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**National Register of Historic Places
Multiple Property Documentation Form**

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This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

HISTORIC AND ARCHITECTURAL RESOURCES OF LAKE HELEN, FLORIDA

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Founding and Initial Period of Development, 1885-1895
Progressive Era Development, 1886-1919
Florida Land Boom, 1920-1928
Great Depression, 1929-1941

C. Form Prepared by

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organization Bureau of Historic Preservation date June 1993
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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Suzanne R. Walker/Deputy SHPO 6/25/93
Signature and title of certifying official Date
Florida Department of State, Division of Historic Resources
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrews 8/18/93
Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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E. STATEMENT OF HISTORIC CONTEXTS

SUMMARY

The historic and architectural multiple resources of Lake Helen are significant under criteria A and C at the local level in the areas of architecture, exploration and settlement, and commerce. Lake Helen contains a significant number of historic buildings that embody several vernacular forms and formal styles. Permanent settlement in Lake Helen began in the 1880s, when railroad tracks were extended through the settlement and the city was incorporated. Although winter visitors helped establish the community as a resort town, the local economy was largely geared to the fortunes of the citrus industry. Driven by a revitalized citrus industry and the establishment a brick factory and lumber mill, the economy rebounded following devastating freezes during the mid-1890s. Between 1896 and 1919, the community experienced its most significant period of development. Improvements were made to the infrastructure of the community and numerous buildings were constructed. During the 1920s, Lake Helen, unlike many central Florida communities, experienced only moderate growth. Growth came to a virtual standstill during the Great Depression of the 1930s.

FOUNDING AND INITIAL PERIOD OF DEVELOPMENT: 1885-1895

Initial Settlement:

The area in which today's community of Lake Helen is located was originally known as "Prevatt" and in the 1850s contained only isolated homesteads and farms. Two decades later, the citrus industry blossomed throughout the peninsula and groves extended in a "golden crescent" between the upper Indian River area to Tampa Bay. In the 1880s, dreams of fortunes made in citrus and cheap land enticed more settlers to develop central Florida. During that period, the diminutive Prevatt settlement underwent significant changes that included a name change, formal town plan, and the construction of numerous buildings. The extension of railroad tracks across the county also sparked development. Lake Helen, as the town became known, was just one of many communities that emerged and blossomed in Volusia County during the period. The county's population increased from 1,723 in 1870 to 3,294 by 1880. By 1890 Volusia County had a population of 8,467.

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Henry DeLand:

The promotional efforts of Henry DeLand provided much of the impetus for the permanent settlement in Lake Helen and west Volusia County. He was instrumental in developing the town of DeLand, which became the Volusia county seat in 1888. After James Prevatt, founder of the Prevatt Settlement, died in 1883 DeLand bought his estate of 340 acres with the plan to create "one of the prettiest and pleasantest towns in Florida." Assisted by Berlin H. Wright, he surveyed and laid out streets. In 1884, DeLand renamed the settlement and the lake on which it was located Lake Helen for his daughter. In April 1884, a post office was opened. By 1885 DeLand had acquired over 1,000 acres. The 1885 town plan, which measured two miles square, was designed around the largest of the lakes in the area.

Although the town plan was a typical orthogonal grid, several curvilinear roads and irregular blocks and lots were provided for around the community's central lake. The plan provided for the highest concentration of development in the community to occur west of the lake. There building lots were typically small to accommodate numerous residential building. Areas farther from the lake were large undivided blocks for homesteads and citrus groves. Lake View Park was located along the west shore of the lake, and Harlan Park, named for DeLand's son, was created immediately west of Lake View Park. Although most development occurred within the town plan laid out by DeLand, several other plats were recorded during the period, including Clough's Addition (1886) and the State Woman's Christian Temperance Union and Somerset Subdivision, a large area platted in 1892 west of Lake Macy.

In 1884, DeLand financed the construction of the Harlan Hotel, overlooking Lake Helen. The hotel, the largest building in the community, became the social center of the town. In 1885, the community was comprised of little more than the Harlan Hotel, a general store, several cottages, and a saw mill. Northern tourists who visited the community began to make Lake Helen their winter residence and in 1886 nearly \$50,000 was spent on building construction. Newspaper accounts of the period described the community as "the Gem City of Volusia," which later was revised to "The Gem of Florida."

In 1888, a local newspaper, Life in Florida, began publication. Encouraged by the community's rapid growth, a group

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of citizens led by John Mace, A.H. Pelton, J. Willis Westlake, Samuel Currier, Harmon Maring, Berlin Wright, and E.T. Johnson incorporated Lake Helen in 1888. In 1890, the population of the community reached 352. During this period, Henry DeLand began a promotional campaign to advertise the emerging settlement across the Northeast and Midwest. Descriptive circulars and broadsides were distributed in newspapers and on trains and steamboats. Guidebooks, such as DeLand: A Famous Resort (1888), were published to advertise the advantages of living in DeLand and Lake Helen. An enterprising salesman, DeLand offered settlers who bought land from him a money-back guarantee if they became dissatisfied with their purchases. The Florida Agriculturist, a statewide farm journal published in DeLand often contained advertisements describing the advantages of Lake Helen. The Jacksonville Florida Times-Union also carried column-length circulars of both communities. In 1889, a hyperbolic circular in the Florida Times-Union claimed that,

"the uncommon beauty of the place caught the eye of wealthy visitors and immediately cottages began to spring up on the shores of Lake Helen. Queen Anne cottages designed by Mace, the Ohio architect, and roomy verandahed dwellings vie with each other in beauty. They are painted in delicate and pretty shades--grays, drabs, and creams--with gables, towers, balconies, and other features in keeping with their style. In fact, everything about Lake Helen is ornamental. Even the shops and stables are clean enough to live in."

A number of private residences and public buildings remain from this early period of development in Lake Helen. Although Lake View and Euclid avenues were popular sites for residential development, several houses were built on adjacent streets. Several churches and commercial buildings were also constructed. Buildings displayed a variety of formal styles, including Gothic Revival, Italianate, and Queen Anne. John P. Mace, an architect and builder from Ohio, moved to Lake Helen in 1885. Over the following decades, he designed and constructed numerous buildings in Volusia County, including business blocks in Daytona Beach and Orange City. Some of his most important buildings were constructed in DeLand and include DeLand Hall (1884) and Stetson Hall (1886) on the Stetson University campus and the Volusia County Courthouse (1889) and the Fisher Block (c. 1897). Many houses built by Mace in Lake Helen served as winter residences for wealthy Northerners.

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The improvements implemented during 1880s and 1890s, which included the town plan and street construction, provided the community with the infrastructure necessary to sustain development in the following decades.

Citrus Industry:

Lake Helen's early development in the nineteenth century was sustained by the citrus industry. The South Florida Nurseries, organized in 1885, was established on the east shore of Lake Helen. The nursery contained over 60,000 orange trees and nearly 8,000 trees were sold in 1887 alone. In 1886, Henry DeLand planted a six-acre tract with orange trees. Over the next decade, numerous additional groves were planted, amounting to nearly 300 acres in 1888. In nearby DeLand, between 1889 and 1894, annual shipments of oranges increased from 18,000 to 146,000 boxes. Devastating freezes in December 1894 and February 1895 slowed the expansion of the citrus industry and forced many communities throughout the peninsula into a recession.

PROGRESSIVE ERA DEVELOPMENT (1896-1919)

The term "Progressive Era" has been used to describe the period between 1896 and 1919. Characterized by reform movements in business, education, government, and labor, the Progressive Era brought substantial changes to Florida's landscape. The most tangible legacies of the era include land reclamation, improvements in education, and a construction boom that resulted in the erection of thousands of buildings in communities throughout the state. Lake Helen experienced a second significant period of development during the Progressive Era.

As the citrus industry expanded, the population of Lake Helen increased nearly three-fold from 273 in 1900 to 726 by 1910, and then nearly doubled to 1,338 by 1920. The economy improved and commercial, educational, and public buildings were constructed. In 1897, the Lake Helen Village Improvement Association was formed. A public library was built that year, using land and materials donated by wealthy visitors. In 1909, a new depot was completed. The Bank of Lake Helen was organized and a building constructed in 1912 to house the operation. A jail was built and a municipal power and water plant were erected in 1913. The Lake Helen Political Equality Club was organized in 1913. This women's suffrage organization worked for the right

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to vote over the following decade. The increased population resulted in the construction of a new school in 1916. A local real estate company and a telephone exchange were established and a small commercial strip emerged along Lake View Avenue. During the first decade of the twentieth century, a small industrial district emerged along the railroad tracks. By 1910, an extensive rail yard lay at the south end of Lake View Avenue, an important asset that provided numerous jobs in Lake Helen and surrounding settlements.

Although citrus production continued to drive the economy, commerce, industry, and rail traffic also supplied jobs in the area. The Lake Helen Manufacturing Company was among the first companies established. Organized in 1896 and incorporated in 1899, the company acquired twenty acres south of Euclid and Ohio avenues, where it built a plant in which cassava and other vegetable crops were processed to make starch, stock feed, tapioca, glucose, and flour. A short-lived venture, the company apparently went bankrupt about 1914 after citrus groves were reestablished and orange production increased.

Several large facilities were added to the emerging industrial area. In 1904, the E.W. Bond Company and the Bond Sandstone Brick Company were incorporated, each with a capital stock of \$100,000. The companies were formed by Ohio native Eber W. Bond. In the 1860s, Bond had established a wagon manufacturing company in Willoughby, Ohio and later served as mayor of the community. He moved to Michigan in the 1870s, where he built a railroad and saw mill, and operated a large lumber company. In 1881, he moved to DeLand and constructed a short line railroad that extended between the settlement and the St. Johns River. During the 1890s, he became interested in Spiritualism and maintained a cottage for several years in Cassadaga, a small Spiritualist winter retreat south of Lake Helen. During the 1890s Bond operated several large lumber companies throughout Florida, including Daytona Beach, Miami, and West Palm Beach. In 1903, he moved to Lake Helen, where he established another saw mill operation and a brick factory. The Bond Company's lumber operation in Lake Helen was among the largest plants built by the firm. Its daily capacity totaled nearly 80,000 board feet. The company also maintained three locomotives, miscellaneous rolling stock, several miles of railroad track, and a company town at Bond's Spur.

The brick company was operated by Eber Bond's sons, Robert and Frank. Sandstone bricks, composed of sand and lime, were

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first made in Germany in 1880. The Bond company used the German patent, mixing local sand with lime and then steam heated the bricks. Although most of the bricks were white, several hues of buff and red brick were eventually manufactured. Numerous buildings throughout Florida were constructed with Bond Sandstone brick including the Palatka City Hall (1905), Espanol Hospital in Tampa (1905), St. Anastasia's School in Ft. Pierce (1914), several Stetson University buildings and the Volusia County Bank (1909). Numerous houses in Lake Helen, DeLand, and other neighboring communities display chimneys and brick pier foundations constructed with sandstone brick.

Even as manufacturing interests were developed in Lake Helen, the community's tourist appeal diminished. In 1896, Henry Flagler's Florida East Coast Railway was extended into Miami. Resort towns along the east coast blossomed and attracted large numbers of tourists. Lake Helen lay farther north than many of Florida's most popular tourist sites, which were protected from hard freezes during the winter. Indicative of the state of Lake Helen's lackluster tourist market, the DeLand News reported in 1910 that, "The Harlan Hotel has been shamefully neglected and will require a lot of money to put it into habitable repair." Although the hotel was repaired and new ownership secured, the centerpiece of Lake Helen's landscape never again attracted the large crowds it had enjoyed in the late nineteenth century. The hotel was destroyed by fire in 1922.

Citrus production remained a vital part of the economy. Several packing houses were built in the industrial district during the period. In 1909, Mace & Son, Lake Helen's largest citrus packing house, shipped over 15,000 boxes of fruit. In 1912, of 385,000 boxes shipped from west Volusia County, 30,000 came from groves in Lake Helen.

The pace of subdivision development and building construction quickened in Lake Helen after 1900. Between 1907 and 1918, nearly fifteen small subdivisions were formed. Nearly eighty buildings constructed during the same period remain standing in Lake Helen. Important buildings appeared around the shore of the central lake of the community and along its primary corridors. In 1910, near its peak, the building boom caught the attention of the DeLand News, which commented that,

"Lake Helen is booming just now. Several real estate deals have been pulled off of late, including the Harlan Hotel.

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There are several dwelling houses and a new store in process of construction. We predict a lovelier, livelier, and likelier Lake Helen than ever before."

Although a small black settlement emerged in the southwest area of Lake Helen in the 1880s and 1890s, little visible evidence of that development remains. It was during the Progressive Era that this area began to experience significant development. Subdivisions were opened and construction followed. Several wood frame houses along West Pennsylvania and South Goodwin Avenues were built between 1905 and 1915. Religious and education buildings were also constructed. In 1917, a one-story wood-frame school was built on Washington Street. Organized in 1893, the Mt. Olive A.M.E. Church, a Gothic Revival building on West Ohio Avenue, was completed in 1918.

After 1915, subdivision platting and building construction in Lake Helen tapered off as the nation turned its energies toward winning the war in Europe. Although military bases were established in Florida during the war, there was little military-related activity in Lake Helen. The period between 1896 and 1919 did bring significant expansion to the residential section of the community. In 1909 Ann Stevens platted two subdivisions at the south edge of the community, and north of the Cassadaga camp which had initially drawn her to Lake Helen. These subdivisions opened seventy-six building lots to development. Lake Helen essentially remained a residential community where citrus and local manufacturing plants supplied numerous jobs and much of the local wealth. A solid foundation for future development was provided by road improvements and extension of electricity and water lines.

Florida Land Boom (1920-1928)

In the 1920s, the nation entered a period of enthusiastic economic expansion. In Florida, a land boom began almost immediately after World War I. It is difficult to exaggerate the speculative proportions of that land boom. Few communities in the state failed to experience a real estate boom, although Miami and Palm Beach were the major centers of activity. In 1924, the Florida legislature issued an open invitation to wealthy investors with approval of a constitutional amendment prohibiting either income or inheritance taxes. The resulting capital influx accelerated an already well developed surge of land purchasing. Property values rose dramatically and quickly. In virtually

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every city and town new subdivisions were platted and lots sold and resold for quick profits. Volusia County shared in this growth. Property assessments countywide nearly tripled from \$11 million in 1917 to \$28 million by 1927. Bank deposits swelled. The communities of Daytona Beach, DeLand, New Smyrna Beach, and Ormond Beach experienced significant population increases and extensive construction. Lake Helen, however, removed from the major arteries that delivered vacationers and land speculators to the state, experienced little growth. The population fell from 1,338 to 1,035 between 1920 and 1930. The local economy continued to rely on citrus production, the brick factory, and the lumber mill.

Although nearly fifteen subdivisions were created in Lake Helen between 1921 and 1926, ten of those in 1925 alone, fewer than eighty buildings were constructed. Most were small wood frame dwellings. The United Methodist Church was one of the few public buildings constructed during the boom period. Although most central Florida communities added new schools during the 1920s, Lake Helen's educational needs were accommodated by relatively small additions to existing buildings.

Florida's speculative land bubble began to deflate in 1925. Bank deposits in the state had risen from \$180 million to \$875 million between 1922 and 1925, but began to decline in the late months of 1925. In August 1925, the Florida East Coast Railway announced an embargo on freight shipments to south Florida, where ports and rail terminals became congested with unused building materials. Bankers and businessmen across the nation began to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Large withdrawals followed in early 1926 and that year forty Florida banks collapsed. Statewide real estate assessments declined by \$182 million between 1926 and 1928. Although Lake Helen had not experienced the full benefits associated with the boom, it had the misfortune of an economic downturn well in advance of many Florida communities. In the late 1920s and early 1930s, when the Bond brick factory and lumber mill reduced their operations and then closed, the town experienced crippling economic blows. The vast timber reserves owned by the Bond company in 1910 had been virtually cut out by 1925, and as construction slowed in central Florida in the late 1920s, demand for brick decreased. Both of the Bond operations were eventually dismantled, the land sold for taxes, and numerous people in the community became unemployed. The Bank of Lake Helen went into receivership in February 1927, forecasting future economic troubles for the community.

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Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people, providing a sad, closing chapter to the land speculation fever gone bust.

Great Depression (1929-1941)

The experience of Florida during the Great Depression decade differed little from that of the rest of the country. Thousands of jobs were lost and development slowed markedly. Although the state's diversified economy, comprised of tourism, agriculture, lumbering, naval stores, phosphate mining, fishing, and cattle ranching, helped to alleviate some of the worst effects, the full brunt of the Depression made its impact in the early 1930s. Nearly one out of four Floridians received some type of public relief and assistance during the decade. The state's population increase during the 1930s did little to spark development in most Florida communities.

Lake Helen's decline of the late 1920s continued during the Depression. The population fell by nearly one-half from 1,035 in 1930 to about 600 by 1940. Subdivision development was non-existent and building construction remained lethargic. The Florida East Coast Railway, in a struggle to survive, made several cost cutting measures throughout its system. In Lake Helen, it reduced service to one train each day. Placed in receivership in 1931, the railroad in 1932 substituted bus service for passenger trains. Finally, in 1934, the tracks were abandoned and then removed. The community's citrus growers were compelled to rely on truck service to deliver products to rail heads in Orange City and DeLand. Few buildings were constructed during the period. Most were small dwellings built near the end of the decade and possess little architectural merit. One of the few buildings constructed in the early years of the Depression was the Church of God in Christ, completed about 1932 on South Church Street.

Relief efforts associated with the "New Deal," a nationwide series of programs created by the administration of Franklin Roosevelt, provided funds to states and municipalities for a host of projects. Providing jobs to the unemployed, a series of relief programs were created that included the Federal Emergency Relief Agency (FERA), Works Progress Administration (WPA), and the Civil Works Administration (CWA). Although no buildings in Lake Helen were built using New Deal funds, federal monies were used to make infrastructure improvements.

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CONCLUSION

The growing defense industry associated with World War II aided Lake Helen's emergence from the Depression. Florida, one of few states to show a population increase during the war, became an important location for military installations. In nearby DeLand, Babcock Aircraft Corporation manufactured gliders for the Army and tugboats were constructed along the St. Johns River at Lake Beresford. The flat terrain in Volusia County was well suited to airfield construction. The Navy expanded airports in DeLand and Daytona Beach to instruct flyers. Hotels in several communities were used to house military personnel. Although little military activity occurred in Lake Helen during the war, the community's population increased from 587 to 732 between 1940 and 1945. Following the war, development resumed, some of which resulted in the destruction of historic buildings. Nevertheless, much of the community's historic building fabric remains intact.

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ASSOCIATED PROPERTY TYPES

Property Type: F.1

1. Name of Property Type: Residential Buildings

2. Description: The historic residential buildings of Lake Helen represent a significant collection of resources in the community. Development in Lake Helen coincides with the introduction of the railroad in 1886 and the incorporation of the City in 1888. Lake Helen's growth between 1896 and 1917 was associated with a profitable citrus industry and brick and lumber factories. Although growth slowed during the period of World War I, it was briefly revitalized during the Florida land boom of the early 1920s. Growth during the Great Depression of the 1930s was virtually non-existent.

A total of 189 buildings were recorded in a 1992 survey of the historic resources in Lake Helen. Of these, approximately 90 percent are residences and over one-half date between 1885 and 1919. The majority of the community's historic residential buildings lie west of a large centrally-located lake, Lake Helen. As in any town, construction occurred randomly rather than sequentially, and as a result buildings dating from various eras of development are often located near one another.

Even though vernacular construction accounts for the largest number of historic residences, an acquaintance with a variety of formal styles is evident. Rarely are these pure stylistic examples, such as Gothic Revival, Italianate, Queen Anne. Instead, a few decorative elements are used to recall or refer to a style without embodying all its basic characteristics.

Vernacular

The majority of historic residential buildings in Lake Helen were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic

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preferences for their inspiration. These vernacular structures can be amalgams of building traditions and style or may reflect the personality of the builder. Frequently vernacular buildings reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country, so that vernacular architecture embraces a diversity of folk and mass-produced building forms. Primary consideration was given to providing functional and comfortable spaces for the owners. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

Contributing residential vernacular buildings vary in scale, setting, and design. Most are one or two stories, many feature large porches, and a few are set on large lots with a substantial setback. Most display gable or hip roofs, and although original roof surfaces include either wood or metal shingles, or metal 3-V crimp sheeting, many roofs have been replaced by composition shingles. Corbeled brick chimneys and a variety of dormer types are used. Building plans form varied, irregular footprints. Many residences have main blocks from which extensions project to create an interesting interplay of units. Clapboard, patterned wood shingles, and board-and-batten serve as common exterior wall fabrics. Brick piers serve as the foundation for most buildings and some rest on continuous brick foundations.

Late Victorian Styles:**Stick/Eastlake**

This style evolved from Andrew Jackson Downing's insistence on "truthfulness" in the construction of wooden buildings. As a result, architects and builders began to expose framing elements on the facades of their structures. Instead of the heavy half-timbering of the Elizabethan house, stickwork creates a half-timbered effect while simultaneously suggesting the new light weight balloon framing. Half-timbered patterning is abstracted

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into a thin, linear applique. Characteristics of the style include the use of diagonal "stick work" to resemble half-timber construction; diagonal and X bracing; stick-like porch posts and railings; asymmetrical massing, tall proportion, and steep roofs; exterior cladding of board and batten or vertical siding. The decorative aspects of the exterior is sometimes called "Eastlake" ornament. The use of design motifs such as trefoils, quatrefoils, crockets, finials, stylized flowers incised in wood, and carved borders in geometric shapes were derived from influential English author and designer, Charles Locke Eastlake. This applied exterior "Eastlake" ornament is paralleled in interior details and furniture.

Shingle Style

In the 1880s American architect Henry Hobson Richardson created some residences that recalled the simplicity of wood-built Colonial houses, combined with the strength of his own Romanesque revival. The result was a residence that was more simplified and restrained than the Queen Anne style and with less variety in color and texture. The shingle style was especially popular for resort architecture in the northeastern United States between 1880 and 1900. By the turn of the century the style had lost its popularity. While the style is not common in Florida, the Stetson House, a 1886 mansion in DeLand, is an excellent example and one of the state's largest extant Shingle style buildings. The frame is totally concealed in Shingle style houses with the walls and roof perceived as a thin skin (of rough cut shingles) shaped by the enclosed living spaces. It is the aesthetic opposite of the structuralism of the Stick style. When the ground story is not covered with shingles it is usually constructed of stone. Roofs tend to be low pitched with broad gable ends. The result is a house with a horizontal emphasis and a sense of surface continuity. Other commonly occurring features include the use of wide porches, asymmetrical floor plans, small windows, often in horizontal bands, occasional use of a single Palladian window, segmental bays, and round turrets. A new sense of interior space was an important feature of the Shingle style

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house. The hall was expanded into a large and informal living room and became the focal point of the house.

Italianate

The English reacted to the geometrical and formal quality of classical architecture by involvement in a movement that stressed the picturesque. The use of architectural ideas drawn from the rambling, informal Italian farmhouse is part of that movement. The style was popularized in the United States by the pattern books published by Andrew Jackson Downing in the 1840s and 1850s and it was a popular residential style through the 1880s. Italianate buildings are typically 2-3 stories. A square tower is frequently incorporated into the asymmetrical massing of the building. Other stylistic characteristics include: low pitched roofs with widely overhanging eaves; bracketed cornices; tall, narrow windows and doors set in arched openings; arched or curved hoods or pediments over the windows and doors.

Queen Anne

Queen Anne was the dominate residential style in American in the 1880s and 1890s. The Queen Anne movement began in England in the 1870s with the work of Richard Norman Shaw. The reign of Queen Anne (1702-1714) was perceived as a better and less complicated time and architects looked back to this period to find a simpler house without the prevalent Victorian excesses. The style was introduced in the United States at the Philadelphia Centennial of 1876. In this country it underwent dramatic changes and evolved into a complex and highly ornamental style without any reference to the earlier philosophy of Queen Anne simplicity. The style was popular in north and central Florida between 1880 and 1910. Because of the changing nature of cities and because these houses are often too large for America's diminishing family size, many large examples of this style have been razed. Queen Anne houses are usually 2-2 1/2 stories with complex, steeply pitched roofs. They are usually irregular in

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shape and use various cladding materials to create a textured surface, enhanced by painting the house in a variety of colors. Windows of various shapes and sizes are used, as well as turrets, bay and oriel windows, porches and balconies. The decorative chimneys are frequently large in size. Further texture and visual interest is provided by the use of sawn, carved and turned wood ornament on the porches, verge boards, and gables.

Late 19th and 20th Century Revival Styles:

Colonial Revival Style

The interest in America's Colonial past can be traced to the restoration of Mt. Vernon in 1866. This patriotic, nostalgic architectural interest was further spurred by buildings erected for the Philadelphia Centennial of 1876. Rarely were Colonial Revival designs historically correct, but they were based on a variety of Colonial forms, such as the Salt Box, Federal, and Georgian styles. Thus, a great variety of architecture falls into the broad Colonial Revival category. By the 1890s even asymmetrical Victorian houses received Colonial Revival decoration, a reaction to the excesses of the Queen Anne style. Colonial Revival residences are usually 2-2 1/2 stories, symmetrical, with rectangular or square plans. Side or rear wings are sometimes seen. Other common stylistic characteristics include: gable or hip roofs; centrally placed ornamented projecting entry with fanlight and side lights; end chimneys; double hung windows with multipaned lights; common use of shutters; use of Palladian windows; classical porch columns; denticulated cornices; pedimented dormers and entry porches.

Late 19th and Early 20th Century American Movements:

Bungalow

The word bungalow is derived from the Hindustani word "Bangla" meaning low house for travelers with surrounding

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porches. The term is used to describe a cottagelike dwelling, informal in plan, elevation and detail which first became popular in California. It answered the need for simple, comfortable, economic residences and its popularity spread across the country. The bungalow style was influenced by the Craftsman heritage, by the shingle style, and by Japanese architecture. A bungalow residence is most commonly a low profile, single story house with a low pitched gable roof. The rafters, ridge beams, and purlins are often exposed and extend beyond the wall and roof. A large front porch is common and the porch roof is frequently supported by battered piers. Occasionally low, shed dormers are used.

3. Significance: The historic residential buildings of Lake Helen represent a significant collection of cultural resources, providing a visual link to the community's past. They are significant at the local level under the National Register criteria A, B and/or C. Local stylistic trends in architecture are consistent with those found across Florida during the late nineteenth and early twentieth centuries. A number of formal designs, including Bungalow, Colonial Revival, Gothic Revival, Italianate, Queen Anne, and Shingle are located in Lake Helen. Collectively, Lake Helen's historic residences have significance for their association with Lake Helen's development as a citrus producing region and a winter resort. Many of the oldest residences were the homes of winter visitors and important local businessmen and politicians. They have further significance as examples of national trends in residential architecture during the period in which they were constructed.

4. Registration Requirements: For buildings to be eligible for nomination under this property type they must serve a historic residential function, have been constructed during one of the historic periods outlined in Section E and lie within the city limits of Lake Helen. Districts nominated under this property type should possess a concentration of relatively well-preserved historic resources. Eligibility for individual buildings is restricted to (1) exceptional examples of a style or type of

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architecture; and (2) buildings associated with important local historical events. Individual buildings must retain their original appearance to a high degree. A building that has been altered by additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility.

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Property Type: F.2

1. Name of Property Type: Commercial Buildings

2. Description: The historic commercial buildings of Lake Helen represent a small but important property type. Only 2 per cent of the buildings surveyed in a study of Lake Helen's historic resources originally served a commercial function. The few commercial buildings constructed during the late nineteenth century have been demolished or lost to deterioration. A few early twentieth century commercial buildings remain. Lakeview Avenue, north and south of Main Street, seems to have been the primary location of the community's commercial buildings.

The historic commercial buildings display a small range of styles and construction materials. Frame vernacular designs (described in detail in F.1, Residential Buildings) display rectangular footprints with flat roofs and stepped or flat parapets. Drop siding serves as exterior wall surfacing. Storefronts originally contained cast iron posts, transoms, fixed plate glass, and wood kick panels. The original detailing has been removed from most commercial buildings. Poured concrete served as the foundation. One commercial building displays Classical Revival styling.

Classical Revival Style

The Classical Revival style recalls the simple architectural features of the Greeks and Romans. The temple front adapted to a commercial building was used in the 1820s and 1830s and became popular again during the first three decades of the twentieth century under the aegis of the academic movement. Its most distinguishing characteristics include: an emphasis on symmetry and horizontality; the use of Classical orders; porticos; and flat or low pitched roofs behind parapets. Doorways often have decorative surrounds based on Greek Revival, Adam, or Georgian precedents. Cornices often have dentils or modillions and sometimes have a wide frieze band. Windows are usually double hung sash with various light configurations.

3. Significance: The historic commercial buildings of Lake Helen are significant at the local level under the National

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Register criterion A in the area of commerce for their association with Lake Helen's commercial development during the historic period. They represent stylistic trends in architecture consistent with those found throughout Florida during the late nineteenth and early twentieth centuries.

4. Registration Requirements: For buildings to be eligible for nomination under this property type they must have originally served a commercial function, have been constructed during one of the historic periods outlined in Section E, and lie within the city limits of Lake Helen. Districts nominated under this criterion should possess a concentration of relatively well-preserved historic resources. Eligibility for individual nominations is restricted to (1) exceptional examples of a style or type of architecture; and (2) buildings associated with important local historical events. Buildings nominated under this area of significance must retain their original appearance to a high degree. A building that has been altered by additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility.

Property Type: F:3**1. Name of Property Type: Public Buildings**

2. Description: The historic public buildings of Lake Helen represent a small but important property type which includes churches, schools, and a library. According to data compiled in a survey of historic resources of Lake Helen, approximately five percent of the buildings surveyed originally served a public function. A majority of these buildings were built between 1897 and 1917. Most of the public buildings continue to serve the purposes for which they were intended.

A few formal styles are associated with Lake Helen's public buildings, including Gothic Revival and Shingle. The Shingle Style was discussed in F.1, Residential Buildings. Five churches, a school, and a library comprise the remaining historic public buildings in the community. The churches and library typically exhibit an irregular footprint and steeply-pitched gable or hip roofs, many of which are still covered with pressed-metal shingles or metal 3-V crimp panels. Truss

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work embellishes the gable ends and wood shingles or drop siding serve as exterior wall fabrics. Fenestration is typically irregular and stained-glass windows adorn the churches and library.

Gothic Revival Style

The Gothic Revival began in England in the early 1880s as an outgrowth of the romantic movement and as a revolt against the restraints imposed by the forms of Classical architecture. Its use was championed in the United States by the pattern books of architect Alexander Jackson Davis and landscape architect Andrew Jackson Downing. Both were influenced by England's principal Gothic theorists, John Ruskin and Augustus W.N.Pugin. The style was used for public buildings such as libraries, schools and churches and also for residential architecture. Characteristics of the style include: steep gable roofs, use of the pointed arch, crenellations, towers, lacy bargeboards, clustered columns, foliated ornament, tracery and leaded stained glass

3. Significance: The historic public buildings of Lake Helen are significant at the local level under National Register criteria A and C in the areas of architecture and social history. They are manifestations of efforts by the citizens to provide education, spiritual enrichment, and cultural resources to the community.. They also represent stylistic trends in architecture consist with those found throughout Florida during the late nineteenth and early twentieth centuries.

4. Registration Requirements: For buildings to be eligible for nomination under this property type they must serve either a historic education, religious, or cultural function, have been constructed during one of the historic periods outlined in Section E. and lie within the city limits of Lake Helen. Districts nominated under this criterion should possess a concentration of relatively well-preserved historic resources. Eligibility for individual nominations is restricted to 1) exceptional examples of a style or style of architecture; and 2) buildings associated with important local historical events. Buildings nominated under this area of significance

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must retain their original appearance to a high degree. A building that has been altered by additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility.

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G. Geographical Data

Corporate limits of the city of Lake Helen, Florida.

H: Summary of Identification and Evaluation Methods

In 1992, a comprehensive survey was initiated to determine the nature and extent of historic properties in Lake Helen. The methodology used in conducting the survey consisted of several steps. Initially, a literature search was conducted to determine the periods of development, activities, and personalities significant to the development of the community, and to identify any previously recorded historic buildings. It was determined that all buildings constructed before 1945, regardless of condition or integrity, would be included in the survey. Sanborn Company maps and subdivision platting dates were employed to assist in determining the age of buildings.

The field survey confirmed the location of extant properties. The survey team inspected, photographed, and recorded the location of each property on a base map. The team noted its condition, integrity, and surroundings. Site data was also recorded and an inventory was compiled. In accordance with the survey criteria 189 properties, all of them buildings, were recorded during the course of the project. After the completion of the field work, the team recorded the address, legal description, and architectural information of each property on a dbase III program compatible with the Florida Site File, a repository for information pertaining to historic standing structures and archaeological sites in Florida.

The development of a historical context for evaluating properties in Lake Helen constituted a major portion of the survey. The historic buildings were assigned architectural styles and an examination of the community by theme, period of significance, and concentration was conducted. A literature search focused on the development of the city, emphasizing important activities, events, and individuals. Research was conducted at the DeLand Public Library, DuPont-Ball Library at Stetson University in DeLand, Lake Helen City Hall, Volusia

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County Courthouse, Volusia County School Board, West Volusia Historical Society in DeLand, and P.K. Yonge Library of Florida History at the University of Florida in Gainesville. A number of local informants were also consulted. The research information formed the basis for the final report and historical information included on the Florida Site File forms.

Evaluation of the architectural styles, historical significance, and concentration of the historic buildings resulted in recommendations for National Register nominations. It was determined that a cluster of buildings located along Euclid Avenue constituted a historic district eligible for listing in the National Register. A small number of other buildings outside the district were identified as potentially eligible for individual listing in the National Register. Further research was conducted to determine the full extent of the significance of those buildings and evaluate the extent of the historic district in the community. Scaled maps were prepared and numerous photographs taken to provide reviewers with visual aids that convey a sense of setting for the historic resources of Lake Helen.

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