of the interior appointments from Italy.

The J. A. Pigg House at 603 East St. Johns Street is another rare example of a masonry residential building in Lake City (photo 5). The house was constructed in 1925 on the site of a concrete block manufacturing plant. Pigg, a local mason, designed and constructed the building from materials produced by the factory. The factory is no longer there.

The only contributing building in the district, beside garages and stables, not designed to serve as residential function is the Lake City Woman's Club at 305 South Hernando Street (photo 4). The Woman's Club was built on the lot that once served as the site of the city's water and electric plants. When those facilities were moved to a new locations in 1922, the city donated the attractive site, which overlooks Lake Isabella, to the Woman's Club. The building was completed in 1923. The Woman's Club is significant as one of only two surviving historic buildings in Lake City that was constructed to serve a social function.

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UTM REFERENCES (continued)

K 17 342960 3334000
L 17 342300 3340000

VERBAL BOUNDARY DESCRIPTION

The boundaries are shown on the accompanying map entitled, "Lake Isabella Historic Residential District".

BOUNDARY JUSTIFICATION

The boundary includes a high concentration of contributing buildings important to an understanding of the city's historical residential development. The area contained within the boundaries possesses a distinctive sense of historic time and place. Areas immediately surrounding the boundaries contain few historic buildings (photos 28-31). Modern infill and the alteration of a number of older buildings along the fringes of the district limit further extension of the boundaries.

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- 1 1) May Vinzant Perkins House, 105 S. Hernando St., Lake
 Isabella Historic Residential District
 2) Lake City, Columbia Co., FL
 3) Stephen A. Olausen
 4) November 5, 1992
 5) Historic Property Associates, St. Augustine, FL
 6) E facade, facing W
 7) 1 of 31

All photographs that follow are of buildings in the Lake
Isabella Historic Residential District. Items 2-5 are the
same as above for the remaining photographs.

- 2 1) 703 S. Marion St.
 6) W facade, facing E
 7) 2 of 31
- 3 1) 327 E. St. Johns St.
 6) S facade, facing NW
 7) 3 of 31
- 4 1) Lake City Woman's Club, 315 S. Hernando St.
 6) W facade, facing E
 7) 4 of 31
- 5 1) J. A. Pigg House, 603 E. St. Johns St.
 6) S & W elevations, facing NE
 7) 5 of 31
- 6 1) 212 E. St. Johns St.
 6) N facade, facing S
 7) 6 of 31
- 7 1) L. G. Brannon House, 515 S. Hernando St.
 6) W facade, facing E
 7) 7 of 31
- 8 1) T. G. Henderson House, 207 S. Marion St.
 6) W facade, facing E
 7) 8 of 31
- 9 1) 102 E. Camp St.
 6) N facade, facing S
 7) 9 of 31

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-
- 10 1) Fred Young House, 503 S. Hernando St.
6) W facade, facing NE
7) 10 of 31
- 11 1) 315C E. Camp St.
6) S & E elevations, facing NW
7) 11 of 31
- 12 1) W. J. Edwards House, 127 S. Hernando St.
6) W facade, facing E
7) 12 of 31
- 13 1) H. L. Dodd House, 106 S. Marion St.
6) E facade, facing W
7) 13 of 31
- 14 1) J. M. Fielder House, 104 E. St. Johns St.
6) N facade, facing SE
7) 14 of 31
- 15 1) Joseph Grey House, 24 E. Camp St.
6) N facade, facing S
7) 15 of 31
- 16 1) Methodist Episcopal Church Parsonage, 400 S.
Hernando St.
6) N & E elevations, facing SW
7) 16 of 31
- 17 1) 702 S. Hernando St.
6) N facade, facing S
7) 17 of 31
- 18 1) Earl Haltiwanger House, 128 S. Hernando St.
6) E facade, facing W
7) 18 of 31
- 19 1) 509-15 S. Marion St. (non-contributing)
6) W facade, facing E
7) 19 of 31
- 20 1) 525 S. Hernando St. (non-contributing)
6) W facade, facing E
7) 20 of 31

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- 21 1) 27 S. Division St. (non-contributing)
6) W facade, facing E
7) 21 of 31

- 22 1) S. Marion Street
6) Streetscape of contributing buildings on the east
side of the 200 block, facing NE from the corner
of W. Monroe Street
7) 22 of 31

- 23 1) S. Hernando Street
6) Streetscape of contributing buildings on the east
side of the 100 and 200 blocks of S. Hernando
Street, facing SE
7) 23 of 31

- 24 1) E. Camp Street
6) Streetscape of contributing buildings on the south
side of the 100 block, facing SW from the corner
of S. Hernando Street
7) 24 of 31

- 25 1) E. St. Johns Street
6) Streetscape of contributing buildings on the 400
block of E. St. Johns Street facing E from the
intersection of S. Division Street
7) 25 of 31

- 26 1) E. St. Johns Street
6) Streetscape of contributing buildings on the S side
of the 100-200 block, facing SE
7) 26 of 31

- 27 1) E. Duval Street
6) Streetscape of contributing buildings on the S side
of the 400 block of E. Duval Street, facing SE
from the corner of N. Division Street.
7) 27 of 31

- 28 1) E. Baya Avenue
6) Streetscape of non-contributing area on the southern
fringe of the district, facing SE from the corner
of S. Hernando Street
7) 28 of 31

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- 29 1) S. Church Street
 6) Streetscape of non-contributing area on the SE
 fringe of the district, facing SE from the corner
 of E. Camp Street
 7) 29 of 31
- 30 1) S. East Street
 6) Streetscape of non-contributing area on the NE
 fringe of the district, facing SE from the corner
 of E. Nassau Street
 7) 30 of 31
- 31 1) E. Duval Street
 6) Streetscape of non-contributing area of the N fringe
 of the district, facing NE from the corner of S.
 Division Street
 7) 31 of 31