

1912

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lake Eola Heights Historic District
other names/site number N/A 8OR 3227

2. Location

street & number Roughly Ridgewood & Hillcrest Sts., Magnolia & Hyer Aves not for publication N/A
city, town Orlando N/A vicinity
state Florida code FL county Orange code 095 zip code 32803

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>487</u>	<u>175</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>487</u>	<u>175</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Suzanne P. Walker Deputy SHPO 11/26/91
Signature of certifying official 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.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Patrick Andrus 1-16-92
 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

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single DwellingDomestic/Multiple DwellingReligious/ChurchEducation/School

Current Functions (enter categories from instructions)

Domestic/Single DwellingDomestic/Multiple DwellingReligious/ChurchEducation/School

7. Description

Architectural Classification

(enter categories from instructions)

No Style/Wood Frame VernacularBungalowColonial Revival

Materials (enter categories from instructions)

foundation Brick: Pierswalls Wood: Weatherboardroof Asphaltother Wood: Porch

Describe present and historic physical appearance.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1890-1940

Significant Dates

1890

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

See continuation sheet

9. Major Bibliographical References

See continuation sheet

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property 120 apprx. _____

UTM References

A

1	7
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4	6	3	1	0	0
---	---	---	---	---	---

3	1	5	8	3	4	0
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 Zone Easting Northing

C

1	7
---	---

4	6	4	3	6	0
---	---	---	---	---	---

3	1	5	7	5	2	0
---	---	---	---	---	---	---

B

1	7
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4	6	4	3	6	0
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3	1	5	8	3	4	0
---	---	---	---	---	---	---

 Zone Easting Northing

D

1	7
---	---

4	6	3	1	0	0
---	---	---	---	---	---

3	1	5	7	5	2	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

See continuation sheet

See continuation sheet

11. Form Prepared By

name/title W. Carl Shiver, Historic Sites Specialist
 organization Bureau of Historic Preservation date _____
 street & number 500 S. Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

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Description

Summary Description

The Lake Eola Heights Historic District is a primarily residential neighborhood composed of buildings erected between ca. 1890 and 1940 that occupies a 120 acre area immediately east of downtown Orlando, Florida. In addition to residences, the district contains a small number of religious and educational structures. A few of the historic residences have also been converted to professional offices. Most of the buildings in the district are small in scale and range in height from one to two and a half stories. Wood is the predominant building material; however, there are a number of masonry buildings in the neighborhood. The majority of the residences are wood frame vernacular structures, but the district also contains a few notable examples of houses executed in late nineteenth century and early twentieth century styles. The district comprises 662 buildings, of which 487 are contributing and 175 are noncontributing. Noncontributing buildings include those constructed after 1940 and those erected earlier that have been seriously altered.

Description of the Historic District

The Lake Eola Heights subdivision is found in Orlando, Florida, a city located in Central Florida and the seat of government for Orange County. Orlando is now a community with a population of almost 200,000 persons and is famous as the home of Disney World, Sea World, and a wide variety of other tourist and sports attractions. The city is located 54 miles southwest of Daytona Beach and 85 miles northeast of Tampa. Orlando's early development was related to the growth of the citrus industry and its development was spurred by the expansion of Florida's railroad network during the 1880s. Tourism and land speculation later contributed significantly to the growth of the community, most particularly in the last twenty years with the establishment of Disney World and other theme parks in the vicinity of the metropolitan area.

The 120 acre historic district lies one block north and east of Lake Eola, a 23 acre, natural body of water found immediately adjacent to the downtown business district. Because of its proximity to the commercial center of Orlando, the area immediately north of Lake Eola quickly developed in the 1890s as one of the favorite residential sections of the city for its middle class and well-to-do citizens. The district is one of

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Orlando's oldest and largest residential neighborhoods and contains a number of individually significant structures.

With its approximate geographical center at the intersection of Cathcart Avenue and Amelia Street, the district occupies all or part of 38 city blocks of varying sizes. The district is roughly bounded by Ridgewood and Hillcrest streets, and by Magnolia and Hyer avenues. State Road 50 (East Colonial Drive) and U.S. Highway 17/92 (North Mills Avenue) lie immediately north and east of the district. The proximity of those thoroughfares to the neighborhood--in conjunction with the dramatic expansion of Orlando over the last 25 years--has led to the demolition of historic buildings along the edges of the district and the construction of new ones, some of which are intrusive in scale and use of materials. Still, the neighborhood has maintained much of its identity and physical cohesiveness. The brick streets and avenues of Lake Eola Heights are lined with large shade trees, and the district contains all the elements of a comprehensive residential neighborhood: houses, churches, and schools.

The historic development of the Lake Eola Heights Historic District spans the period from approximately 1890--when the first extant building within the district boundaries was constructed--to 1940, just before the entry of America into World War II and on the eve of the imposition by the federal government of a moratorium throughout the United States on most civilian construction in order to conserve precious resources as the nation switched to a war economy. Lake Eola Heights developed as a patchwork of small subdivisions with no overall plan. This is reflected in the sizes, shapes, and distribution of the city blocks within the area. Some short, narrow streets in the district, like Broadway Court and Christor Place, are the focus of small compact subdivisions that were originally unrelated to the broader development of the surrounding areas.

Architectural Styles

The historic district contains numerous wood frame and masonry vernacular buildings. A small but significant number of the buildings, however, embody distinct architectural styles or stylistic features. Included among these are examples of Prairie School, Art Moderne, Bungalow, Colonial Revival, Mediterranean Revival, Classical Revival, and Gothic Revival style buildings. Although the two large school buildings in the neighborhood and

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some of the churches are fairly large in scale, most of the residential structures are rather small. Many houses are only one story in height, and even historic apartment buildings are seldom more than two stories.

Scattered throughout the district are green spaces that provide relief from the network of streets and the dense concentrations of buildings. Wood, brick, and stucco are common construction materials. Window treatments vary from original casement and double hung sash to replacement metal sash, awning, jalousie, and fixed windows. Although asphalt shingles serve as the roof surfacing for most houses, original pressed metal shingles, asbestos shingle, and V-crimp metal sheeting is found on a number of residences. The district has a distinct visual continuity that reflects a finite period of historical development and contributes to its sense of time and place.

Wood Frame Vernacular Houses

The majority of residences in the district are of wood frame vernacular construction. These range in height from one to two and a half stories and are scattered throughout the neighborhood. The buildings reflect a type of residential construction widely disseminated across the U.S. in the period after the Civil War to the beginning of World War I, approximately 1865-1915. The standardization of building materials and construction techniques promoted by industrial growth and the spread of the railroads had a pervasive influence over vernacular house design. Vernacular houses built during this period usually conform to about a half dozen basic types and plans, to which a variety of additions and embellishments (usually decorative millwork) could be added.

In the late nineteenth century, a number of large residences were erected north of Lake Eola. These first houses were often located in the midst of large plots of land surrounded by orange groves and separated from their neighbors by undeveloped property. The Samuel Robinson House at 419 North Magnolia Avenue (Photo 31) was originally one such structure. Although now separated from the district by a barrier of noncontributing structures, this ca. 1884 former residence was one of the first houses constructed in the Lake Eola Heights area. Now an elaborate Classical Revival style structure, the house was originally a simple Colonial Revival style building.

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The Granville Jernigan House at 513 East Livingston Street (Photo 27) is probably the oldest residence found within the boundaries of the historic district. The two-story wood frame vernacular house was erected about 1890, and although the building is unfortunately much altered, the basic plan and character of the residence is still evident in the upper story. In much better condition is the J.W. Starbuck House (photo 30), a large two-story residence at 615 East Livingston Street. This rather plain frame vernacular structure was erected about 1894, but was probably altered about 1905, when the original veranda was changed to include the rather curious bay that occupies the center of the main facade. The gazebo (now enclosed) that stands at the corner of the veranda was probably added during the same era.

One of the best examples of frame vernacular construction in the district is the residence at 423 East Amelia Street (Photo 10). Erected in 1923, the building is two and one half stories in height and is covered by a gable roof which is pierced by a large gable dormer. Craftsman influences employed on the residence include knee braces, exposed rafter ends, and slotted vents in the gable ends. The large veranda on the main facade has a hip roof with a front gable which defines the entrance to the residence. Small tripartite and paired Tuscan columns that rest on brick piers support the veranda roof. A large brick chimney pierces the center ridge of the roof and wood drop siding serves as the exterior wall fabric. Double hung sash windows with multiple lights in the upper sashes provide natural interior lighting for the house.

Masonry Vernacular Houses

A small number of buildings in the district are masonry vernacular. Most of these are either brick or concrete block construction. The latter is often characterized by a use of rough faced block that simulate rusticated stone, a construction material that was popular from the late nineteenth century to about 1930. The technique then died out and has never seen any serious revival. The residence at 527 North Broadway Avenue (photo 13) is a notable example of masonry vernacular using rusticated concrete block. Erected about 1911, the two-story house has an L-shaped plan and a cross gable roof. The building features a large gable on the main facade that shelters a three-bay integrated porch having narrow columns made from rusticated concrete blocks. The low second story in the transverse section

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of the house is constructed of wood and punctuated by wood casement windows, whereas the windows in the first story and in the dominant gable are 1/1 light double hung sash. The main roof is surfaced with terne metal shingles.

Bungalows

A few bungalows began to appear in Lake Eola Heights prior to World War I, but most of those now found in the area were constructed in the 1920s, and many good examples of bungalows are scattered throughout the district. The bungalow was among the most popular residential building types constructed in Florida from about 1915-1930. The American bungalow derives only its name from the bengala, a type of low house with porches in India that was used as wayside shelters by travelers during the nineteenth century. The earliest bungalows appeared in California in the 1890s, and its basic structural form is wholly American. The first bungalows were large seasonal residences designed for wealthy patrons by trained architects. By the turn of the century, however, publications like Bungalow Magazine and The Craftsman flooded the building market with plans for inexpensive bungalows.

The majority of bungalows constructed in Florida are the astylar "Craftsman" type that populate many residential neighborhoods in cities throughout the state. This structure is typically a one or one and a half story building with a low pitched gable or hip roof with wide eaves. Rafter ends tend to be exposed, and knee braces are commonly found in the gables. The porch is usually the most dominant feature of the bungalow and porch roofs are typically supported by tapered square columns that rest on massive masonry piers. The bungalow at 516 North Cathcart Avenue (Photo 20) was erected in 1923. Another example of an early bungalow in the district is the residence at 136 East Concord Street (Photo 26). Bungalows also adopted a wide variety of stylistic forms, the most popular being borrowed from Japanese architecture. Perhaps the finest example of this type of bungalow in the district is the one at 217 Amelia Street (Photo 15), which was built in 1923. The house shows the strong influence of Japanese architecture that had affected bungalow construction in California from ca. 1900 to the 1920s. The shallow pitched, sweeping roofs with curved rafter ends and brackets, and the use of rubble stone on the porch are hallmarks of the style. "Japanese" bungalows were uncommon in Florida, the majority of which were inspired by the Craftsman and Arts and

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Description

Crafts styles. Bungalows also adopted other styles, such as Swiss Chalet or Tudor.

Colonial Revival Houses

An important group of residences in the Lake Eola Heights Historic District embody Colonial Revival styling. Colonial Revival was the dominant style for American residential architecture during the first three decades of the twentieth century. In Florida, however, the popularity of the style during this period was eclipsed by the bungalow and by Mediterranean Revival style houses. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English architecture for references.

The Colonial Revival style house, popular in Orlando from about 1915 to 1940, was often a combination of various Colonial and Federal elements and contemporary uses of space and planning. The main source for the Colonial Revival was 18th century Georgian architecture, which emphasized a rectangular plan and a simple, symmetrical arrangement of details. Typical features are gable or hip roofs, dormers, windows with louvered blinds, plus classical details such as porch columns, Palladian windows, and classically enriched roof cornices. Doorways often feature fanlights or transoms and sidelights.

There are no fully developed examples of Colonial Revival architecture in the Lake Eola Heights Historic District, but numerous residences exhibit the basic characteristics of the style. One such example is the house at 203 East Amelia Street (photo 14). Erected about 1912, the building's architectural features include a steeply-pitched hip roof with four small gabled vents. A one-story veranda that embraces three sides of the building is supported by Tuscan columns that are connected by a simple stick balustrade. The entrance bay of the veranda is accented by a small and rather crude pediment. A somewhat better example of this simple adaptation of Colonial Revival forms is the house at 120 Concord Street (photo 25) which dates from the same era as the one above.

A more impressive and academically correct structure is the Dutch Colonial Revival style residence at 642 East Amelia Street (photo 19), constructed about 1925. The distinctive features of

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this building include a gambrel roof with large shed dormers at the front and rear of the house. A small, one-bay portico supported by Tuscan columns shelters the main entrance. The house also has a one-story wing, actually a partially enclosed screened porch at one end of the structure.

Among the best examples of Colonial Revival residential architecture in the district is the eclectic house at 538 North Broadway Avenue (photo 11) which also displays Italian Renaissance and Prairie features. The building has a symmetrical facade, a tiled hip roof, a hip dormer, and modillions beneath the boxed eaves. Constructed in 1926, the building is embellished with fanlights above the main entrance and also above the French doors that flank the entrance portico. There are also fanlights above the casement windows in the one-story extension found at the side of the building. The flat roofed portico is supported by paired Doric columns. Emphasizing the verticality of the building is a brick veneer wall that rises from the ground to the sill of the second story windows. The second story wall is covered with stucco.

Other Styles

Scattered throughout the district are residences, schools, and churches exhibiting a wide variety of styles including Mediterranean Revival, Prairie School, Classical Revival, Gothic Revival, and Moderne. Like the Colonial Revival houses, many of these buildings are distinguished by their eclecticism, usually borrowing decorative features from a variety of stylistic sources to produce a strangely individualistic result.

The Moderne style utilizes simple and streamlined forms. Buildings typically have an asymmetrical facade, flat roofs, smooth stucco on the exterior walls, and windows at the corners. Glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners are often used to emphasize the streamlined effect. The Louis Baum House at 537 Highland Avenue (photo 8), built in 1936, is one of Orlando's best examples of the Art Deco/Moderne style house. The corner windows with multiple lights, the integration of glass block in a solid plane, the flat roof, and minimal ornamentation found in this structure are hallmarks of the style. Part of the modern movement in the art and architecture of the 1930s, the Art Moderne style sought a complete break with traditional design, emphasizing futuristic concepts rather than invoking historical architectural

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Description

precedents. Art Moderne buildings in Florida were constructed mainly in the 1930s, and the style was applied mainly to commercial buildings and apartments rather than private residences.

A few buildings in the district reflect Mediterranean Revival styling. This eclectic style contains architectural elements derived from Spanish and Islamic precedents. Mediterranean Revival broadly encompasses the Mission, Moorish, Byzantine, and Spanish eclectic styles that became popular in Florida during the 1920s. A number of apartment buildings in the district exhibit Mediterranean Revival styling. One example is the Ridgewood Apartments, at 613 East Ridgewood Street (Photo 5), erected in 1925. The building combines textured stucco walls, tile roofs cantilevered from the wall surface, and a main roof parapet.

The St. James Cathedral School at 505 East Ridgewood Street (Photo 6) is among the best examples of Mediterranean Revival buildings in Lake Eola Heights. The school was constructed in 1928 and extends the length of the block between Cathcart Avenue and Hillman Street. Typical Mediterranean Revival features of the two-story building include stuccoed walls and a hip roof surfaced with barrel tile. Further defining the character of the building are three-story towers with tiled roof openings, and arched windows and doors. The central, arched entrance has an ashlar veneer surrounds and a keystone cartouche, above which rests a niche. Cast concrete string courses visually divide the building. Articulated friezes with scrollwork embellish second story windows, which are defined by attached columns with detailed capitals.

The house 305 East Amelia Street (Photo 16) is a good example of a Mediterranean Revival style in the historic district. Defining features of the building include a flat roof, stepped parapet with coping and scuppers, and rough textured stucco on the exterior walls. Constructed in 1924, the building has a small, arched entrance porch with a flat roof and a shaped parapet that supports false pents covered with barrel tile. Fanlights embellish window and door openings. A patio at the front of the residence is enclosed with a low parapet wall.

The best example of a Chicago/Prairie style residence in the vicinity of Lake Eola Heights now unfortunately lies just outside the historic district. The house (photo 1) at 108 Hillcrest Avenue was built in 1921 for L.M. Autey, who became mayor of

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Orlando in 1926. Designed by local architect Murray S. King, the building exhibits the features of the early Prairie style through its horizontal massing, low pitched hip roof, widely projecting eaves, and horizontal bands of windows. Tuscan columns, decorative cast concrete wall medallions, and dark bands of brick articulate the building. Inside the boundaries of the historic district, the Prairie School is represented by the former residence at 226 East Hillcrest Street (photo 3). The horizontal massing, shallow pitched hip roof with projecting eaves, and horizontal bands of windows mark this building as one of several fine adaptations of Prairie architecture found in Orlando. Many Florida architects adapted Colonial Revival and Mediterranean features to their creations.

A number of large churches were erected in the Lake Eola Heights area during the late 1920s, and these make the most complete use of academic stylistic details, particularly Gothic and Classical Revival ones. Reflecting Gothic Revival styling is the Trinity Lutheran Church at 139 East Livingston Street (Photo 7). Erected in 1926, the building has such typical Gothic features as a steeply-pitched gable roof with cross-gable transepts. The red brick walls are accented with cast concrete belt courses, door and window surrounds, ridge coping, and buttress caps. The facade of the church is embellished with a large rose window and a broad recessed blunt arch doorway. Other distinctive features are the battlemented bell tower, lancet windows and wall buttresses.

On the other hand, the Classical Revival Broadway United Methodist Church (photo 12) at 447 North Broadway Avenue is less academic in its architectural details, but still impressive in its monumentality. This Classical Revival style structure features a massive portico with colossal Ionic columns and pilasters in antis supporting a wide pediment to recall the architecture of ancient Greece and Rome. The main visual element of the 1926 building is the wide, low pediment supported by the Ionic columns. The portico is flanked by Tuscan pilasters which help to carry the entablature, which is plain except for a row of dentils beneath the cornice. Dentils are also found inside the frame created by the pediment. The first story of the church stands upon a high basement, in imitation of ancient Greek and Roman temples. An even more gigantic portico was used for the facade of Howard Middle School at 800 East Robinson Street (Photo 4), constructed in 1926. The central pavilion of Howard Middle School which dates from the same era as the churches, is also distinctively classical. The two-story portico is supported

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colossal Ionic columns which carry an unarticulated entablature topped by shaped parapet. A large cast stone cartouche embellishes the center of the parapet.

Noncontributing Buildings

Noncontributing buildings constitute less than 30 percent of the buildings in the Lake Eola Heights Historic District and include those constructed after 1940 and those erected during the historical period of significance that have lost their original physical integrity through later alterations. Typical of the recent noncontributing construction in the district is the two-story apartment building located at 129 East Amelia Street (photo 17) and the single family dwelling at 736 East Harwood Street (photo 18). Both buildings use materials and stylistic form that are atypical of the historic built environment of the district.

Conclusion

The historic buildings in the Lake Eola Heights Historic District were constructed between ca. 1890 and 1940. Although a handful of buildings date from the late nineteenth century, most of the structures in the district were constructed between 1905 and 1925. The platting of the area was largely complete by 1930, and few buildings were constructed between 1930 and 1940. Most of the buildings in the neighborhood are single family dwellings; however, a number of apartments and churches were constructed in the area as well. The district retains much of its original character, and the neighborhood is notable for the variety of the architectural styles represented in it. The buildings in the historic district provide an important link with Orlando's history and contribute to an understanding of the city's physical and cultural development.

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Photographs

Inventory Of Photographs

1. 108 E. Hillcrest St., Lake Eola Heights Historic District
2. Orlando, Florida
3. Sidney Johnston
4. 1990
5. Historic Property Associates
6. Front (North) Facade, Looking South
7. Photo No. 1 Of 31

(Numbers 2-5 are the same for the remaining photographs; also, "Lake Eola Heights Historic District" is the same for all photographs.)

1. 130 E. Hillcrest St.
6. Front (North) Facade, Looking South
7. Photo No. 2 Of 31

1. 226 E. Hillcrest St.
6. Front (North) Facade, Looking South
7. Photo No. 3 Of 31

1. Howard Middle School, 800 E. Robinson St.
6. Front (North) Facade, Looking South
7. Photo No. 4 Of 31

1. Ridgewood Apartments, 613 E. Ridgewood St.
6. Front (South) Facade, Looking North
7. Photo No. 5 Of 31

1. St. James Cathedral School, 505 E. Ridgewood St.
6. Front (South) Facade And E. Elevation, Looking Northwest
7. Photo No. 6 Of 31

1. Trinity Lutheran Church, 139 E. Livingston St.
6. Front (South) Facade, Looking North
7. Photo No. 7 Of 31

1. 537 North Highland Ave.
6. Front (West) Facade And North Elevation, Looking Southeast.
7. Photo No. 8 Of 31

1. Handy Pantry, 522 E. Amelia St.
6. Front (North) Facade, Looking South
7. Photo No. 9 Of 31

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Photographs

1. 423 E. Amelia St.
6. Front (South) Facade, Looking North
7. Photo No. 10 Of 31

1. 538 North Broadway Ave.
6. Front (East) Facade, Looking West
7. Photo No. 11 Of 31

1. Broadway United Methodist Church, 447 North Broadway Ave.
6. Front (West) Facade, Looking Northeast
7. Photo No. 12 Of 31

1. 527 North Broadway Ave.
6. Front (West) Facade, Looking East
7. Photo No. 13 Of 31

1. 203 E. Amelia St.
6. Front (South) Facade, Looking North
7. Photo No. 14 Of 31

1. 217 E. Amelia St.
6. Front (South) Facade, Looking North
7. Photo No. 15 Of 31

1. 305-309 E. Amelia St.
6. Front (South) Facade, Looking North
7. Photo No. 16 Of 31

1. 129 E. Amelia St.
6. Front (South) Facade, Looking North
7. Photo No. 17 Of 31

1. 736 E. Harwood St.
6. Front (North) Facade, Looking South
7. Photo No. 18 Of 31

1. 642 E. Amelia St.
6. Front (North) Facade, Looking Southeast
7. Photo No. 19 Of 31

1. 516 North Cathcart Ave.
6. Front (East) Facade, Looking West
7. Photo No. 20 Of 31

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Photographs

1. East Harwood St.
6. Harwood Street Looking West From Hyer Avenue
7. Photo No. 21 Of 31

1. East Ridgewood Street
6. 1000 Block Of Ridgewood Street, Looking Northeast
7. Photo No. 22 Of 31

1. East Livingston Street
6. 200 Block Of Livingston Street, Looking Northwest
7. Photo No. 23 Of 31

1. North Cathcart Avenue
6. North Cathcart Ave, Looking South From Concord Street
7. Photo No. 24 Of 31

1. 120 E. Concord St.
6. Front (North) Facade, Looking South
7. Photo No. 25 Of 31

1. 136 E. Concord St.
6. Front (North) Facade, Looking South
7. Photo No. 26 Of 31

1. 513 E. Livingston St.
6. Front (South) Facade, Looking Northwest
7. Photo No. 27 Of 31

1. 400 E. Concord St.
6. Front (North) Facade, Looking Southeast
7. Photo No. 28 Of 31

1. 635 E. Livingston St.
6. Front (South) Facade, Looking Northeast
7. Photo No. 29 Of 31

1. 615 E. Livingston St.
6. Front (South) Facade, Looking Northeast
7. Photo No. 30 Of 31

1. 419 North Magnolia Ave.
6. Front (West) Facade, Looking east
7. Photo No. 31 Of 31

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Building List

List of Contributing PropertiesEast Amelia Street

202
202 (rear)
203
203 (rear)
206
209
209 (rear)
212
217
217 (rear)
223-25
229
229 (rear)
302
302 (rear)
305-09
305-09 (rear)
310
310 (rear)
314
314 (rear)
318
318 (rear)
323
323 (rear)
403
411
411 (rear)
416-18
417
417 (rear)
420
420 (rear)
423
423 (rear)
500
500 (rear)
508
508 (rear)
511
518

East Amelia Street (cont.)

519
519 (rear)
522
523
523 (rear)
602
602 (rear)
606
612
612 (rear)
614
614 (rear)
620
620 (rear)
626-28
626-28 (rear)
632
632 (rear) 635
635 (rear)
638
639
639 (rear)
642
642 (rear)
646 (rear)
647
701-711
710
714
714 (rear)
715
715 (rear)
721
722
722 (rear)
723
803
803 (rear)
806
809
815

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Building List

East Amelia Street (cont.)

815 (rear)
819
823

North Broadway Avenue

329
330
334
339
340
340 (rear)
343
347
400
400 (rear)
410
414
415-17
415-17 (rear)
418
421
421 (rear)
436
447
511-13
514
515
515 (rear)
517
527
532
538
538 (rear)

Broadway Court

2
3
4
5
6
7
8

North Cathcart Avenue

335
338
342
412
512
512 (rear)
516
527
527 (rear)
528
531
531 (rear)
616

Christor Place

500
501
501 (rear)
504
505
505 (rear)
510
511
511 (rear)
512-14
515
515 (rear1)
515 (rear2)

East Concord Street

116
120
125
126
129
132
133
136
137
202
205
206

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209
212
212 (rear)
213
213 (rear)
216
216 (rear)
222
222 (rear)
228
229
305
305 (rear)
315
315 (rear)
323
400 (rear)
401-03
401-03 (rear)
409
409 (rear)
410
413
413 (rear)
415
415 (rear)
416
421
421 (rear)
500
501-05
501-05 (rear1)
501-05 (rear2)
501-05 (rear3)
504
510
511
514
518
522
522 (rear)East Concord Street (cont.)611
615
619
627
635
636
701
707
707 (rear)
708-10
711
714
715
717
717 (rear)
718
722
723
723 (rear)
724
806
806 (rear)
810
811
815
818North Eola Drive435
436
614
619North Geneva Place

530

East Harwood Street303
307
307 (rear)
315

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404
408-10
412
505-07
505-07 (rear)
509
509 (rear)
512
513
517
521
521 (rear)
522
601-03
601-603 (rear)
607-09
612
612 (rear)
615
615 (rear)
617
617 (rear)
618
619
622
629-31
633
700
709
710
710 (rear1)
710 (rear2)
718
718 (rear)
803
803 (rear)
805
805 (rear)
808
808 (rear)
809
812
818East Harwood Street (cont.)822

Hibiscus Court

128
133
137
200
201
204
205
206
225
225 (rear)
226North Highland Avenue409
413-15
424
428
432
440
441
441 (rear)
443
515
523
525
537
608-10East Hillcrest Street226
226 (rear)
232
400
400 (rear)
416
420

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Building List

East Hillcrest Street (cont.)

East Livingston Street (cont.)

506
506 (rear)
508
508 (rear)
602
606
606 (rear)
608
621
625
631
641
644
645
645 (rear)
701
701 (rear1)
701 (rear2)
702
702 (rear)
706
712
720
720 (rear)

203
207
215
215 (rear)
219
219 (rear)
303
307
307 (rear)
311
311 (rear)
315
317
317 (rear)
318
324
405
405 (rear)
410
411
411 (rear)
415
500
508
512
513-517

North Hillman Street

321
336
341
346
346 (rear)

603
607
614
615
615 (rear)
620
625
625 (rear)

North Hyer Avenue

326
334
349

626
629
629 (rear)
632
632 (rear)
641

East Livingston Street

139

642
642 (rear)
647
705

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Building List

East Livingston Street (cont.)710
711
711 (rear)
715
715 (rear)
719
719 (rear)
723
725
725 (rear)
800
800 (rear)
808
812
813
1001North Magnolia Avenue529
537Mount Vernon Street723
811
815
815 (rear)
819
819 (rear)East Ridgewood Street412
505
505 (rear)
601
613
613 (rear)
619
625
629East Ridgewood Street (cont.)629 (rear)
633
637
641
641 (rear)
642
645
645 (rear)
646
701
701 (rear)
711
723
781
809
815
823
1005
1011
1011 (rear)
1017
1023
1107
1109
1115
1115 (rear)East Robinson Street800
800 (rear 1)
800 (rear 2)
800 (rear 3)Ruth Lane413
414
414 (rear)
417
417 (rear)
420
420 (rear)
421

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Building List

North Ruth Lane (cont.)

421 (rear)
423-25
423-25 (rear)
424
429
429 (rear)
433

North Summerlin Avenue

413
510
514
516
516 (rear)
517
517 (rear)
526
526 (rear)
533
533 (rear)
534
534 (rear)
535
538
543-45
543-45 (rear)
611
614
618

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Continuation Sheet

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Building List

Non-contributing Buildings

East Amelia Street

218
218 (rear)
235
306
311-13
317-19
407
501
504
512
512 (rear)
515
515 (rear)
601-03
601-03 (rear)
611
617-23
617-23 (rear)
646
700-02
704-06
716
805
806 (rear)
823 (rear)

Broadway Avenue

329 (rear A)
329 (rear B)
409
414 (rear)
429
436 (rear)
520
528
621

North Cathcart Avenue

415

North Cathcart Avenue

515
516 (rear)
517-19
614
614 (rear A)
614 (rear B)
618
621

East Concord Street

112-114
201-03
223
230
309
309 (rear)
420
515
519
523
602
603-07
603-07 (rear A)
603-07 (rear B)
608
620
641
645
706
807-09
811 (rear)
812-14
818 (rear)

North Eola Drive

609
620

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Building List

East Harwood Street

303 (rear)
306
306 (rear)
310
310 (rear)
314
317
317 (rear)
416
501
604-06
626
630
634
634 (rear)
637
642-44
646
704
704 (rear)
707
711-15
719
719 (rear)
736
806
806 (rear)
818 (rear)

Hibiscus Court

200 (rear)
209-11
214
214 (rear)
215-17
218

North Highland Avenue

410
420
420 (rear)
506-08

North Highland Avenue

512
512 (rear)
521
529
608-10 (rear)

East Hillcrest Street

422-26
422-26 (rear)
514
516
520
618
630

North Hillman Street

338
338 (rear)

North Hyer Avenue

408

East Livingston Street

139 (rear A)
139 (rear B)
139 (rear C)
139 (rear D)
410 (rear)
417
500 (rear A)
500 (rear B)
501
519
616
619
635
646
701
701 (rear)
706

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Building List

East Livingston Street (cont.)

710 (rear)
712-14
712-14 (rear)
718
720
720 (rear)
806
807
808 (rear)
809
816
817
820
821

North Summerlin Avenue (cont.)

436
436 (rear)
513
521
610

East Mount Vernon Street

711
719
807

East Ridgewood Street

621
642 (rear)
707-09
711 (rear)
715
715 (rear)
723 (rear)
781 (rear)

North Ruth Lane

437

North Summerlin Avenue

341
345
408
408 (rear)
412-14
412-14 (rear)

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Significance

Summary Statement

The Lake Eola Heights Historic District is locally significant under criterion C in the areas of Architecture and Community Planning and Development. The residential district was the first such suburb founded in the northeast quadrant of the city of Orlando, and its establishment marked the period when the community began to change from a small, agriculture based village to an urban center whose economy was based on rail transportation, tourism, and a wide variety of commercial activities. Although the neighborhood developed between c. 1890 and 1940 as a patchwork of small subdivisions, it now has a visual cohesiveness that unites the area into a single district having clearly distinguishable boundaries. The Lake Eola district is among the largest continuous historic residential neighborhoods in Orlando and contains a wide range of styles and types of residential architecture that were popular in the late nineteenth and early twentieth centuries. The district also contains apartment buildings, churches, and a large school that contribute to its historic character.

Historical ContextEarly Development of the Lake Eola Heights Historic District:
1890-1919

The city of Orlando was founded in 1857 as a small settlement serving the basic needs of the surrounding homesteads and farms. Its economy was based on cattle and cotton, and the village was largely isolated from the outside world because of a lack of transportation facilities. Florida's railroad network would not begin development until after the Civil War; the community lay well inland from the Atlantic coast, and there was no river nearby. The nearest major transportation center was at Sanford--the southern steamboat terminus of the St. Johns River--some thirty miles to the northeast. When it was incorporated in 1875, the population of Orlando was still only 85, and the town limits occupied just one square mile. The built-up section of the village itself employed only a fraction of that area.

In 1880, the South Florida Railroad joined Orlando with the outside world and in less than two decades changed the town from little more than a wagon crossroads to a burgeoning metropolis. Orlando experienced a period of phenomenal growth between 1880 and 1890 that by the end of the decade had produced a thriving

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Significance

town with a population of 2,856. Due to its central location in the state, Orlando emerged as an important commercial center, serving the surrounding agricultural lands--particularly the large new citrus operations that had grown up in response to the coming of the railroad--by providing the financial backing and physical supplies for the development of large tracts of formerly unoccupied property. The economy of Orlando was still very much rooted in activities related to agriculture, but the railroad also brought settlers and visitors to the area who were interested in that part of Central Florida as a tourist destination.

As residential construction began to leave the downtown area during the 1880s, it began to concentrate around the many lakes that cover the landscape around Orlando like a patchwork quilt. In the 1880s, houses began to appear in the vicinity of Lake Eola which is located immediately northeast of the downtown commercial district. Despite its close proximity to the business center, the first houses built to the north of Lake Eola were associated with citrus groves, and construction tended to be sparse with large tracts of undeveloped land being left between structures. In spite of its rural character, a number of Orlando's most prominent citizens began to build their homes in the new subdivision because of the attractiveness of the area.

By 1905, the pace of residential building construction quickened, resulting in significant development north of Lake Eola, and over the next decade many small subdivisions were carved from the larger original tracts. The Lake Eola (1914) and Eola Heights (1919) subdivisions were typical of that period, incorporating only one or two blocks of real estate. The same period saw significant improvements being made to the city's electric, water, and sewer systems. Brick paved streets began to appear in Lake Eola Heights about 1915 and helped speed development of the neighborhood. Oak trees planted in the late nineteenth century began to form a canopy over many streets in the district as the years passed (Photos 21-24). The accelerated creation of new subdivisions began to use up substantial parcels of undeveloped land, giving the area a sense of visual and physical continuity. The population of Orlando had reached nearly 4,000 by 1910, substantially increasing the demand for lots on which to build new housing. By 1920 Orlando had become a city of some consequence with a population of nearly 10,000 permanent residents.

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Significance

Lake Eola Heights During the Florida Boom, 1920-1926

During the 1920s, the United States entered a period of enthusiastic economic expansion. The 1920s were also a period of progressive government in Florida. The construction of new highways took place throughout the state and the state government took a leading role in the improvement of Florida's schools and other public works. Reliable highways brought waves of new, middle class tourists who for the first time were experiencing the freedom given them by owning an automobile. Many visitors decided to relocate permanently in Florida initiating a real estate boom in 1921 that quickly spread the length of the peninsula.

The boom began in South Florida, almost overnight transforming the city of Miami from a primitive village to a thriving metropolis. The boom spread then northward, focusing particularly in the coastal communities; however, no part of the state completely escaped the fever to invest in developable property. In virtually every city and town new subdivisions were platted and lots sold and resold for quick profits. Orlando keenly felt the effects of the boom. The city's population trebled in size from just under 10,000 in the early 1920s to more than 27,000 by 1930. Old commercial buildings were demolished and new ones erected in the downtown commercial center, and even some of original houses in the Lake Eola residential district were pulled down to make way for more modern ones. A substantial amount of construction occurred near Lake Eola during the 1920s. Between 1920 and 1927, approximately fifteen new subdivisions were created north of the lake, and lots formerly left undeveloped in the many contiguous subdivisions were filled in with new construction.

Florida's speculative land bubble began to deflate in August of 1925, and land sales began to decline dramatically by the end of the year. Bankers and businessmen throughout Florida began to dispose of unwanted property at cut rate prices in an attempt to salvage at least some of their financial investment. Newspapers suggested fraud in land sales. In 1926, forty Florida banks collapsed and real estate values began to decline precipitously statewide, making most undeveloped property worthless. Devastating hurricanes in 1926 and 1928 squashed the hopes of the investors who remained hopeful of a revival in the real estate market.

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Significance

Depression Era Construction: 1930-1940

The experience of Florida during the Great Depression decade differed little from that of the rest of the country. Between 1929 and 1933 many banks collapsed. Investments fell and annual income per capita declined. The tourist industry continued to provide some employment to the state's residents and indirectly supported other businesses. Middle class tourism actually increased as the Depression continued, as Americans took to the road, driving on highways constructed as part of government relief programs. Florida communities in their path experienced some new growth, and tourism actually picked up in the 1930s as New Deal programs with shorter work weeks and enforced vacation time came into effect.

Construction in Lake Eola Heights slowed after 1926 and declined steadily with the beginning of the Great Depression in 1929. However, construction did not cease completely, and houses continued to be erected until about 1940. In 1941, the U.S. government imposed a moratorium on new construction, because the war in Europe and Asia--although America was not yet directly involved--made it necessary to conserve domestic resources. In any case, a large portion of the land available for new construction in the Lake Eola Heights area had already been used up by 1940.

Architectural Significance

Although Orlando boasts more historic residential neighborhoods than many other Florida cities, the Lake Eola Heights is the largest and most well defined neighborhood in the community. Individual structures in the Lake Lucerne and Lake Cherokee areas equal those in Lake Eola Heights in age and magnificence, but both of those areas are smaller, and the Lake Lucerne area has been badly damaged by highway construction that spoiled its original ambience. The other neighborhoods that cluster around Orlando's many lakes got a later start and have less continuity of historic fabric than is found in Lake Eola Heights.

The Lake Eola Heights Historic District is locally significant in the area of architecture. Numerous examples of domestic styles and types of architecture are represented in the district, including frame vernacular, Colonial Revival, Classical

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Significance

Revival, Mediterranean Revival and Bungalow. The district also has some notable examples of Prairie style and Art Moderne residences, and some buildings in the district meet the criteria for individual listing in the National Register in the area of architectural significance. The district also contains a number of churches and other non-residential buildings that contribute significantly to the historic and visual character of the district. Intrusions have been made into the district by modern, non-conforming construction, and a number of historic buildings have been marred by unsympathetic alterations. Most of the damage, however, has so far been confined to the borders of the district and concentrated local efforts are being made by the city government of Orlando and private preservation groups to maintain and, in some instances, restore the historic character of the neighborhood.

Significance in Community Planning and Development

Although the Lake Eola Heights neighborhood did not grow from a single, unified plan, the character of the neighborhood does illustrate just how most residential neighborhoods in Florida did develop during the period from about 1900 to 1930. Residential development rested, for the most part, in the hands of small entrepreneurs who formulated small subdivisions out of larger established plats. These "re-subdivisions" took into account the sporadic nature of residential and commercial growth in Florida, which was often at the mercy dramatic changes in local economies, depending on the health of the citrus industry, a restructuring of transportation facilities, and the variable success communities had in acquiring a share of the ever-increasing tourist market, with the expansion of the railroad and highway network after World War I. Most residential neighborhoods in Florida developed as small, usually contiguous units that exploited the natural attractiveness of the area and its proximity to goods and services in the business area without undue risk to investors seeking a profit on selling real estate. Often, a number of the small subdivisions in a given location were initiated by the same property owner or investment firm, who created these "replats" out of a much larger tract of land that they already owned. The physical and visual character of the Lake Eola Heights Historic District well demonstrates this practice.

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Boundary Description & Justification

Verbal Boundary Description

Begin at the northwest corner of Jefferson Street and North Hyer Avenue and run north along the west curb line of Hyer Avenue to the northwest corner of Ridgewood Street and Hyer Avenue, then run east along the north side of Ridgewood Street to a point parallel with the east property line of 1115 Ridgewood Street, then run north along said line to the north property line of 1115 Ridgewood Street, then run west along the north property lines of the buildings fronting on the north side of Ridgewood Street to the point said line meets the east property line of 1001 East Livingston Street, then run north along said property line to the south curb line of Livingston Street, then run west along said curb line to the southwest corner of the intersection of East Livingston Street and North Hyer Avenue, then run north along the west curb line of North Hyer Avenue to the northwest corner of Hyer Avenue and East Harwood Street, then run west along the north curb line of Harwood Street to a point parallel with the east property line of 809 East Harwood Street, then run north along said line to the north line of the property, then run west along the north property line to the east property line of 806 East Amelia Street, then run north along said line to the north curb line of East Amelia Street,

then run east along said curb line to the northwest corner of the intersection of East Amelia Street and North Hyer Avenue, then run north along the west curb line of North Hyer Avenue to a point parallel with the north property line of 923 East Amelia Street, then run west along the north property lines of the buildings fronting on the north side of East Amelia Street to the east property line of 513 North Summerlin Avenue, then run north along the east property lines of the buildings fronting on the east side of North Summerlin Avenue to the north curb line of Mt. Vernon Street, then run east along the north curb line of Mt. Vernon Street to the northwest corner of Mt. Vernon Street and North Hyer Avenue, then run north along the west curb line of Hyer Avenue to the southwest corner of the intersection of Hyer Avenue and East Concord Street, then run west along the south curb line of East Concord Street to a point parallel with the east property line of 815 East Concord Street, then run north along said line to the north property line of 815 East Concord Street, then run west along the north property lines of the buildings fronting on the north side of East Concord Street to the east property line of 720 Hillcrest Street, then run north along said line to the south curb line of Hillcrest Street,

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Boundary Description & Justification

then run west along the south curb line of Hillcrest Street to a point parallel with the east property line of 701 Hillcrest Street, then run north along said line to the north property line of 701 Hillcrest Street, then run west along said line and continue along the north property lines of the buildings fronting on the north side of Hillcrest Street to the west property line of 621 Hillcrest Street, then run south along said line to the south curb line of Hillcrest Street, then run west along said curb line to the southeast corner of the intersection of Hillcrest Street and Broadway Avenue, then run south along the east curb line of Broadway Avenue to a point parallel with the north property line of 323 East Concord Street, then run west along said line and continue along the north property lines of the buildings fronting on the north side of East Concord Street to the west curb line of Highland Avenue, then run north along the west curb line of Highland Avenue to the southwest corner of Highland Avenue and Hillcrest Street, then run west along the south curb line of Hillcrest Street to a point parallel with the west property line of 236 Hillcrest Street, then run south along said line to the north property line of 223 East Concord Street, then run west along the north property lines of the buildings fronting on the north side of East Concord Street to the west property line of 125 East Concord Street,

then run south along said line to the south curb line of East Concord Street, then run west along said curb line to the southwest corner of the intersection of Concord Street and Magnolia Avenue, then run south along the east curb line of Magnolia Avenue to a point parallel with the south property line of 529 Magnolia Avenue, then run east along said line and continue south of 330 Geneva Place and north of 121-125 and 129 Hibiscus Court to the west property line of 133 Hibiscus Court, then run south along said line to the south curb line of Hibiscus Court, then run east along said line to a point parallel with the west property line of 200 Hibiscus Court, then run south along said line and continue along the west property line of 203 East Amelia Street to the north curb line of Amelia Street, then run east along said curb line to a point parallel with the east curb line of Ruth Lane, then run south along the east curb line of Ruth Lane to a point parallel with the north property line of 424 Ruth Lane, then run south along the west property lines of 424, 420, and 414 Ruth Lane to the south property line of 414 Ruth Lane,

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Boundary Description & Justification

then run east along the south property line of 414 Ruth Lane to the west property line of 139 East Livingston Street, then run south along the west property line of 139 East Livingston Street to the north curb line of East Livingston Street, then run east along said curb line to a point parallel with the west property line of 318 East Livingston Street, then run south along said line to the south property line of 318 East Livingston Street, then run east along said line and continue to the west curb line of Hillman Street, then run south along said curb line to a point parallel with the south property line of 321 Hillman Street, then run east along said line to the east property line of 321 Hillman Street, then run north along said line to the north curb line of Ridgewood Street, then run east along said curb line to a point parallel with the west property line of 642 Ridgewood Street, then run south along said line to the south property line of 642 Ridgewood Street, then run east along said line to the east curb line of North Summerlin Avenue, then run south along said curb line to the intersection of Jefferson Street, then run east along the north curb line of Jefferson Street to the northwest corner of the intersection of Jefferson Street and North Hyer Avenue, the point of beginning.

Boundary Justification

The boundaries of the Lake Eola Heights Historic District encompass a significant concentration of residential structures constructed between 1884 and 1940. These resources are associated with the early suburban development of Orlando, and they are located in an area designated primarily for residential use during the period of historic development. The boundaries are defined and further justified by the location of the downtown commercial area on the south and west and by the traffic arteries--Magnolia Avenue, Colonial Drive, and Mills Avenue--that visually and physically establish the limits of the district. Lake Eola to the south of the district also forms a natural geographical boundary of the area.