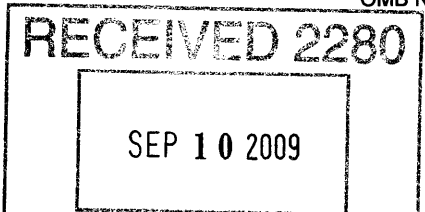


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



844

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 ROSEMERE HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Roughly by E Harvard St, N Orange Av, Cornell Av & E Vanderbilt St N/A  not for publication

city or town Orlando N/A  vicinity

state FLORIDA code FL county Orange code 095 zip code 32804

3. State/Federal Agency Certification

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

Barbara C. Mattick / Interim SHPO 9/2/2009  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall  
Signature of the Keeper

\_\_\_\_\_  
Date of Action 10-21-09

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	
51	13	buildings
0	0	sites
0	0	structures
0	0	objects
51	13	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

DOMESTIC/Secondary Structure \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling \_\_\_\_\_

DOMESTIC/Multiple Dwelling \_\_\_\_\_

DOMESTIC/Secondary Structure \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Frame Vernacular \_\_\_\_\_

NO STYLE/Masonry Vernacular \_\_\_\_\_

LATE 19TH & EARLY 20TH CENTURY AMERICAN \_\_\_\_\_

MOVEMENTS/See Section 7, Page 1 \_\_\_\_\_

Materials

(Enter categories from instructions)

foundation Concrete \_\_\_\_\_

walls Wood \_\_\_\_\_

Stucco \_\_\_\_\_

roof Composition Shingles \_\_\_\_\_

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 #
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1918-1956

Significant Dates

1918

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

**10. Geographical Data**Acreage of Property 12 apprx**UTM References**

(Place additional references on a continuation sheet.)

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

 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 Amy Streehman, Architectural Historian/Carl Shiver, Historic Preservationistorganization Bureau of Historic Preservation date August 2009street & number 500 South Bronough Street telephone (850) 245-6333city 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 &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

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**ARCHITECTURAL STYLES**

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival, Mission Revival, Tudor Revival, French Eclectic

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow, American Foursquare, Minimal Traditional

**SUMMARY PARAGRAPH**

The Rosemere Historic District is small residential neighborhood in Orlando, Florida, that is part of the much larger College Park neighborhood located immediately north of the downtown business center. The district consists of both single and multi-family dwellings and encompasses approximately 12 acres and contains 48 primary and 13 secondary buildings. Of these, 39 primary and 12 secondary buildings contribute to the historic character of the area while 8 primary buildings and 5 secondary buildings are considered noncontributing. The contributing buildings represent 79 percent of the total in the district, while the noncontributing buildings comprise 21 percent. The majority of the contributing buildings in the district are constructed of wood, but there are also some masonry examples, and both types of construction represent stylistic trends associated with the first half of the twentieth century. All of the noncontributing buildings are less than fifty years old and, therefore, do not meet age requirements to be considered eligible for inclusion in the National Register.

Architectural styles represented in the district include Bungalow, American Foursquare, Minimal Traditional, Colonial Revival, Dutch-Colonial Revival, Mission, Tudor Revival, Ranch, and Modern Movement. The contributing buildings were constructed between 1918 and 1956, and range in height from one to two stories, and generally exhibit good levels of integrity.

**SETTING**

The Rosemere Historic District is located north of downtown Orlando in the College Park neighborhood. It is bounded by North Orange Avenue on the east, The north side of East Harvard Street on the north, Cornell Avenue and Interstate Highway 4 on the west and the south side of East Vanderbilt Street on the south. The district was separated from the rest of College Park in the 1960s with the construction of I-4 on the western side of the district. The district is bounded on the east side by the major commercial thoroughfare of Orange Avenue. The section of Orange Avenue bordering the district contains small commercial businesses including many antique stores, music stores, and restaurants. Princeton Street is located just north of the Rosemere Historic District and also contains mainly commercial buildings, as does East New Hampshire Street south of the district. Despite being surrounded by major transportation and commercial arteries, Rosemere Historic District

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

---

retains its identity as a residential neighborhood and maintains its historic ties to the College Park neighborhood.

**PHYSICAL DESCRIPTION**

The district consists of three streets, East Harvard Street (Photo 1), East Yale Street (Photo 2), and East Vanderbilt Street (Photo 3), all of which run in an east-west direction. The Rosemere Historic District is approximately one city block wide between Orange Avenue and Cornell Avenue which run north-south. It includes both sides of East Harvard Street, East Yale Street, and East Vanderbilt Street minus several parcels on the south side of the west end of East Yale Street that contains several non-historic apartments, and all of the properties fronting the east side of North Orange Avenue. The neighborhood is a part of a simple grid that continues on the western side of I-4 in the North Lake Ivanhoe Historic District, also part of the College Park Neighborhood. The lots in the Rosemere Historic District measure mainly 50 feet by 120 feet, but some residences are situated on what was originally more than one lot. Each street has been paved with historic red brick pavers and in some places retain their original granite curb stones. Sidewalks within the neighborhood are concrete. Many of these streets feature mature live oaks that create canopies over the streets in places.

The district is characterized by one and two-story single family homes with several duplexes and multi-family dwellings mixed in. There are several large two-story non-historic apartment buildings on the south side of East Yale Street that have been excluded from the boundaries of this district. The northern half of the district, including both sides of East Harvard Street and the north side of East Yale Street, contains houses built in the Boom Period of the 1920s with some 1940s and 1950s infill. East Vanderbilt Street on the southern end of the district contains mostly 1940s and 1950s architecture with two earlier houses, one being the former private residence of Walter Rose. The Rosemere Historic District retains the majority of its historic buildings and historic physical integrity. The district maintains a contiguous neighborhood "feel." Most houses are in good to excellent condition.

**ARCHITECTURAL STYLES**

The Rosemere Historic District represents building types and styles popular from the 1920s through the 1950s. This includes various early twentieth century revivals and Bungalow residences. Many buildings have a recognizable style, although some are vernacular. The majority of buildings in the district are single-family residences, however there are several duplexes mixed in. The homes are all one or two stories in height and constructed of concrete block, brick, or wood frame.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

---

**Bungalow**

There are seven Bungalow style buildings in the district, all of which were constructed during the 1920s. A good example of the type is the residence located at 215 East Harvard (Photo 4), constructed c. 1924. This residence has multiple front-facing gables, one of which shelters a full-width porch. The porch is supported by large columns set on brick piers. Ornamentation on this building, as on most Bungalows in the district, consists of wood door and window surrounds, exposed rafter tails in the eaves, and vents under the ridge of the gable roof. Another example is located at 300 East Harvard Street (Photo 5), which was constructed c. 1921.

**American Foursquare**

Three of the buildings in the Rosemere Historic District are American Foursquare. A representative of this form is located at 220 East Harvard Street (Photo 6), erected c. 1939. Like the other Foursquare examples in the district, this house is two-story, nearly square in plan as the name suggests, and covered with a pyramidal hipped roof. This house also features an attached porte-cochere and enclosed porch, while most of the other Foursquare residences in the district have only a simple portico. Like the Bungalow houses, the American Foursquare residences exhibit wide overhanging eaves, battered columns, and wood double-hung sash windows with multiple lights over a single pane.

**Frame Vernacular**

A total of nine homes in the Rosemere Historic District may be classified as Frame Vernacular in style. The house located at 208 East Harvard Street (Photo 7), constructed c. 1926, is an example of the Frame Vernacular style. This building, like the others in the district, is largely unadorned except for some minor detailing, usually focused around the porch. This building is unusual in that the porch is located on the side elevation rather than the main facade. Ornamentation consists of wood window surrounds, arched vents under the gables, and shutters. Another Frame Vernacular home found at 226 East Harvard Street (Photo 8), constructed c. 1921, follows the same pattern of being simply ornamented with a gable roof and portico.

**Masonry Vernacular**

Ten homes in the district are considered Masonry Vernacular in style. An example of Masonry Vernacular architecture is located at 314 East Harvard Street (Photo 9), erected c. 1955. This house is constructed of simple concrete blocks and is topped by a hipped roof. The building is rectangular in plan and the only exterior ornamentation is concrete sills under the windows. Some other Masonry Vernacular buildings in the district are constructed of concrete brick, such as the one at 317 East Vanderbilt Street (Photo 10), constructed c. 1956, and are similar in their lack of ornamentation.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 4

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

---

**Minimal Traditional**

There are six Minimal Traditional residences in the Rosemere Historic District. The house located at 307 East Harvard Street (Photo 11), built c. 1940, and the one at 201 East Vanderbilt Street (Photo 12), constructed c. 1949, are examples of the Minimal Traditional style of architecture. The Minimal Traditional style became the dominant single-family housing style of the mid-1940s and early 1950s as is demonstrated in this district by the high ratio of examples compared to other styles. The house at 307 East Harvard Street is wood frame with weatherboard siding, although many other examples in the neighborhood are concrete block covered with a brick veneer or stucco such as 201 East Vanderbilt Street. The main massing of the house is covered with a side gable roof and there is a protruding bay with a front-facing gable on one end. Another feature found on this house that is common to the other Minimal Traditional houses in the district is the presence of paired and/or ribbon windows.

**Mission**

One Mission style home is found in the Rosemere Historic District. This house, located at 315 East Vanderbilt Street (Photo 13) was constructed c. 1955, much later than most Mission style houses;<sup>1</sup> however, the home exhibits many of the same features of the earlier homes. This home has a flat roof with a semicircular parapet over a protruding bay. There is a tiled shed roof off of that bay that covers a portico with an arched doorway. The house is covered with stucco and has coping along the top of the parapet. The building also features some decorative inlaid tile on the facade.

**Tudor Revival**

The house at 217 East Yale Street (Photo 14), constructed c. 1928, is the only example of the Tudor Revival style in the district. It is identified by its side-gabled roof, with a prominent steeply pitched front-facing gable. The main entrance is embellished by an arched opening. This particular house combines the Tudor Style with features indicative of the Bungalow style as well. The walls are covered with wood, and there are wood window surrounds. Windows are 3/1-light found in pairs or as ribbon windows.

**French Eclectic**

The architectural focal point in the Rosemere Historic District is 226 East Vanderbilt Street (Photo 15), the home Walter Rose, the subdivision's developer, had built in 1923. The building exhibits some features common to the French Eclectic style. The most telling feature of French Eclectic is its roof. It is steeply pitched, hipped, and the eaves are often flared. This style may be either symmetrical and quite formal, or asymmetrical and

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<sup>1</sup> Orange County Property Appraiser, the house does not appear on the 1951 edition of the Sanborn Maps.



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 5

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

somewhat rambling as are many French farmhouses. This large house has a complex roofline with a full width shed dormer on the west side, a jerkin head on the east side, and a gable extension on the north facade. The majority of windows are six-pane wood casement windows; however, there are several sets of wood double-hung-sash windows on the front. There are two sets of French Doors leading from the front patio into the house. There is a porte-cochere on the east side with square fluted columns. A Neoclassical door surround is found on the front main entry. The style mimics both residential French and English Tudor house, as well as combining features of other styles popular in the United States at the time.

**Colonial Revival**

There are four buildings in the Rosemere Historic District constructed in the Colonial Revival style, one of which exhibits the Dutch Colonial Revival style. The house located at 216 East Vanderbilt (Photo 16), constructed c. 1940, is an example of the Colonial Revival style found in the district. The house is a two-story side gabled wood frame house. It has tripartite massing and is bilaterally symmetrical. There is a classically inspired door surround on the front entrance. The house located at 213 East Vanderbilt Street (Photo 17), constructed c. 1925, is the only Dutch Colonial Revival building in the district. This house exhibits the gambrel roof that is a defining feature of this variation of Colonial Revival residences. This house has a nearly full-width shed dormer on the front pitch of the roof.

**Ranch Style**

The house at East 307 Vanderbilt Street (Photo 18), constructed c. 1948, is one example of the many variations of the Ranch style. The building has an irregular ground plan, a long street facade, an intersecting gable roof covered with composition shingles, and gable ends featuring wood lapped siding. The fenestration is 1/1-light, double-hung wood sash windows. The two-vehicle attached carport provides access to the incised porch which leads to the main entrance at the side of a projecting central bay. The bay has a plate glass "picture window" that is flanked by 1/1-light double-hung wood sash windows, all of which are sheltered by a wooden awning. The bedroom wing at the west end of the house has a bow window facing the street.

**NONCONTRIBUTING BUILDINGS**

There are thirteen noncontributing buildings, which comprise 23% of the total buildings in the district. Despite their noncontributing status, most of these building match the scale, massing, and setback of the contributing buildings. All of the noncontributing buildings were constructed between 1964 and 2005 and, therefore, date well after the period of significance for the Rosemere Historic District. Although the majority of the these buildings, like the one at 308 East Harvard Street (Photo 19) are of Masonry Vernacular construction, others, like the Neo-Colonial style house at 227 East Yale Street (Photo 20), attempt to reproduce revival styles that

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 6

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
DESCRIPTION

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were popular in the 1910s and 1920s. More spectacular are the pair of Neo-Mediterranean Revival apartment buildings at 306 (Photo 21) and 310 East Vanderbilt Street constructed c. 2005.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 7

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
BUILDING LIST

**CONTRIBUTING BUILDINGS**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF#</u>
<b><u>East Harvard Street</u></b>				
204	Residential	Minimal Traditional	c. 1948	8OR8367
205	Residential	Bungalow	c. 1927	8OR8368
208	Residential	Frame Vernacular	c. 1940	8OR8369
209	Residential	Bungalow	c. 1926	8OR8370
209A	Outbuilding	Frame Vernacular	c. 1926	
215	Residential	Bungalow	c. 1924	8OR8371
215A	Garage	Frame Vernacular	c. 1924	
219	Residential	Colonial Revival	c. 1948	8OR8372
219A	Outbuilding	Frame Vernacular	c. 1948	
220	Residential	American Foursquare	c. 1932	8OR8373
226	Residential	Frame Vernacular	c. 1939	8OR8374
300	Residential	Bungalow	c. 1921	8OR8375
301	Residential	Frame Vernacular	c. 1950	8OR8376
301A	Outbuilding	Frame Vernacular	c. 1950	
304	Residential	Frame Vernacular	c. 1946	8OR8377
307	Residential	Minimal Traditional	c. 1940	8OR8378
307A	Garge	Frame Vernacular	c. 1940	8OR8378
311	Residential	Masonry Vernacular	c. 1953	Pending
314	Residential	Masonry Vernacular	c. 1955	8OR8379
321	Residential	Frame Vernacular	c. 1918	8OR8380
<b><u>East Vanderbilt Street</u></b>				
201	Residential	Minimal Traditional	c. 1949	8OR8391
206	Residential	Minimal Traditional	c. 1941	8OR8392
206A	Outbuilding	Frame Vernacular	c. 1941	
210	Residential	Minimal Traditional	c. 1940	8OR8393
213	Residential	Dutch Colonial Revival	c. 1925	8OR8394
216	Residential	Colonial Revival	c. 1940	8OR8395
219	Residential	Ranch	c. 1950	8OR8396
226	Residential	French Eclectic	c. 1923	8OR8397
226A	Garage	Frame Vernacular	c. 1923	
227	Residential	Minimal Traditional	c. 1940	8OR8398
301	Residential	Ranch	c. 1941	8OR8399
307	Residential	Ranch	c. 1948	8OR8400
315	Residential	Mission	c. 1955	8OR6191
316	Residential	Minimal Traditional	c. 1941	8OR6212

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 8

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
BUILDING LIST

**East Vanderbilt Street** (cont.)

316A	Garage	Masonry Vernacular	c. 1941	
317	Residential	Modern Movement	c. 1956	8OR6213

**East Yale Street**

211	Residential	Bungalow	c. 1926	8OR8381
211A	Outbuilding	Frame Vernacular	c. 1926	
215	Residential	American Foursquare	c. 1924	8OR8382
217	Residential	Tudor Revival	c. 1928	8OR8383
221	Residential	American Foursquare	c. 1925	8OR8384
221A	Outbuilding	Frame Vernacular	c. 1925	
301	Residential	Minimal Traditional	c. 1940	8OR8385
306-308	Residential	Ranch	c. 1948	8OR8386
309	Residential	Bungalow	c. 1922	8OR8387
309A	Outbuilding	Frame Vernacular	c. 1922	
312-314	Residential	Minimal Traditional	c. 1948	8OR8388
312-314A	Outbuilding	Frame Vernacular	c. 1948	
315	Residential	Bungalow	c. 1923	8OR8389
316-318	Residential	Minimal Traditional	c. 1941	8OR8390
320	Residential	Masonry Vernacular	c. 1954	Pending

**NONCONTRIBUTING BUILDINGS**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF#</u>
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**East Harvard Street**

204A	Outbuilding	Unknown	c. 1990	
205A	Outbuilding	Unknown	c. 2001	
212	Residential	Masonry Vernacular	c. 1968	
216-218	Residential	Masonry Vernacular	c. 2005	
217A	Garage	Frame Vernacular	c. 1970	8OR8383
308	Residential	Masonry Vernacular	c. 1964	

**East Vanderbilt Street**

213A	Outbuilding	Unknown	c.2000	
219A	Outbuilding	Unknown	c.1994	
306-312	Residential	Masonry Vernacular	c.2005	

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 9

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
BUILDING LIST

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**East Yale Street**

217A	Garage	Unknown	c. 1980	8OR8383
227	Residential	Colonial Revival	c. 1996	
231	Residential	Frame Vernacular	c. 1996	
301A	Outbuilding	Unknown	c. 2000	
303	Residential	Frame Vernacular	c. 1996	
305	Residential	Colonial Revival	c. 1996	

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

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**SUMMARY**

The Rosemere Historic District is significant at the local level under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. As one of the earliest platted subdivisions in the area, Rosemere played an integral role in the development of the College Park residential neighborhood and the residential suburb boom in north Orlando in the early 1920s. Architecturally, the Rosemere Historic District contains a number of examples of residential building types and styles popular in Florida and other parts of the United States from the 1920s to the 1950s. Some of the homes in Rosemere are good examples of these styles of architecture and remain in good to excellent physical condition. Despite the fact that the district was separated from the larger College Park neighborhood by the construction of Interstate Highway 4 in 1964-1965, the Rosemere Historic District retains its historic character as an early twentieth century suburb in Orlando.

**HISTORICAL CONTEXT**

Orlando developed around Fort Gatlin, constructed by the U.S. Army in 1838 during the Second Seminole War (1835-1842) to defend the interior of Florida from raids by the Seminole Indians. The fort remained occupied until 1849 when the army withdrew its garrison. A few former soldiers and their families remained in the area, growing citrus and raising cattle, much of them descendants of the herds established during the Spanish colonial era that now ran wild in Central Florida. The settlement became known as Jernigan after Aaron Jernigan (1813-1891) settled in Orange County in 1843. Originally from Georgia, he settled on the shore of Lake Holden, purchasing 1200 acres and began raising a variety of crops, as well as cattle. By 1850, the Jernigan home had become a U.S. post office and the nucleus of a the small settlement that had grown up in the vicinity of Fort Gatlin. In 1856, Jernigan became the county seat of Orange County, which had been created from Mosquito County in 1845.<sup>2</sup> The community's name was changed to Orlando, supposedly in honor of militiaman Orlando Reeves, who was killed in a skirmish during the Second Seminole War.<sup>3</sup> The United States Post Office officially recognized the community as Orlando in September 1857.<sup>4</sup> When Orlando was formally incorporated on July 21, 1875, the town limits consisted of two square miles with 85 residents, 29 of whom were registered voters.

Orlando's population was barely 200 permanent residents until the arrival of the South Florida Railroad in 1880. New settlers poured in from all over the country, businesses flourished, and by the end of the year the town had its first newspaper, the Orange County Reporter. Downtown Orlando got wooden sidewalks and its

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<sup>2</sup> In 1821, there were two counties that formed Florida: Escambia and St. Johns. In 1824, the area to the south of St. Johns County became Mosquito County which was renamed Orange County in 1845 when Florida became a state.

<sup>3</sup> "Orlando, 1830-1845," Orlando: A Visual History, <http://www.cfhf.net/orlando/1830.htm>.

<sup>4</sup> Alford G. Bradbury and E. Story Hallock, A Chronology of Florida Post Offices (Vero Beach: The Florida Federation of Stamp Clubs, 1962), 62.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

first bank in 1883. By August 1884, a census revealed a population of 1,666. That same year, 600,000 boxes of oranges were shipped from Florida to points north—most of those boxes originating in Orlando. By 1885, Orlando was a viable town, boasting as many as 50 businesses. The population continued to increase with the arrival of the Tavares, Orlando & Atlantic Railroad in 1888. The railroads brought new settlers, businesses, and tourists to central Florida, promoting a construction and population boom.<sup>5</sup> The railroads also increased the shipment of agricultural products to distant markets, particularly citrus, the most important crop in the Orlando area.

Among the early residents of the College Park area were veterans of the Second Seminole War who remained to establish homesteads in the vicinity. Daniel K. Hall, a soldier who had served at Fort Gatlin, was among the earliest residents of what became present-day College Park, settling near Lake Ivanhoe around 1849. Hall operated a grist mill on a stream located between lakes Ivanhoe and Formosa. He became the first justice of the peace in Orange County. In 1854, James Gamble Speer, a member of the Indian Removal Commission, established a cotton farm on the shore of Lake Ivanhoe.<sup>6</sup> Throughout the 1870s and 1880s, several individuals purchased land in present-day College Park on which to plant citrus groves. One land transaction involved the purchase and subdivision of land in 1885 by Charles and Jane Joy of Vermont. Joy's subdivision created 12 lots which were subsequently sold to early settlers that included Jessie Gafford, J.B. Riley, and John Sinclair. Sinclair, a former New Hampshire state senator, arrived in Orlando during the late 1870s. He established the Sinclair Land Agency to promote and sell real estate. Other early landowners included Dr. J.V. Logan, E.A. Smith, Adam Given, and John Erricsson.<sup>7</sup> Erricsson purchased 80 acres north of the present-day intersection of Princeton and Amherst streets on which he cultivated citrus. Other early landowners provided names for the natural features in the neighborhood, such as John W. Childress who named Lake Adair for his wife and F.N. Abbott who gave Lake Ivanhoe its name because he was a fan of the classic novel written by Sir Walter Scott in 1819. Philadelphia attorney James Wilcox, acquired land throughout the present-day College Park neighborhood during the 1870s and 1880s.<sup>8</sup>

<sup>5</sup> Jim Robison and Mark Andrews, Flashbacks: The Story of Central Florida's Past. (Orlando: Orange County Historical Society, Inc. and The Orlando Sentinel, 1995), 49-50; The Historic Works, "Orlando Neighborhood Survey Project," Prepared for the Historic Preservation Section, Planning and Development Department, City Planning Bureau, City of Orlando, (Orlando: The Historic Works, 1992), p. 12.

<sup>6</sup> Eve Bacon, Orlando: A Centennial History: Volume I, Pioneer Era and the First Fifty Years of Incorporation, 1821 to 1925 (Chuluota: The Mickler House, Publishers, 1975), 9, 14; Grace Hagedorn, "Outline of College Park History, [1996]," TMs [photocopy], p. 1-2, Personal files, Grace Hagedorn, Orlando; College Park Neighborhood Association Historical Committee, "Ivanhoe Historic House Tour – 6 December 1992," (Orlando: College Park Neighborhood Association, 1992), n.p.

<sup>7</sup> William Blackman, History of Orange County, Florida (Winter Park: William F. Blackman, 1927), 65, 90, 168, and 199; Orange County Clerk of Circuit Court, Deed Book 25, Page 51.

<sup>8</sup> College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour, Draft, 22 November 1998," (Orlando: College Park Neighborhood Association, 1998), n.p.; Bacon, Orlando: Volume I, pp. 85-86.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

The first official plats of the neighborhood were filed during the first decade of the 20th century, with development starting along the southern edges of the neighborhood and spreading northward. Around 1909, developers Hanford Carl Dann (1849-1940) and Thomas Picton Warlow (1866-1945)—along with other Orlando businessmen—purchased land along Lake Concord's southwest shore from James Wilcox James who had acquired land in the vicinity in the 1870s and 1880s. Dann and Warlow frequently joined forces for development purposes, and both played a key role in the growth of the College Park neighborhood. Dann formed the Carl Dann Development Company and the Southern Development Company which eventually filed approximately 60 plats in Orlando.

Dann and his associates subdivided the land and filed the plat for the Concord Park Addition to Orlando in 1909, with additions to the plat in 1911 and 1912.<sup>9</sup> Businessman John M. Cheney purchased the five eastern lots along the southwest shore of Lake Concord, while C.W. Rowe purchased the two western lots at the northeast intersection of present-day Edgewater and Peachtree streets. Rowe further subdivided his holdings into 15 lots in 1914.<sup>10</sup> West of this activity, developers filed the Orange Park Subdivision, located in the southwest corner of College Park, in 1914.<sup>11</sup> The creation of these new subdivisions on the northern edge of the city prompted the municipal government to extend the corporate limits to include a good portion of the College Park area in 1911.<sup>12</sup>

**Florida Land Boom, 1920-1926**

By 1920, Florida had a population of 968,470 people. Just five years later, the population had grown to 1,263,540. In the early 1920s, a substantial number of Americans finally had the time and money to travel to Florida for vacations and, once there, were lured to invest in real estate. The automobile was becoming an indispensable way for families to travel, and Florida was the perfect destination. The State of Florida and the federal government, plus a number of Florida counties, had undertaken ambitious road building programs starting in the early 1920s. U.S. Highway 1, the Dixie Highway, and the Tamiami Trail<sup>13</sup> provided access to the "Sunshine State." Many of the people who migrated into Florida were middle class Americans with families. Unlike visitors of the past, these newer arrivals wanted homes and land rather than resorts and hotels. The "Roaring Twenties" was a time when a person's wealth and success was measured by what he owned. Because the economy was prospering, credit was easy to acquire. Many people who had not even been to the state

<sup>9</sup> Orange County Clerk of Circuit Court, Concord Park Addition to Orlando, Plat Book D, Page 66; Concord Park Addition, Plat Book D, Page 124; First Addition to Concord Park, Plat Book F, Page 11; Second Addition to Concord Park, Plat Book F, Page 25.

<sup>10</sup> Orange County Clerk of Circuit Court, C.W. Rowe's Subdivision, Plat Book F, Page 81.

<sup>11</sup> Orange County Clerk of Circuit Court, Orange Park, Plat Book E, Page 31; College Park Neighborhood Association Historical Committee, "College Park Historic Homes Tour, Draft" 1998, n.p.

<sup>12</sup> Hagedorn, "Outline of College Park History," 1-2.

<sup>13</sup> Begun in 1915, the Tamiami Trail is the southernmost 275 miles of U.S. Highway 41 from State Road 60 in Tampa to U.S. Route 1 (SR 5) in Miami, Florida.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4 ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

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sought to take advantage of the economic upswing by buying and selling real estate in Florida. Others flocked to the state to settle there, both to live and to become rich by purchasing land cheap and selling it again at a large profit.<sup>14</sup>

The automobile prompted not only the overall growth of the cities, but the development of the first automobile suburbs. College Park was one of the first in Orlando, being located too far from the downtown business center to walk there to work, shop, and do business. In 1925, building permits in Orlando, most of them for new residences, totaled nearly \$8.6 million.<sup>15</sup> The boom prompted the further subdivision of College Park with approximately 75 plats filed in the neighborhood during the 1920s.<sup>16</sup> By 1925, Orlando's permanent population totaled approximately 23,000, a substantial increase from the 8,027 residents recorded in a city-wide census in 1915.<sup>17</sup>

#### AREAS OF SIGNIFICANCE

##### Community Planning and Development

Prominent local developer, Walter Washington Rose, a native of Georgia, arrived in Orlando in 1909 as an employee of Western Union and formed his own business selling real estate, insurance, and loans by 1913. In 1916, Rose purchased 40 acres east of downtown Orlando which he developed into his first residential subdivision, Rosearden. In 1920, Rose turned his interests north of downtown Orlando. In December of 1921, Rose drew up the plat for the Rosemere subdivision. He named the subdivision Rosemere after himself, which he was fond of doing with many of his subdivisions. The subdivision featured college names for its streets, including Yale, Cornell, and Harvard; and he changed the name of Formosa Road to Princeton Street.<sup>18</sup> The thematic naming of streets in subdivisions was a popular trend across the country and was considered "classy" for new suburbs.<sup>19</sup>

The success of the original subdivision led to three subsequent Rosemere additions in 1923 and 1924 in which Rose added the college names of DePauw, Amherst, and Vanderbilt in the new plats. In 1924, he also filed the plat for Rose Terrace, which was located adjacent to Rosemere. It was in Rosemere that Walter Rose chose to build his own home in 1923. He built a large elaborate estate on East Vanderbilt Street, towards the southern end of the Rosemere Subdivision (Photo 15).

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<sup>14</sup> "Florida's Land Boom," Exploring Florida, [http://fcit.usf.edu/florida/lessons/ld\\_boom/ld\\_boom1.htm](http://fcit.usf.edu/florida/lessons/ld_boom/ld_boom1.htm).

<sup>15</sup> Robison and Andrews, 244.

<sup>16</sup> Blackman, 206.

<sup>17</sup> Orlando Directory Company, Orlando & Orange County Directory, (Jacksonville: Orlando Directory Company, 1925), 13; Ernest H. Miller, comp., Orlando, Florida, City Directory, The Tropic Series (Asheville: Florida-Piedmont Directory Co., 1915-1916), 2.

<sup>18</sup> Orange County Clerk of Circuit Court, Rosemere Subdivision, Plat Book G, Page 102.

<sup>19</sup> College Park Neighborhood Association. Membership Brochure. n.d.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 5

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

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Lots sold quickly in Rosemere during the real estate boom of the 1920s. The success of Rosemere led to Rose's platting several additions to the subdivision and to several of his other developments. The trend of naming streets after colleges that Rose had started in Rosemere was so popular that other developers chose to follow the use of college named streets throughout their adjacent developments. Thus, the name "College Park" became the name associated with the neighborhood at large.<sup>20</sup>

The popularity of Rosemere and the adjacent subdivisions continued through the 1930s and into the 1940s when the majority of vacant lots were built upon. Development slowed during the early 1950s, by which time most of the lots in the Rosemere Historic District were already occupied by single family and multiple family dwellings. Only two houses were constructed during the 1960s and several more during the 1990s and 2000s.

The Rosemere Historic District exemplifies the national pattern of early to mid-twentieth century suburban residential development. The subdivision was platted with brick-paved streets and utility hookups in order to be build-ready for buyers. Suburbs from the 1920s through 1950s nationwide were full of growing middle-class families and Rosemere was no different. In Orlando, the Rosemere Historic District is significant for being one of the first developments north of downtown. It played an important role in the further development of other subdivisions such as College Park throughout the rest of the 1920s. The Rosemere Historic District is also significant for originating the pattern of naming streets after colleges, which was the inspiration for the rest of College Park.

Architecture

The Rosemere Historic District derives its architectural significance from the high degree of integrity present in its wide variety of early twentieth century architectural types and styles. The rich diversity of styles present in the Rosemere Historic District reflects popular trends in the United States during the time periods of construction. The styles and well maintained physical state of the buildings demonstrate the evolution of the neighborhood through the first half and into the second half of the twentieth century. The Rosemere Historic District conveys a sense of the type of neighborhoods developed from the 1920s through 1950s in Orlando.

The architectural styles and construction dates of buildings present in the Rosemere Historic District reveal the two major waves of construction in the neighborhood. The large number of Bungalows and Foursquares which was a popular style in the 1920s, aligns with the boom of construction that happened during the development of

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<sup>20</sup> Archaeological Consultants, Inc. Historic Resources of the College Park Neighborhood in Orlando, Florida, National Register of Historic Places Multiple Property Submission Form. 2004, 5-7.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 6

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
SIGNIFICANCE

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Rosemere in that time period. Construction slowed in Rosemere and the rest of Orlando during the Depression but resumed with a second boom following World War II.<sup>21</sup> This can be seen in the large number of Minimal Traditional homes, a common residential style from the late 1940s through the early 1950s.

Many of the homes in the Rosemere Historic District are fine examples of the architectural styles they represent. The majority of historic homes in the district remain in good condition and retain their original, historic appearance. Very little of the historic fabric in the neighborhood has been lost to alterations and demolition of the original architecture. The few noncontributing historic homes exhibit sufficient alterations to detract from their individual significance, however, their massing and setback match the contributing resources and do not significantly detract integrity of the overall district. The few non-historic homes are generally constructed of similar materials and have similar setbacks as the historic homes and thus do not detract severely from the contiguous "feel" of the neighborhood.

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<sup>21</sup> Orlando City Directories 1928-1948.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
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**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number     9     Page     2    

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
MAJOR BIBLIOGRAPHICAL REFERENCES

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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**VERBAL BOUNDARY DESCRIPTION**

The boundaries of the Rosemere Historic District are those shown on the map of the district that accompanies this National Register Nomination Proposal.

**BOUNDARY JUSTIFICATION**

The boundaries shown on the district map encompass all of the remaining contiguous resources of the Rosemere Historic District that remain after the construction Interstate Highway 4, which separated the east and west sections of the College Park neighborhood.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 1

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
PHOTOGRAPHS

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**INVENTORY OF PHOTOGRAPHS**

1. Streetscape of East Harvard Street, Rosemere Historic District
2. Orlando, Orange County, Florida
3. Richard Forbes
4. June 2008
5. City of Orlando Planning Department
6. Facing West
7. Photo 1 of 32

**Items 2-5 are the same for the remaining photographs**

1. Streetscape of East Yale Street, Rosemere Historic District
6. Facing East
7. Photo 2 of 32

1. Streetscape of East Vanderbilt Street, Rosemere Historic District
6. Facing East
7. Photo 3 of 32

1. 215 East Harvard Street, Rosemere Historic District
6. Facing Northwest
7. Photo 4 of 32

1. 300 East Harvard Street, Rosemere Historic District
6. Facing Southwest
7. Photo 5 of 32

1. 220 East Harvard Street, Rosemere Historic District
6. Facing Southwest
7. Photo 6 of 32

1. 208 East Harvard Street, Rosemere Historic District
6. Facing Southwest
7. Photo 7 of 32

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 2

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
PHOTOGRAPHS

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1. 226 East Harvard Street, Rosemere Historic District  
6. Facing Southeast  
7. Photo 8 of 32

1. 314 East Harvard Street, Rosemere Historic District  
6. Facing Southeast  
7. Photo 9 of 32

1. 317 East Vanderbilt Street, Rosemere Historic District  
6. Facing Northeast  
7. Photo 10 of 32

1. 307 East Harvard Street, Rosemere Historic District  
6. Facing North  
7. Photo 11 of 32

1. 201 East Vanderbilt Street, Rosemere Historic District  
6. Facing Northwest  
7. Photo 12 of 32

1. 315 East Vanderbilt Street, Rosemere Historic District  
6. Facing Northwest  
7. Photo 13 of 32

1. 217 East Yale Street, Rosemere Historic District  
6. Facing Northwest  
7. Photo 14 of 32

1. 226 East Vanderbilt Street, Rosemere Historic District  
6. Facing South  
7. Photo 15 of 32

1. 216 East Vanderbilt Street, Rosemere Historic District  
6. Facing South  
7. Photo 16 of 32



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 3

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
PHOTOGRAPHS

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1. 213 East Vanderbilt Street, Rosemere Historic District  
6. Facing Northeast  
7. Photo 17 of 32

1. 307 East Vanderbilt Street, Rosemere Historic District  
6. Facing Northwest  
7. Photo 18 of 32

1. 308 East Harvard Street (Noncontributing)  
6. North Facade Looking South  
7. Photo 19 of 32

1. 227 East Yale Street (Noncontributing)  
6. South Facade, Looking Northeast  
7. Photo 20 of 32

1. 306-312 East Vanderbilt Street (Noncontributing)  
6. North Facade, Looking Southwest  
7. Photo 21 of 32

1. 316 East Vanderbilt Street  
6. North Facade, Looking South  
7. Photo 22 of 32

1. 214-216 East Harvard Street (Noncontributing)  
6. North Facade and East Elevation, Looking Southwest  
7. Photo 23 of 32

1. 231 East Yale Street (Noncontributing)  
6. South Facade, Looking Northwest  
7. Photo 24 of 32

1. 303 East Yale Street (Noncontributing)  
6. South Facade, Looking Northeast  
7. Photo 25 of 32

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Page 4

ROSEMERE HISTORIC DISTRICT  
ORLANDO, ORANGE COUNTY, FLORIDA  
PHOTOGRAPHS

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1. 305 East Yale Street (Noncontributing)
6. South Facade, Looking North
7. Photo 26 of 32

1. 204 East Harvard Street
6. North Facade, Looking South
7. Photo 27 of 32

1. 211 East Yale Street
6. South Facade, Looking North
7. Photo 28 of 32

1. 306-308 East Yale Street
6. North Facade, Looking Southwest
7. Photo 29 of 32

1. 315 East Yale Street
6. South Facade, Looking North
7. Photo 30 of 32

1. 311 East Harvard Street
6. South Facade Looking North
7. Photo 31 of 32

1. 321 East Harvard Street
6. South Facade, Looking North
7. Photo 32 of 32