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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name KENILWORTH LODGE

other names/site number _____

2. Location

street & number 836 South Lakeview Drive N/A not for publication

city or town Sebring N/A vicinity

state FLORIDA code FL county Highlands code 055 zip code 33870

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.)

Janet Snyder Matthews 5/09/2000
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 6.15.00
Signature of the Keeper Date of Action

Kenilworth Lodge
Name of Property

Highlands Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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: hotel

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Mediterranean Revival

Materials
(Enter categories from instructions)

foundation BRICK
walls STUCCO

roof ASPHALT
other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- COMMERCE
- ARCHITECTURE
- COMMUNITY PLANNING/DEVELOPMENT

Period of Significance

1916-1950

Significant Dates

1916

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: Cope, B.A.

Primary location of additional data:

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

Name of Repository _____

Kenilworth Lodge
Name of Property

Highlands Co., FL
County and State

10. Geographical Data

Acreage of Property approx. 1.5 acres

UTM References

(Place additional references on a continuation sheet.)

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

3															
	Zone		Easting						Northing						
4															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title William Adams/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date May 2000

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 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 Mark Stewart, Kenilworth Properties Inc.

street & number 836 South Lakeview Dr. telephone 863-385-0111

city or town Sebring state FL zip code 33870

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **KENILWORTH LODGE, SEBRING,
HIGHLANDS COUNTY, FLORIDA**

SUMMARY

The Kenilworth Lodge is located at 836 South Lakeview Drive, Sebring, Highlands County, Florida. The three-story building, constructed in 1916, has a long central block. From the ends of this block extend two wings at symmetrical angles of equal length. The wings were added in 1922. Domed towers with arched openings rise above the building at its corners and main entrance. Eyebrow dormers pierce the roof over the central entrance and at its ends. The hotel's facade and interior spaces retain their architectural integrity to a high degree. The east (rear) elevation has one major addition.

SETTING

Sebring is the county seat of Highlands County, and is centrally located in the state about seventy miles from the Gulf Coast and the Atlantic Ocean. The lodge as well as Sebring are located on the eastern edge of Lake Jackson. Lakeview Drive borders the eastern edge of the lake and runs in front of the lodge. The lodge faces west across the road and has a vista of the lake. Between the shore of Lake Jackson and Lakeview Drive is an expansive, terraced lawn that permits an undisturbed view of the lake from the lodge's front porch (Photo #1). To the west of the lodge, and occupying the rest of the block, are recently constructed, small rental units, and several commercial buildings. Arcade-like commercial buildings appear on the block south of the lodge, while the two remaining blocks to the north and east are relatively open and undeveloped. A circular urban plan distinguishes Sebring's downtown commercial area. The Kenilworth Lodge is located about 1/4 mile south of this circle. Planned residential development was concentrated south of the circle toward the lodge. Lakeview Drive links the urban core of Sebring with U.S. 27, a major north-south highway, a mile west of the hotel.

PRESENT AND ORIGINAL PHYSICAL DESCRIPTION

Exterior

The Kenilworth Lodge is a large three-story hotel with a footprint in a shallow U-shape that frames a parking lot along Lakeview Drive (Photos #2 & 3). Two balanced wings extend from a central block that is approximately equal in length to each of the wings. Seven domed towers rise above the roof line, two flanking the entrance, one at each corner on the ends of the building, and one positioned in the center of the rear elevation. The towers feature round arch openings beneath the domes, and below them recessed panels that contain narrow windows and ceramic tile set in diamond and rectangular shapes. The hip roof, covered with red composition shingles, contains four eyebrow dormers, one between the entrance towers and one each at the ends of the rectangular wings. Modillions decorate the sloped, boxed eaves that project from the roof.

Fenestration consists mainly of 9/1, double-hung wood sashes, although 6/1 and 12/1 configurations are within parts of the building (Photo #4). The windows are recessed within the smooth stucco walls of the building,

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absent sills or lintels. Along the long, lateral sides of the wings, they are organized in alternating sets of paired windows and groups of four. In the latter grouping, the inner pair of windows is smaller than the outside members of the group, breaking the rhythm of the sill line along the walls.

The west (main) facade's dominant feature is an extended, flat-roofed canopy, in the center of the main block, that covers the main entrance to the building (Photo #5). Six round, concrete posts support the canopy and rest upon a broad, elevated concrete porch that extends laterally beyond the canopy and the base of the towers that flank the entrance. Massive masonry pedestals flank the steps that lead to the porch. The doorway contains three sets of paired doors with a transom light above each of them (Photo #6).

A one-story, flat roofed, polygonal extension is located at the southwestern corner of the south wing. It sits on a raised pier foundation with masonry infill. The upper portion of the wall is composed of a ribbon of fixed windows divided by square wood posts.

The north and south side elevations of the north and south wing extensions are similar in design. They are each flanked by domed corner towers with recessed panels, arched openings and applied ceramic tile ornament (Photo #7). An eyebrow dormer pierces the roof line between the towers above wide, overhanging, boxed eaves supported by exposed beams. Both the north and south side walls contain 5 windows on the second and third stories. A shallow, hip-roofed extension, which contains the ballroom stage, covers the first story of the south wall. A symmetrical series of five windows with a 12/1 light configuration runs along the upper part of the extension and a small hip roof covers a doorway below them. The north wall has 4 windows and a central door on the first-story.

The east (rear) elevation of the building has asymmetrical fenestration, consisting of large and small 12/1, double-hung sash windows in alternating patterns (Photo #8). The fenestration patterning on the central block is broken by a large, brick, exterior chimney near the southeast corner (Photo #9). A smaller exterior chimney is located four windows to the north. A domed tower with a rectangular shaft rises above a shallow hip roof extension at the center of the block. This extension has a flat roof and a rounded elevation. It is known as the ACaberet@ and is an entertainment room for the hotel (Photo #10).

Two buildings, a restaurant and a lounge of recent construction, are located behind the south wing. They do not belong to the owners of the Kenilworth Lodge, and are located on a separate parcel of land. The restaurant is connected to the Kenilworth by an enclosed walkway although passage is blocked at the property line (Photo #11). The restaurant and lounge are therefore not considered to be part of the Kenilworth Lodge.

Interior

The interior spaces of the building retain a high level of integrity. The floors are wooden, but many are carpeted or covered with linoleum. The walls are plaster as are the ceilings, though acoustic drop ceilings are in many of the guest rooms. The main entrance leads into a long lobby that fills the south half of the central block (Photo #12). The lobby space is interrupted only by square, white, wooden columns placed in six pairs to form a central walkway distinct from sitting areas adjacent to the walls. Beams with molding subdivide the entire ceiling.

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Aligned with the entrance on the east side of the lobby is a broad, wood staircase with turned balusters supporting a carved handrail (Photos #13&14). The steps rise to a half space landing before turning back to the second story. Alongside the stairway's base stands the lobby desk, and behind it is the manager's office. A doorway leading to the entertainment room, or "cabaret," along the east wall separates the lobby desk from a large fireplace.

The first floor of the south wing contains two private conference rooms on the west side of the corridor that ultimately leads to a wood-floored ballroom spanning the south half of the south wing (Photo #15). The ballroom has an elevated stage on its southern wall.

The north wing is filled with guestrooms that flank a central corridor (Photo #16). The lodge includes 125 guestrooms in all. Most of them are found in the two upper floors, which contain only double-load corridors extending north and south of the landings. Paneled wood doors below a hopper transom provide entrance to the rooms (Photo #17).

ALTERATIONS

The original 1916 building consisted of a long central block with truncated wings (Photo #18). The wings were extended to their present length about 1922. The porch, which originally accommodated only the entrance below the canopy, was probably extended to its present length along the central block at the same time. The cabaret, which is set flush against the east or rear wall of the lodge, was added in the middle to late 1940s. The polygonal bay on the facade of the south wing was added in the 1960s or early 1970s. The restaurant to the east of the south wing was constructed in the 1970s, and joined to the hotel by a walkway. The restaurant and its property was sold in 1995, and the connection between the two buildings was sealed at that time. Window-size air conditioners have been inserted within the walls between window groupings along the east facade.

Interior alterations are primarily within the guestrooms, where ceilings are covered by acoustical tile; the walls with wood paneling, and the floors with carpeting. To accommodate plumbing lines, the floor in each bathroom is six inches higher than the room floor (Photo #19). The footed bathtubs, though not original, probably were installed during the historic period.

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HIGHLANDS COUNTY, FLORIDA**

SUMMARY

The Kenilworth Lodge is nominated to the National Register of Historic Places for significance at the local level under criteria A and C in the areas of Commerce, Community Planning and Development, and Architecture. Construction of the original part of the lodge was completed in 1916, less than four years after the founding of Sebring, and in concert with the development of the town's principal commercial and residential sections. The lodge's original owner, George Sebring, a former pottery manufacturer from Ohio, founded the town. The lodge has continuously been used as a hotel. The building is a significant early expression of the Mediterranean Revival style, which during the Great Florida Land Boom of the 1920s, was widely adopted throughout the state for all manner of building types. The building contributes to the *Multiple Resource Area of Sebring, Florida* multiple property group.

HISTORIC AND ARCHITECTURAL CONTEXT

The historic development of the town of Sebring began in 1911 when George Sebring, a successful Ohio businessman, purchased 9,000 acres of land on the shores of Lake Jackson, in southern Florida. At that time, Sebring's acreage was located in wilderness, eleven miles south of the nearest road or railroad. Sebring at once employed a surveyor to plat the land, named the town Sebring, and began within the year to advertise and sell its lots for residential and commercial development.

Mediterranean Revival is an eclectic style containing elements from Spanish or Mediterranean traditions. The style is found in the states that have a Colonial Spanish history, and was popular in Florida from the late 1910s into the 1930s. A Florida building "boom" in the 1920s proved the popularity of the style, and it was applied to buildings of all functions, from cottages to grand hotels. Mission and Spanish styles are variants encompassed by the style. The style is characterized by shaped roof parapets, red tile roofs, and an asymmetrical facade attached to a simple rectangular plan. Openings are often arched; support columns are enlarged and square; walls are usually stucco. Ornamentation is commonly used to accent doors and windows, and is usually accomplished with decorated tile, terra cotta, carved stone or wrought iron.

HISTORIC and ARCHITECTURAL SIGNIFICANCE

The most significant feature of Sebring was the original plan for the commercial section. The lots there, laid out in a circle, formed the framework for the subsequent development of the surrounding town. The Circle, as it came to be called, developed first, serving as the location for the town's initial commercial buildings, erected between 1914 and 1915. The original residential development centered on the area west of the Circle along the shore of Lake Jackson. The finer historic residences, including those of George Sebring and his son, H. Orvel, were sited along Lakeview Drive. The majority of the residences were located within the southern half of the

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Circle. About ½ of a mile south of the Circle center, George Sebring selected a block of land on the east side of Lakeview Drive, overlooking Lake Jackson, as the site for a hotel whose grandiose presence proclaimed his vision for the town.

Named the Kenilworth Lodge, the hotel was designed in the tradition of the grand resort hotels that appealed to Florida's wealthy tourist trade in the late nineteenth and early twentieth centuries. It was situated amid 320 acres, which accommodated an eighteen-hole championship golf course, an orange grove, and a terraced lawn leading to a lakefront beach. The Kenilworth fit the prevailing theme of early twentieth-century development of small towns and cities throughout Florida which included construction of hotels that served not only to attract transitory and seasonal tourists, but also to evoke the image of progress and provide a place for prospective settlers to stay. Most of the grand hotels in the large cities of the state have been razed, leaving only scattered examples like the Kenilworth as reminders of the dreams of their developers. The Kenilworth Lodge is the earliest constructed of several major hotels in the relatively small and isolated community.

The first stage of construction, completed in 1916, featured a large central block, three stories high, with two short wings angling to the north and south. No record of the architect has been found, though Sebring customarily employed well-known local architects to execute his buildings. Construction of the Kenilworth Lodge was carried on by a local contractor, B.A. Cope. By about 1922, extension of the two wings, each proportional in size to the central block, had been completed.

The Kenilworth's season in the early years usually ran from January 1 to April 1, conforming to the schedules of wealthy guests seeking to escape northern winters. During their stay in Sebring, the guests could make use of the recreational activities the lodge offered. In addition to golf, there was a formal garden, and a bathing beach was developed on Lake Jackson. There was sailing and fishing on Lake Jackson and other nearby lakes, and hunting in the untamed wilderness surrounding the town.

Sebring sold the Kenilworth in 1923 to a New York syndicate headed by an acquaintance and experienced hotelier, John Connelly. Connelly, who named his company the Kenilworth Corporation, operated the hotel during Florida's Land Boom. The signal event of that era occurred in November 1924, when the town of Sebring and George Sebring played host at the Kenilworth Lodge to an annual convention of governors from throughout the nation. About twenty governors, accompanied by Florida's chief executive, Cary A. Hardee, arrived in Sebring on the Atlantic Coast Line Railroad's "Orange Blossom Special" and remained two days, showering the town with national publicity and elevating local speculative fever to new heights.

In 1925 the Kenilworth traded hands again, this time to a group of Sebring businessmen headed by Vincent Hall and George Kline, who purchased the hotel and its property for the then fantastic price of \$1,000,000. The new owners were involved in the construction of Harder Hall, an even more ambitious hotel project on the outskirts of Sebring. With the two hotels they intended to corner the local tourist accommodations market. They had previously purchased a smaller, downtown hotel, the Nan-Ces-O-Wee, from George Sebring. Soon, however, Florida's inflated real estate costs diminished, and the grand plans of Hall and Vincent were ended. In June 1927 their corporation filed for bankruptcy and their properties went on the auction block. David Tuttle, a local

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businessman, purchased the Kenilworth at auction and managed it through the Great Depression, which in Florida began in 1927, effectively marking the end of the town of Sebring's period of historic development.

The Kenilworth conducted an active business during its early years, and the years of the Great Boom, but probably at no other time during its historic period. Optimism may have flared immediately after World War Two, when an entertainment room, named the "ACabaret@," was constructed onto the east side of the building.

In 1972 Thomas Wohl, a Hollywood, Florida, businessman, purchased the Kenilworth Lodge and began selling the surrounding property, including the golf course and a subdivided portion of the block in which the hotel is situated. Under the corporate name of Kenilworth Properties, Mark Stewart acquired the lodge in 1996. The Kenilworth Lodge survives as an indicator of the dreams of Sebring's south Florida development resort community. It has continued to serve as a resort hotel since its construction.

The Kenilworth Lodge is an important early expression of the Mediterranean-influenced architectural themes that in the following ten years after its construction came to characterize the architecture of Florida during what is now called the Great Florida Boom of the 1920s. Buildings constructed before World War One that display elements of Spanish Eclectic and Mission designs are rare. While those elements in the building are modest, their presence is significant. The building is a rare, intact example of a large tourist hotel constructed during the early twentieth century.

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Section number 9 Page 1 **KENILWORTH LODGE, SEBRING,
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BIBLIOGRAPHY

Adams, William R. Interview with Allan Altvater, Sebring pioneer and City Council member in 1920, July 8, 1987, in Sebring.

Adams, William R. Interview with Mark Stewart, Sebring resident and owner of the Kenilworth Lodge in 1998, June 1, 1998, in Sebring.

Highlands American (Newspaper), March 31 and September 8, 1925. Copies in the Sebring Historical Society Archives.

Highlands County. Clerk of Court Records. Deed Book 28, p. 498.

Olausen, Stephen A. *Sebring: City on the Circle*. St. Augustine: Southern Heritage Press, 1993.

Sebring Historical Society. "Medley" (reprints of the Sebring Historical Society *Bulletin*). Sebring Historical Society Archives, Sebring, Florida, n.d.

Sebring Daily American (Newspaper), June 8, 1927. Copy in the Sebring Historical Society Archives.

Sebring White Way (Newspaper), November 21 and 28, 1924. Copies in the Sebring Historical Society Archives.

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Section number 10 Page 1 **KENILWORTH LODGE, SEBRING,
HIGHLANDS COUNTY, FLORIDA**

BOUNDARY DESCRIPTION

See scaled map "Boundary & Photo Diagram."

BOUNDARY JUSTIFICATION

The boundary was drawn to include a portion of the Kenilworth Lodge property historically associated with the lodge. The boundary coincides with the current legal boundary of the Kenilworth Lodge. The area southeast of the building, including a restaurant and lounge, is no longer under the same ownership as the lodge. Although the restaurant is joined to the lodge by a solid walkway, passage between the buildings is blocked at the property boundary. The restaurant, therefore, is not considered part of the historic hotel building, and is not included in the boundary.

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Section number Photos Page 1 **KENILWORTH LODGE, SEBRING,
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PHOTOGRAPHIC LIST

1. Kenilworth Lodge, 836 South Lakeview Dr., Sebring
2. Highlands County, Florida
3. William R. Adams
4. June 1998
5. Historic Property Associates, St. Augustine
6. View of Kenilworth from across Lakeview Drive, looking northeast
7. Photo #1 of 19

Items 1 through 5 are the same for the following photographs.

6. View of Kenilworth from Lakeview Dr., looking northeast
7. Photo #2 of 19

6. View of Kenilworth from Lakeview Dr., looking southeast
7. Photo #3 of 19

6. North wing, east elevation, looking south
7. Photo #4 of 19

6. Steps to main entrance, looking east
7. Photo #5 of 19

6. Main porch and doors, looking north
7. Photo #6 of 19

6. End of north wing, looking southeast
7. Photo #7 of 19

6. East elevation, south wing, looking southwest
7. Photo #8 of 19

6. East elevation, central block with chimneys, looking west
7. Photo #9 of 19

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- 6. The Cabaret east extension, looking south
- 7. Photo #10 of 19

- 6. Connection between lodge and restaurant, looking southwest
- 7. Photo #11 of 19

- 6. Lobby sitting area, looking south
- 7. Photo #12 of 19

- 6. Grand staircase, looking east
- 7. Photo #13 of 19

- 6. Staircase and registration desk, looking northeast
- 7. Photo #14 of 19

- 6. View of ballroom, looking southwest
- 7. Photo #15 of 19

- 6. Second floor hall of north wing, looking northwest
- 7. Photo #16 of 19

- 6. Second floor door of quest room, looking northwest
- 7. Photo #17 of 19

- 1. Kenilworth Lodge, 836 South Lakeview Dr., Sebring
- 2. Highlands County, Florida
- 3. unknown
- 4. 1916
- 5. Photo Collection of Sebring Historical Society
- 6. Historic photo of Kenilworth's construction,
- 7. Photo #18 of 19

- 6. Second floor guest room bathroom, looking north
- 7. Photo #19 of 19

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

453 | R. 28 E. | R. 29 E. | 2730" | 455 | 4739 III SW (LAKE ARBUCKLE SW) | 458 | 25' | 459

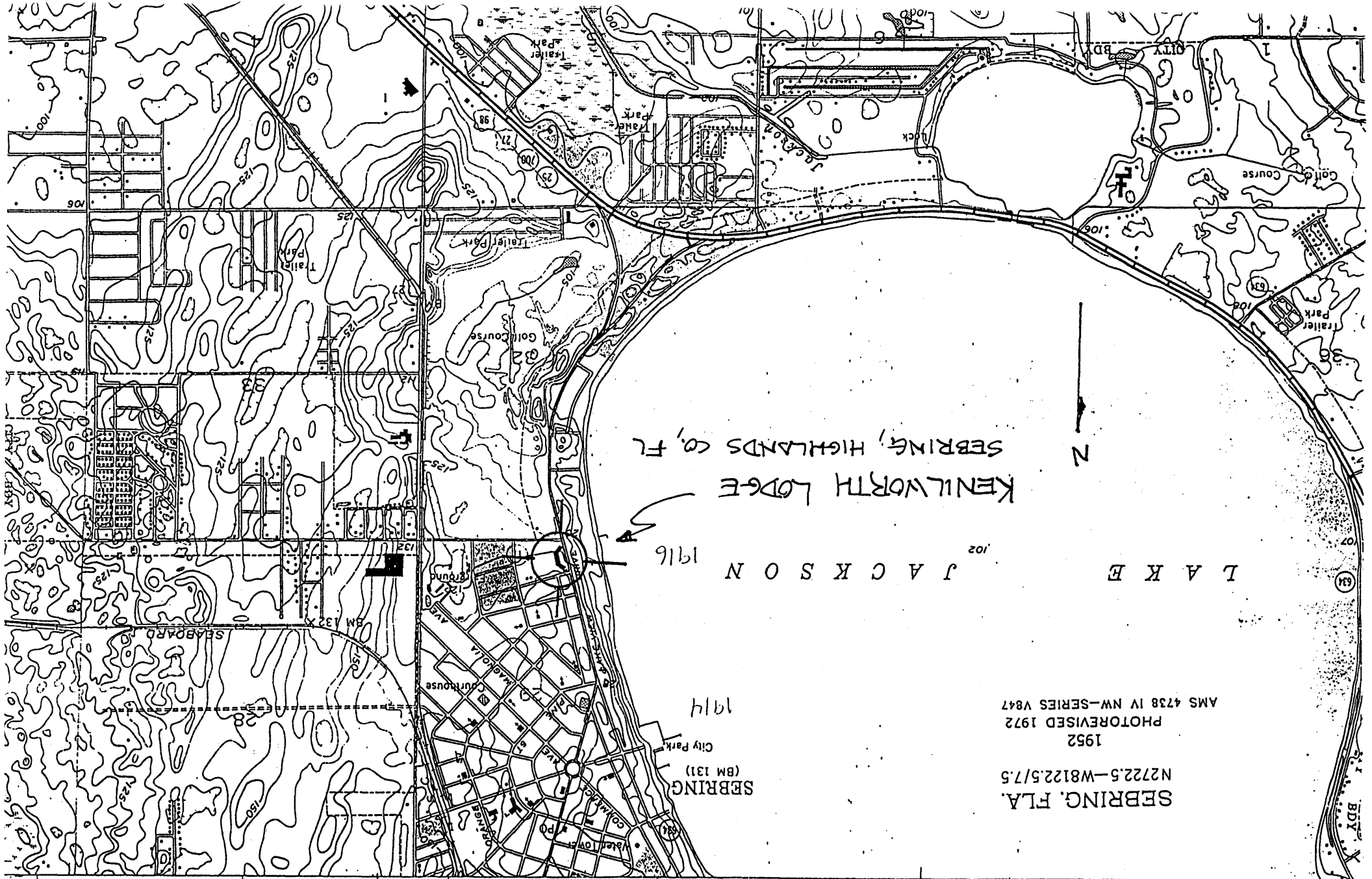
SEBRING, FLA.
N2722.5-W8122.5/7.5
1952
PHOTOREVISED 1972
AMS 4738 IV NW-SERIES V847

L A K E
J A C K S O N

KENILWORTH LODGE
SEBRING, HIGHLANDS CO, FL

1916

SEBRING
(BM 131)
1914

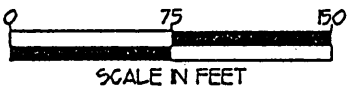


KENILWORTH LODGE

Sebring, Highlands Co., FL

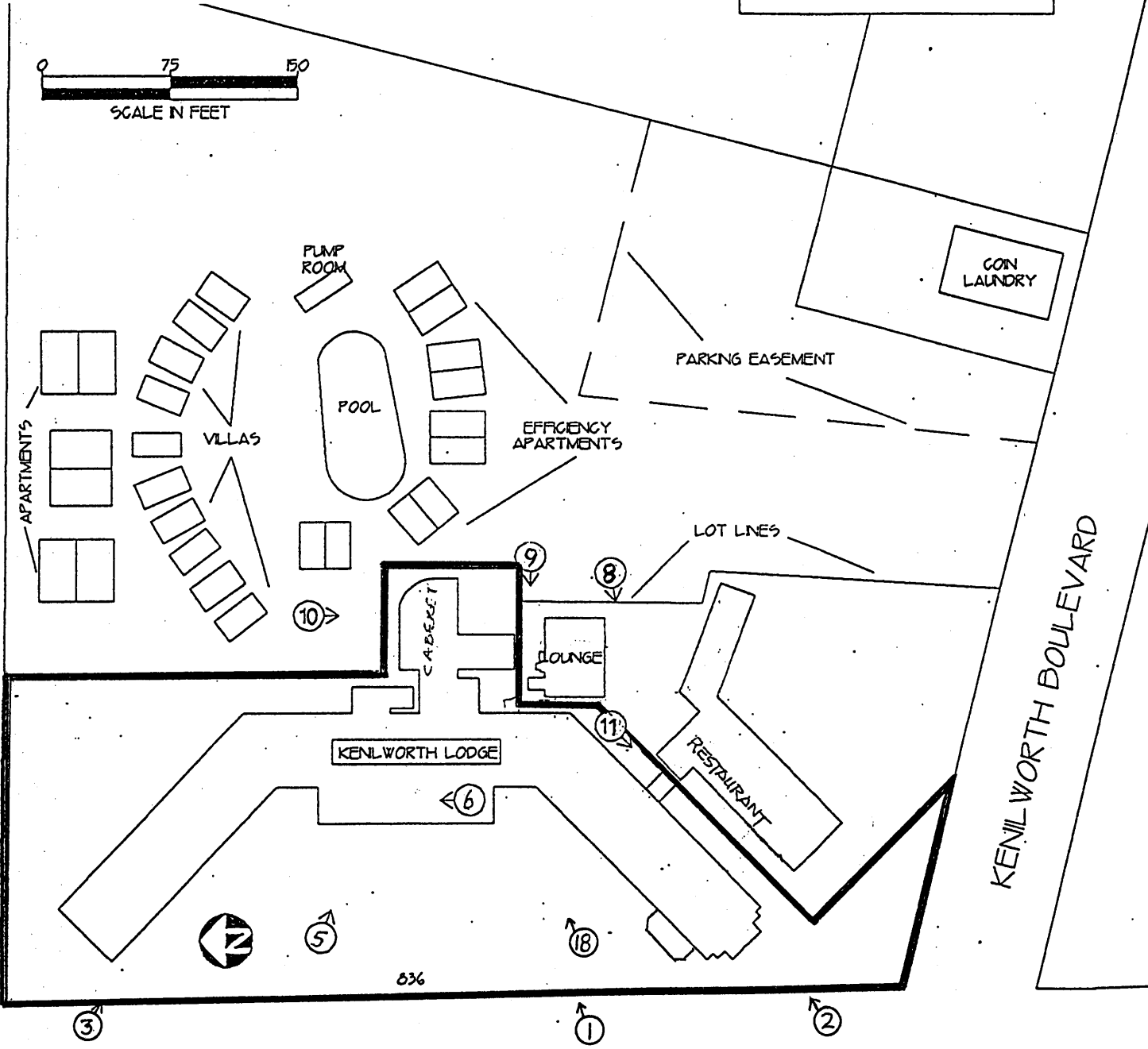
BOUNDARY & PHOTO DIAGRAM

LEGEND
PROPERTY BOUNDARY ———
PHOTO LOCATION ○➤

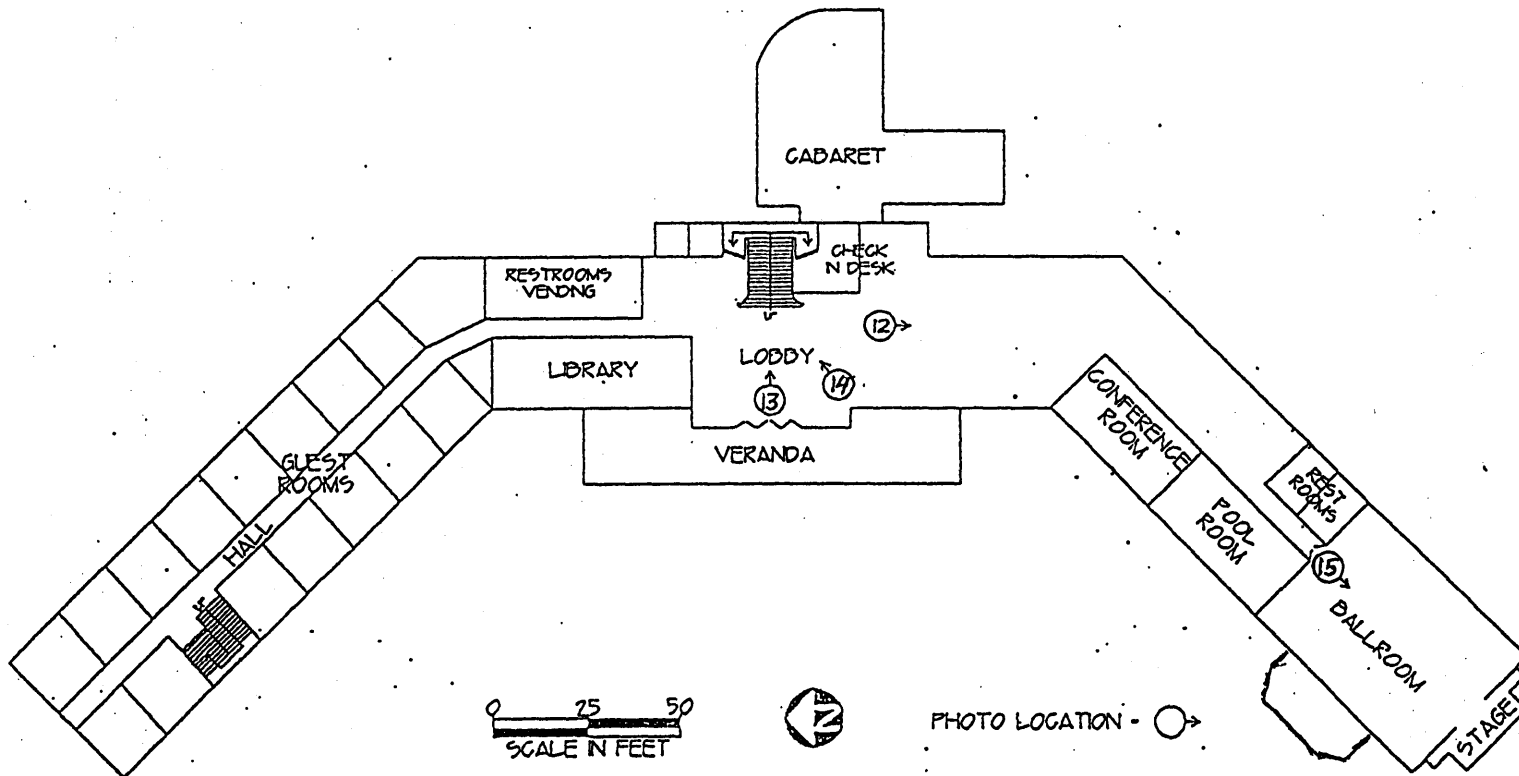


DAY STREET

KENILWORTH BOULEVARD



FIRST FLOOR PHOTO LOCATIONS
KENILWORTH LODGE, SEBRING, FL



SECOND FLOOR PHOTO LOCATIONS
KENILWORTH LODGE, SEBRING, FL

