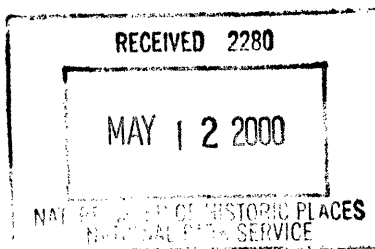


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION FORM



OMB No. 1024-0018

cover

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 ARCHITECTURAL RESOURCES OF WINTER HAVEN

B. Associated Historic Contexts

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

- I. DISSTON ERA AND FOUNDING OF WINTER HAVEN, 1883-1895
- II. PROGRESSIVE ERA THROUGH WORLD WAR I, 1896-1919
- III. FLORIDA LAND BOOM, 1920-1928
- IV. GREAT DEPRESSION TO POST WORLD WAR II, 1929-1949

C. Form Prepared by

name/title Sidney Johnston

organization Historic Property Associates

date November 1998

street & number 535 North Clara Avenue

telephone (904) 734-6288

city or town DeLand

state Florida

zip code 32720-3404

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.

Signature and title of certifying official

Date

State Historic Preservation Officer, Division of Historical 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.

Signature of the Keeper

Date of Action

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HISTORIC ARCHITECTURAL RESOURCES OF WINTER HAVEN

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**E. STATEMENT OF HISTORIC CONTEXTS**

**SUMMARY**

This Multiple Property submission, the Historic Architectural Resources of Winter Haven fulfills criteria A B, and C for listing in the National Register of Historic Places. The properties have significance for their association with events and persons locally significant in the areas of architecture, agriculture, exploration/settlement, community planning and development, engineering, ethnic heritage, <sup>colon</sup>black, entertainment/recreation, commerce, industry, politics/government, religion, military, social history, transportation, and education. They represent stylistic trends in architecture consistent with those found throughout Florida during the early twentieth century. Properties eligible for listing under this cover were constructed between 1883 and 1949, and fall under four contexts: **I. Disston Era and Founding of Winter Haven, 1883-1895; II Progressive Era, 1896-1919; III. Florida Land Boom, 1920-1928; IV. Great Depression to Post-World War II, 1929-1949.**

**I. Disston Era and Founding of Winter Haven, 1883-1895**

Winter Haven lies in Polk County, which was established by the Florida Legislature in 1861. Scattered settlement of the region had begun in earnest following Congressional enactment of the Armed Occupation Act in 1842 after the Second Seminole War (1835-1841). During the Civil War (1861-1865), Florida's principal contribution to the Confederacy was to supply its armed forces with cattle. Vast ranges in Polk County and other Central Florida counties supplied most of the beef. In 1864, Union forces marched into the interior and burned the settlement of Fort Meade, south of Winter Haven, in an effort to interrupt the flow of cattle northward.<sup>1</sup>

In the aftermath of the war, Polk County settlers practiced subsistence agriculture, cultivated oranges, and raised cattle. Small citrus groves provided a cash crop. The cattle herds, which had been depleted by the wartime drain, were quickly restocked. The community of Bartow, the county seat, emerged as one of the

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<sup>1</sup>Harry Cutler, *History of Florida*, 3 vols. (Chicago and New York: Lewis Publishing Company, 1923), 1: 449-50; Jerrell Shofner, *Nor Is It Over Yet: Florida in the Era of Reconstruction, 1863-1877* (Gainesville: University of Florida Press, 1974), 136; Charlton Tebeau, *History of Florida* (Coral Gables: University of Miami Press, 1974), 199-220, 232; Canter Brown, Jr., *Florida's Peace River Frontier* (Orlando: University of Central Florida Press, 1991), 142-43, 155-69, 185-86; John Johns, *Florida During the Civil War* (Gainesville: University of Florida Press, 1964); Works Progress Administration, "Creation of Counties in Florida, 1820-1936" (Tallahassee: Works Progress Administration, 1940); John Mahon, *History of the Second Seminole War, 1835-1842* (Gainesville: University of Florida Press, 1966), 313-326.

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principal communities within cattle country. Large herds were driven to the coastal towns of Punta Gorda and Tampa for export.<sup>2</sup>

Several events occurred shortly after 1880 to help speed the settlement of Polk County and much of central and south Florida. These included the Disston Purchase, the introduction of railroad lines into the region, and the discovery of phosphate along the Peace River. In 1881, Hamilton Disston, a Philadelphia investor, purchased four million acres of land from the State of Florida, enabling the state to clear its debts incurred during the Civil War and offer land subsidies to railroad companies. The population of existing settlements grew as new settlers arrived, looking for cheap land. Dreams of fortunes in citrus and cattle enticed many and helped to populate Florida. During the 1880s, settlers pushed deep into the peninsula. A large area of land extending southward from the Indian River on the east coast to Tampa Bay on the west coast of the peninsula became heavily planted in citrus.<sup>3</sup>

Railroad construction stimulated development in Polk County. Numerous travel guides and brochures describing Florida were published during the 1870s and 1880s. The well-known poet Sidney Lanier noted in 1876 that "Bartow is a small town, the seat of Polk County, an interior peninsula county and mostly a cattle region." In another description, George Barbour, a journalist who toured Florida in 1881, commented that "Fort Meade and Bartow, upon the headwaters of Pease Creek (sic), are in many respects in one of the most desirable portions of Florida. It is a region of clear, open lakes, with beautiful running streams of limpid water. The land is generally first-rate pine, clay subsoil, and is very productive." Barbour also described the area as an exceedingly healthy region, almost entirely free from mosquitoes.<sup>4</sup>

Winter Haven was founded during this period. In 1883, tracks were extended through Polk County by the South Florida Railroad Company. The Bartow branch, which opened during the closing months of 1884, extended from the mainline south at Bartow Junction (later Lake Alfred) through Winter Haven to the Polk County seat of government, and eventually reached Punta Gorda. Much of central Florida was introduced to a national audience in 1886 when the South Florida Railroad published its promotional tract *Gate City Route*. Its pages waxed poetically about communities such as Winter Haven where "the land rolls in smooth, round waves, and in each hollow is a broad, bright pool, like Arthur's shield, Lake Cummings, Cannon, Shipp, Howe, Eloise. There is a handsome church; a land office like a cocked hat; a school house, and pretty, picturesque residences in paling fences. It is Winter Haven, and you recognize it with pleasure as the prospective site of the South Florida

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<sup>2</sup>Shofner, *Reconstruction*, 17-18, 134, 136, 262.

<sup>3</sup>Tebeau, *Florida*, 189-91, 278-82; Cutler, *Florida*, 1: 434-35.

<sup>4</sup>M.F. Hetherington, *History of Polk County* (Lakeland: M.F. Hetherington, 1928), 36; George Barbour, *Florida For Tourists, Invalids, and Settlers* (New York, 1884), 182; Sidney Lanier, *Florida: Its Scenery, Climate, and History* (Philadelphia, 1876), 314.

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Presbyterian College.” Although the college never materialized, within several decades the settlement emerged into a town and then a city.<sup>5</sup>

In May 1883, J.O.C. Blount and W.T. Whitledge, Bartow realtors and merchants, fashioned a town plan based on a grid system of blocks and tiers, a pattern that remains in evidence. The plan was divided into commercial, residential, and farmland areas. At the center a central park, oriented north-south, ran several blocks bracketing the railroad tracks. The plan was further defined by oblique streets that extended out in diagonals at the corners, similar to spokes in a wheel. The diagonal streets broke the rectilinear grid of the remaining residential and farm blocks. North/south streets were numbered from First through Seventh, and Park Street encircled the central green space. Most east/west streets were named for local flora. Central Avenue soon developed as the primary east/west street. Grand Avenue, later renamed Pope Avenue NW, terminated at the east shore of Lake Howard.<sup>6</sup>

The realtors sold large portions of their holdings to early settlers P.D. Eycleshimer and F.A.K. Harris. Eycleshimer, who arrived in 1884, built the first house on the west side of Lake Howard. He named the community “Winter Haven” for its potential as a winter resort. Harris, a native of Vermont, also arrived in 1884 and built the first store in the downtown of the nascent settlement. Postal service was established in October 1884 and in 1890 the population stood at 373.<sup>7</sup>

The community began to expand. Phillips Addition, an 1885 plat, provided large farm tracts along the shores of lakes Cannon, Howard, and Mirror. In 1886, Lake Addition divided eight blocks west of the downtown beside the east shore of Lake Howard. The College Additions were platted to the south and east of the downtown in March 1888 by Earnest Johnson, trustee of the College Guaranty Lands. Although these and other subdivisions offered several hundred lots for residential development, they remained relatively empty until the early years of the twentieth century.<sup>8</sup>

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<sup>5</sup>South Florida Railroad, *Gate City Route: The South Florida Railroad* (Sanford: South Florida Railroad Company, 1887), 40; George Pettengill, “The Story of the Florida Railroads, 1834-1903,” *Railway and Locomotive Historical Society* 86 (July 1952), 41, 44, 78; Allen Morris, *Florida Place Names* (Coral Gables, 1974), 151.

<sup>6</sup>Deed Book M, p. 160-163, Polk County Courthouse, Bartow, Florida.

<sup>7</sup>*Ibid.*; Alford Bradbury and E. Story Hallock, *A Chronology of Florida Post Offices* (Vero Beach: Florida Federation of Stamp Clubs, 1962), 90; Josephine Burr, *History of Winter Haven, Florida* (Winter Haven: Larry Burr Printing Company, 1974), 15, 17; Bureau of the Census, Thirteenth Census, 1910, *Population* (Washington, D.C.: GPO, 1913), 308; Hetherington, *Polk County*, 42, 45.

<sup>8</sup>Deed Book I, p. 442, Deed Book Q, p. 529, Plat Book 1, p. 28, Polk County Courthouse.

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Florence Villa, a settlement about a mile and a half north of downtown Winter Haven, was settled by Frederick W. Inman, a native of Ohio. Inman, a graduate of the University of Michigan's medical school, arrived in 1884 and named the settlement for his wife, Florence Jewett Inman.<sup>9</sup>

In 1887, Inman constructed a house on the north shore of Lake Spring that he gradually expanded into a rambling three-story building named the Florence Villa Hotel. By 1893, the hotel accommodated 100 guests. Notable guests included Henry B. Plant, president of the Plant System of railroads and steamships who visited in January 1894. Inman entertained guests with walks through his citrus groves and on yacht excursions aboard "Florence," a small skip which plied the waters of area lakes. By 1902, Inman owned some 350 acres, 100 which were planted in citrus. He added forty-three rooms to the hotel in 1905 and sold the building and 695 acres to the Florence Villa Hotel Company in April 1906. In 1909, he served on the statewide organizational committee of the Florida Citrus Exchange and then as the organization's first president.<sup>10</sup>

Winter Haven's economy was closely tied of the fortunes of the citrus industry. Grove owners enjoyed several successful seasons until the winter of 1894-1895, when devastating freezes killed thousands of trees statewide, plunging the Florida economy into recession. Some families left Winter Haven, seeking a warmer climate farther south in the peninsula or giving up entirely and returning to their native homes. In 1900, the population of the Winter Haven settlement stood at 429.<sup>11</sup>

## II. Progressive Era Through World War I, 1896-1919

During the period commonly known as the "Progressive era," which roughly extends between 1900 and 1919, Winter Haven experienced renewed development. The term Progressive era is often associated with reform movements in business, education, government, and labor. The era also brought substantial changes to Florida's landscape, including land reclamation, expansion of the railroads and citrus industry, and a building boom, which resulted in a multitude of commercial and residential buildings constructed in towns throughout the state. During the first decade of the new century new settlers poured into Winter Haven. Within a decade the population increased three-fold, reaching 1,436 in 1910.<sup>12</sup>

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<sup>9</sup>Hetherington, *Polk County*, 135-136; Bradbury et al., *Florida Post Offices*, 29.

<sup>10</sup>F.W. Inman, *Winter Haven, Florida: The Land of Sunshine* (Dayton: United Brethren Publishing House, c. 1900), 3, 16; Burr, *Winter Haven*, 78, 372; James Hopkins, *Fifty Years of Citrus: The Florida Citrus Exchange, 1909-1959* (Gainesville: University of Florida Press, 1960), 2-5, 7; Hetherington, *Polk County*, 135-137, 182; Rowland Rerick, *Memoirs of Florida* 2 vols. (Atlanta: Southern Historical Association, 1902), 2: 570-571.

<sup>11</sup>Cutler, *Florida*, 1: 450-451; Bureau of the Census, Thirteenth Census, 1910, *Population*, 308; Rerick, *Florida*, 1: 265-69.

<sup>12</sup>Bureau of the Census, Thirteenth Census, 1910, *Population*, 308.

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In June 1911, residents incorporated the Town of Winter Haven. Willis E. Smith and A.B. Coker served as protempore chairman and clerk, respectively, and in a vote of thirty-five to one residents created the municipal government, voting in Smith as mayor and L.L. Barnes as clerk and tax collector. W.W. Mann, John A. Schneider, W.J. Smith, and F.W. Oren served as aldermen. E.E. Waggoner held the post of marshal.<sup>13</sup>

New subdivisions appeared, some redividing areas in the original town plan and others opening new lands to development. Gifford's Survey, opened in 1910, redivided large acreage lands into residential lots in the northwest corner of the original town plan. It included a tennis court in the center of the subdivision and the developer offered a prize to the owner of the best planned house and grounds in the subdivision. College Heights, an addition opened by Coker and Buzbee Real Estate Company in 1915, measured two blocks. Winter Haven Heights and Fernwood Addition, opened by W.W. Taylor in 1907 and 1915, respectively, were among the largest subdivisions east of the downtown. Interlaken re-divided Phillips Addition into smaller exclusive residential lots along the shores of lakes Cannon, Howard, and Mirror.<sup>14</sup>

The expansion of the citrus industry prompted the formation of grower's cooperatives throughout central Florida. In 1909, the Florida Citrus Exchange was organized. The following year over 330,000 boxes of oranges were shipped from Polk County, second only to Orange County, which it surpassed ten years later. By 1920, production levels reached over one million boxes annually. Polk County's share of Florida's \$20 million orange crop amounted to \$3.5 million that year. In 1926, the Winter Haven citrus exchange district, which then consisted of Auburndale, Eagle Lake, Lucerne Park, and Winter Haven, claimed fourteen packing houses, which shipped more citrus than all of DeSoto, Lee, Sarasota, and Manatee counties combined. Between 1922 and 1926, those packing houses exported some 1.7 million boxes of citrus annually.<sup>15</sup>

The Winter Haven Citrus Grower's Association, an affiliate of the Florida Citrus Exchange, was organized in August 1909 with T.J. Boyd, Charles Pugsley, and Lester Windsor serving as the incorporators and early officers. The Association built a wood frame packing house alongside the railroad tracks at the intersection of 4th Street NW and Avenue B NW. Windsor also helped to incorporate the Winter Haven Investment Company and the Winter Haven Water, Light & Ice Company, which was capitalized at \$150,000 in 1914. The water and power company was operated by William F. Boyd, a relative of T.J. Boyd. Native to Tennessee, the Boyds arrived in Winter Haven in 1883 and homesteaded 160 acres near Lake Howard. In addition to his duties

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<sup>13</sup>Minutes, City of Winter Haven, June 2, 1911; Corporation Book A, p. 362, Polk County Courthouse; Burr, *Winter Haven*, 73.

<sup>14</sup>Plat Book 2, p. 30, Plat Book 3, p. 75, 77, 78, Polk County Courthouse.

<sup>15</sup>*Winter Haven Chief*, November 7, 1926; Bureau of the Census, Thirteenth Census, 1910, *Agriculture* (Washington, 1913), 309; Bureau of the Census, Fourteenth Census, 1920, *Agriculture* (Washington, 1921), 379; Cutler, *Florida*, 1: 451-52; *Tampa Tribune*, August 27, 1932; Hopkins, *Citrus*, 6-11, 131, 143, 145; Hetherington, *Polk County*, 180-82.

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as president and general manager of the water and light company, William Boyd also served on the city commission during the 1920s and as director of the Winter Haven Building and Loan Association.<sup>16</sup>

Cultivating oranges on small groves became a cottage industry. Prominent growers by 1915 included A.M. Klemm (20 acres, 13,000 boxes), G.W. Dean (30 acres, 10,000 boxes); R.H. Bryson (40 acres, 9,000 boxes); Mr. Gillespie (30 acres, 6,000 boxes); Cohula Fruit Company (45 acres, 5,500 boxes); Lake Region Fruit and Land Company (20 acres, 4,000 boxes); and Fort & Boyd (20 acres, 5,000 boxes). Fifteen acres yielded a crop of 1,500 boxes on F.A.K. Harris's 15-acre grove, while E.C. Linger harvested 1,000 boxes from a two-acre grove. Some growers joined the Winter Haven Citrus Grower's Association, which processed and shipped their fruit. In all, Winter Haven area farms supported 1,050 acres in citrus groves that yielded a crop of some 165,000 boxes annually by 1915.<sup>17</sup>

The Polk County road system, historically one of the finest in the state, expanded significantly during the period. Although Florida's Good Road Association had been active since the late 1890s, it was not until 1915 that the movement gained momentum, leading to funding and construction of the Dixie Highway, which was completed during the 1920s. Polk County's paved roads totaled fewer than twenty miles in 1900 and developed initially with little state support. Activity began in earnest in 1914 with the sale of bonds, which enabled Polk County to build more miles of road than any other county in Florida. By 1916, Polk County had paved 217 miles of asphalt roads, and in 1923 that figure reached 340. Among the most important paving projects undertaken by the county during the period was the "Scenic Highlands Highway," which resulted in a stretch of paved road that ran down the Highlands Ridge through Polk and parts of Highlands, Hardee, and DeSoto counties. The road system greatly facilitated communication with neighboring counties and promoted development and tourism.<sup>18</sup>

The Peace Creek Drainage District, created in 1915, was organized in part to drain some 48,000 acres in the Winter Haven area. Canal construction eventually connected twenty lakes. The drainage project effectively lowered and equalized the level of Winter Haven's lakes and permitted recreational boats to travel throughout central Polk County.<sup>19</sup>

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<sup>16</sup>Corporation Book A, p. 439, Corporation B, p. 456, Corporation Book C, p. 1, Corporation Book E, p. 392, Polk County Courthouse; Cutler, *Florida*, 2: 227; Burr, *Winter Haven*, 69-70; R.L. Polk, *Winter Haven City Directory* (Jacksonville: R.L. Polk Company, 1925), 40, 112.

<sup>17</sup>Atlantic Coast Line Railroad, *Shipper's Guide* (Wilmington: Atlantic Coast Line Railroad Company, 1915), 307-08.

<sup>18</sup>Bayard Kendrick, *Florida Trails to Turnpikes* (Gainesville: University of Florida Press, 1964), 57; Cutler, *Florida*, 1: 454-56; Hetherington, *Polk County*, 174-77.

<sup>19</sup>Hetherington, *Polk County*, 140.

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The expanding economy and growing population inspired development of new businesses. The Winter Haven Commercial Club, a predecessor to the present-day chamber of commerce, was incorporated in July 1913. Founding members came from various business fields and included W.F. Boyd, H.E. Cornell, J.E. Crump, J.W. Cunningham, H.L. Dean, W.P. Ellett, J.D. Porter, H.W. Snell, P.A. Watson, and W.P. Worden. Winter Haven declaring its purposes "to increase the public interest in all matters relating to good citizenship, to improve local conditions, and to promote general welfare." The Winter Haven Athletic Association was incorporated in 1915 by J.E. Crump, J.W. Foley, E.B. Hall, Jr., H.S. Hedrick, H.J. Levy, R.B. Linger, and Charles P. Worden.<sup>20</sup>

The period between 1896 and 1919 brought expansion to Winter Haven as the commercial and residential sections of the town began to mature. The town's location among numerous lakes and gently rolling terrain presented an attractive site for settlers. Several hundred buildings sprinkled the Winter Haven landscape. Many lots in the downtown had been filled with commercial buildings facing central park. Neighborhoods with boarding houses, churches, a school, and residences had appeared around the downtown. Generally, after 1916 the domestic building trade declined as the United States turned its energies toward assisting the allied forces in World War I. Federal government restrictions on the construction industry reduced residential building, causing a postwar housing shortage that was then compounded by rising material costs. Nevertheless, Winter Haven's infrastructural improvements in the form of an electricity plant, some five miles of paved roads, and rail service laid a solid foundation for growth when development resumed in the 1920s.<sup>21</sup>

### III. Florida Land Boom, 1920-1928

The war's end ushered in an era of enthusiastic economic expansion throughout Florida. Real estate sales almost at once mushroomed. It is difficult to exaggerate the speculative proportions of the ensuing "boom." Miami and Palm Beach are generally regarded as the scenes of most anxious activity, but few communities in the state failed to experience a fever for real estate. In early 1925 some twenty-five passenger trains, filled with visitors, were arriving daily in Jacksonville, whose chamber of commerce also reported that 150,000 automobiles from out-of-state passed through the city that season. An estimated 20,000 people arrived daily in the state in December 1924. That fall, the Florida Legislature issued an open invitation to wealthy investors with approval of

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<sup>20</sup>Corporation Book C, p. 96-99, Polk County Courthouse; Jessie Hamm Meyer, *Leading The Way: A Century of Service*; *G.F.W.C. Florida Federation of Women's Clubs, 1895-1995* (Lakeland: GFWC-Florida Federation of Women's Clubs, 1994), 74; Burr, *Winter Haven*, 78, 87.

<sup>21</sup>Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1914, 1919; Polk, *1923 Winter Haven City Directory*, 603; Polk, *1925 Winter Haven City Directory*, 100; tax rolls, Polk County Courthouse; Weyerhaeuser Forest Products, *Your Future Home* (Washington, D.C.: American Institute of Architects, 1992), v.



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a constitutional amendment prohibiting either income or inheritance taxes. The resulting capital influx accelerated an already well developed surge of land purchases.<sup>22</sup>

Property values rose dramatically and quickly. In virtually every city and town new subdivisions were platted and lots sold and resold for quick profits. Polk County and Winter Haven shared in the growth. Property assessments countywide doubled from \$15 million in 1917 to \$35 million by 1927. Bank deposits swelled. Winter Haven's population rose from 3,403 in 1920 to 7,130 in 1930, peaking in mid-decade. Building construction surged. In the opening nine months of 1924 some \$3,125,000 worth of buildings were constructed, and in November 1925 alone, near the height of the land boom, buildings valued at \$898,200, an enormous figure at the time, were constructed in the city. A building ordinance in 1926 prohibited the use of wood shingle roofs, mandating the replacement of existing wood shingles by 1938. In October 1925, Winter Haven ranked thirteenth, just behind Fort Myers and ahead of Daytona Beach and Clearwater, in a statewide survey of the dollar amount of building permits issued for the month.<sup>23</sup>

The downtown expanded with the development of new commercial buildings, a school, and a city hall. A meeting hall for the women's civic league (NR 1998) was built on the shore of Lake Howard and residential construction spread throughout the city. The municipal government sponsored a road paving program and water service was extended to new areas. In a brief but frenzied period between 1920 and 1928 more than thirty-one subdivisions were platted in the city. Construction filled many lots left vacant from earlier periods of development.<sup>24</sup>

Citrus production remained the underpinning of the local economy. About 1922, the Winter Haven Citrus Grower's Association built a new office and packing house. Under C.W. Barnes, who took over as manager in 1912, the Association packed the fruit harvested by 180 area growers and shipped some 170,000 boxes of citrus during the 1915 season. Thousands of additional acres were planted in citrus during the 1920s and hundreds of thousands of boxes shipped.<sup>25</sup>

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<sup>22</sup>Tebeau, *Florida*, 378-92.

<sup>23</sup>*Winter Haven Chief*, October 15, 1924, November 11, 1925.

<sup>24</sup>Florida Department of State, *Florida, An Advancing State, 1907-1927* (Tallahassee, 1928), 14, 16, 104, 266; Bureau of the Census, *Fourteenth Census, 1920, Population* (Washington, 1921), 374; Bureau of the Census, *Fifteenth Census, 1930, Population* (Washington, 1931), 212; Hetherington, *Polk County*, 140-41; Cutler, *Florida*, 1: 462.

<sup>25</sup>*Winter Haven Chief*, May 4, 1916, January 21, 1925; Cutler, *Florida*, 3: 334; Winter Haven Chamber of Commerce, *Winter Haven: The City of 100 Lakes* (Winter Haven: Chamber of Commerce, 1928), n.p.; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928, 1950; Hopkins, *Citrus*, 103; Polk, *1923 Winter Haven City Directory*, 589.

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Ethnic neighborhoods founded in the nineteenth century matured during the 1920s. African-American settlers arrived in Winter Haven in the early 1880s and established a settlement in the future downtown. Within several decades residents had moved into new areas, building homes and businesses in Florence Villa to the north and "Pughsville" to the south. Flourishing citrus groves and a robust economy created jobs and opportunities in businesses, citrus groves and packing houses, and with the railroad. By the mid-1920s, several hundred residents lived in the communities.

Florence Villa, the largest of Winter Haven's historic ethnic neighborhoods, emerged in the 1880s with the assistance of founder Fred W. Inman. Inman persuaded Dan Laramore, a native of Albany, Georgia, to move to Polk County to supervise the planting and cultivation of his groves. Inman also recruited George Green of Americus, Georgia, who arrived in 1908. Another early settler, Marion Thomas of Lawtey, Florida, worked for the Atlantic Coast Line Railroad. Subdivisions opened by Laramore, C.W. Harrington, Ida Smith, and the Van Fleet Company provided construction lots in the neighborhood. By 1928, nearly 100 buildings occupied the area north of Lake Silver between Avenues O and W NW, 1st Street N, and the railroad tracks. Numerous dwellings, a lodge, movie theater, two schools, and several churches contributed to the Inman settlement.<sup>26</sup>

"Pughsville," named after Reverend C.S. Pugh, was established about 1905 along the railroad tracks south of the downtown area. Henry Jackson, an early settler, first worked for the Atlantic Coast Line Railroad and later for the Seymour-Craig Company. Pughsville centered along 3rd Street SW, Avenues R and S SW. By 1919, the settlement consisted of the Buckeye Nurseries packing house, a school, several dwellings and a tenement house, and the Bethel AME and Zion Hill Baptist churches. Within a decade, several new stores and dwellings had appeared. Demolition and fire have resulted in the loss of many buildings in Winter Haven's historic African American neighborhoods. Several historic congregations continue to serve the areas, and dwellings are the most common form of building. The lodge and schools and most of the older stores have disappeared. Nevertheless, the buildings that remain are an important record and tangible reminder of Winter Haven's African-American heritage.<sup>27</sup>

Polk County became an attractive target for developers. In Winter Haven, several ambitious projects were undertaken. Edward Klapp, a New York City realtor and theater magnate, invested in downtown property. In June 1925, C.M. Hill, a prominent Philadelphia contractor, announced that his company would soon begin construction of thirty-five dwellings. Hill claimed that for several years his company had maintained a record of "A House A Day," a slogan carried in his Winter Haven advertising. William Sutcliffe, a New Jersey contractor, acquired twenty-two lots in the Eloise Woods subdivision near Lake Marian, where he planned to build

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<sup>26</sup>Burr, *Winter Haven*, 261-263, 267; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1919, 1924, 1928.

<sup>27</sup>Ibid.

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residential buildings on speculation. M.S. Galvin and Allen Sogg of Cleveland, Ohio, announced they would begin constructing fifty dwellings in Winter Haven in November 1925.<sup>28</sup>

Apartment houses were also popular forms of income. Contractor E.B. Walthall became the city's acknowledged "Champion Apartment House Builder." In October 1925 alone, Walthall pulled permits for \$15,000 and \$9,000 apartment houses and two other smaller duplexes, in addition to a \$12,000 apartment completed the previous June. The apartment buildings at 111 and 115 Avenue B NE, respectively, were developed by H.B. Mabson in 1926. Henry Koler of St. Petersburg prepared the plans and the Marshall-Jackson Company of Lakeland supervised construction. The buildings were later named Floridian and DeSoto Apartments, respectively.<sup>29</sup>

Countless smaller dwellings were constructed, some on speculation or for rental income, and others as owner-occupied homes. Although most were derived from vernacular building traditions, some displayed bungalow, Mediterranean Revival, or Mission influences. Patterns of social mobility were geared to the burgeoning job market and the speculative nature of house construction. A review of city directories between 1923 and 1928 indicates that, with a few exceptions, residents moved frequently to newly emerging neighborhoods. Some dwellings probably also served as seasonal homes for winter visitors.

For decades the Atlantic Coast Line Railroad Company, successor of the South Florida Railroad, had enjoyed a virtual transportation monopoly in Winter Haven. Competition appeared in 1925 with the introduction of Seaboard Air Line Railway (SAL) tracks through the south end of the city. The SAL project was undertaken in 1924, when S. Davies Warfield, president of the company (1918-1927), announced that the SAL intended to extend the company's tracks across south central Florida. Warfield, a native of Maryland, banker, and railroad executive, advocated Everglades drainage and sponsored conferences on the subject during the 1920s. He saw the conversion of rich mucklands into farmlands as a boon for his railroad and town building plans. The rails extended southeast some 200 miles from its mainline at Coleman in central Florida, through Sebring, across the north shore of Lake Okeechobee, to Hialeah in Dade County. With its new line, the SAL competed directly with the ACL in south central Florida. By introducing a second railroad on Florida's lower east coast, it also competed with the Florida East Coast Railway, which had enjoyed a transportation monopoly there since 1896.

The SAL opened service in Winter Haven in 1925 after completing a passenger station at 1800 7th Street SW. The building shared many traditional features of stations built by the company in the mid 1920s--Mediterranean influences with textured stucco and small polygonal towers. But, Warfield's death in October

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<sup>28</sup>*Winter Haven Chief*, June 4, October 30, November 4, 24, 1925.

<sup>29</sup>*Winter Haven Chief*, May 8, June 3, October 3, November 3, 1925, November 30, December 30, 1926.

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1927, insufficient company revenues, overexpansion of the rail network, and the collapse of the land boom discouraged SAL efforts to develop its holdings in the state. Following Warfield's death, the Land Company of Florida, a division of the SAL, announced abandonment of many of its Florida real estate investments. The SAL became bankrupt and remained in receivership until 1946.<sup>30</sup>

New churches appeared in Winter Haven. Presbyterians had organized in the 1890s and built the first church in the settlement. In 1925, having sold the church property with the provision that members would continue to worship in the old sanctuary until a new building was completed, the congregation built a new meeting place at 637 6th Street NW. An impressive edifice, the building was dedicated in November 1926. It was the largest church building in town, reportedly seating 600 parishioners on the first story and 200 in the gallery, or balcony. Four hundred additional seats were located in an adjoining chapel. The cost of construction amounted to \$256,000, which included the site, building, equipment, and a new manse. In 1927, the Florida Synod of the Presbyterian Church convened its annual conference at the Winter Haven church. A local newspaper later reported the sanctuary was still the largest of its kind of any denomination in south-central Florida and the largest and most costly building in the Florida Synod of the Presbyterian Church, USA. The building was constructed during the tenure of Dr. T.B. Haynie, who served there until 1930.<sup>31</sup>

Organized in 1912, St. Paul's Episcopal Church developed its first sanctuary in 1917. The congregation replaced the building in 1926 with a larger masonry sanctuary, which cost \$50,000. James Davet, rector of Bartow's Holy Trinity Church between 1915 and 1923, moved to Winter Haven in 1924 and helped coordinate the building campaign of St. Paul's, which was occupied for the first time on Easter Sunday, 1927.<sup>32</sup>

The Christian Science Society had been formed in Winter Haven in 1913 and was recognized by the mother church, the First Church of Christ, Scientist, in Boston, Massachusetts, the following year. In 1924, the local society reorganized and received its charter as First Church of Christ, Scientist. Construction of a meeting hall began in 1928 and the building was dedicated free of debt in February 1929.<sup>33</sup>

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<sup>30</sup>Richard Prince, *Seaboard Air Line Railway* (Green River: R.E. Prince, 1969), 100-101; *Commercial and Financial Chronicle*, October 16, 1926.

<sup>31</sup>*Winter Haven Chief*, June 23, October 12, 1925, November 15, 1926, November 8, 1927; *Winter Haven Herald*, May 4, 12, 26, 1944.

<sup>32</sup>*Winter Haven Chief*, October 1, 1926; Hetherington, *Polk County*, 140, 290-292; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928, 1950.

<sup>33</sup>*Winter Haven Chief*, October 1, 1926; Hetherington, *Polk County*, 290-292; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928.

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Large commercial arcades appeared on several streets. Commonly designed in Mediterranean influenced styles, the buildings reflected the growing sophistication of the state's commercial architecture. Relatively common in Florida during the 1920s, most arcades contained several street-level storefronts with a center entrance that opened into a L plan or straight hallway, which ran through the center of the building and provided access to additional stores within the interior. Other examples displayed multiple storefronts along the street protected by a covered passage, or arcade, resulting in the name given that building type. Some arcades contained apartments on upper stories. The Linger & Nichols Arcade was constructed in 1926. Developed by Russell Nichols and William Nichols, the building was constructed by the Taylor-Secord Corporation, Winter Haven builders. Claude S. Taylor served as president and Roy E. Secord as vice president of the company.<sup>34</sup>

The Postal Arcade was one of the largest buildings constructed in Winter Haven during the 1920s. A building permit for \$228,000 was issued for its construction in August 1926 and the project was completed in 1927. Tampa architect B.C. Bonfoey prepared the plans for the building and G.W. Cooper and W.H. Schulz supervised construction. When finished, the building measured 276' x 125' and contained twenty-two 3-room apartments on the second story and nineteen stores on the first. Three separate arcade entrances provided access into the first-story interior spaces. The Winter Haven post office was located in the building between 1927 and 1935.<sup>35</sup>

Nationally renowned architect Dwight James Baum designed several buildings planned for Winter Haven but never executed. The Winter Haven Boat House and Landing on Lake Howard, an elaborate Beaux Arts design for the city, never received the necessary construction funding. A proposed mansion for DeWitt Taylor on Villa Road was executed in the fashionable Monterey Revival genre. The plans for those buildings and several additional Baum projects in central Florida appeared in nationally distributed architectural journals.

Many of Winter Haven's most elaborate downtown buildings took form just as the air began to seep out of the speculative real estate bubble. Bank deposits in the state 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 were clogged with unused building materials. Bankers and businessmen throughout the nation had begun to complain about transfers of money to Florida. Newspapers suggested fraud in land sales. Large withdrawals followed in early 1926, traditional months for winter tourists and speculators, and forty Florida banks collapsed that year. Real estate assessments fell between 1926 and 1928. Completed in 1927, Inwood Elementary (originally named West Winter Haven School) and Mark Wilcox Center (known variously as South Winter Haven School and Temple Grove South Side Public School) were both occupied for

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<sup>34</sup>*Winter Haven Daily Chief*, November 30, 1926; Polk, *1925 Winter Haven City Directory*, 70.

<sup>35</sup>*Winter Haven Chief*, November 30, December 30, 1926; *Winter Haven Herald*, May 31, June 15, 1935.

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the first time in October 1927 and some of the last large projects following the collapse of the land boom. The schools were similar in plan and appearance, but a funding shortfall left the grounds of both buildings unimproved. Local civic and social organizations responded to the need, volunteering to beautify the grounds. Devastating hurricanes that hit southeast Florida in 1926 and 1928 killed thousands of people, providing a sad, closing chapter to an era of wild speculation.<sup>36</sup>

#### IV. Great Depression to Post-World War II, 1929-1949

The Great Depression fell like a shroud upon the country in the early 1930s. Nearly 150 Florida state and national banks collapsed between 1928 and 1933. Several financial institutions in Polk County closed, including banks in Auburndale, Bartow, Haines City, and Lakeland. Deposits and investments plummeted and annual per capita income dropped nearly 50 percent. Approximately one out of four Floridians was receiving some type of public relief and assistance by 1933. In March 1934, Winter Haven's municipal government reduced the size of the city limits from seventeen square miles to four-and-one-half. Further measures to reduce the limit to one square mile failed. Nevertheless, the action lowered the city's population by some 3,000 residents. Winter Haven's population in 1930 (7,130) and 1940 (6,199) reflect that decline, notwithstanding additional growth in the latter half of the decade. Although construction activity diminished, development persisted throughout the decade.<sup>37</sup>

Grove planting and citrus production continued. By 1934 approximately one million citrus trees were located in the Winter Haven region. In 1930, the Florence Citrus Grower's Association built a new packing house. The edifice was among the largest agricultural buildings developed in Polk County during the Great Depression. The Association had been organized in 1909 by Fred W. Inman, Sidney Curtis Inman, and John H. Ross, the latter of whom served as president. The Florence Association ardently supported the statewide exchange packing and marketing system, and both Fred Inman and John Ross played significant roles in the early development of the Florida Citrus Exchange. Inman served as the first president of the statewide exchange. His death in November 1910 was a critical blow to the nascent organization. Ross, a physician from Indiana who moved to Winter Haven about 1897, served several terms on the board of directors and as an officer. He gradually assumed a leadership position and between 1914 and 1924 served as president of the Florida Citrus Exchange, which officially recognized his achievements and leadership skills upon his resignation in June 1924. When Ross died in December 1925, Polk County lost one of its most important agricultural leaders.<sup>38</sup>

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<sup>36</sup>Tebeau, *Florida*, 385-88; *Winter Haven Daily Chief*, October 3, December 9, 1927; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1924, 1928, 1950.

<sup>37</sup>*Winter Haven Daily Chief*, May 7, 1935; Tebeau, *Florida*, 394-401; Bureau of the Census, *Seventeenth Census, 1930, Population*, 212.

<sup>38</sup>Winter Haven Chamber of Commerce, *Winter Haven, Florida* (Winter Haven, c. 1945), n.p.; Burr, *Winter Haven*, 52, 59, 66-

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Early managers of the Florence packing house included F.L. Carr and Frank Poitras. Later leaders in the Florence association included W.C. Van Clief, R.K. Cooper, and John Snively, each of whom also held posts in the Florida Citrus Exchange following the death of Ross. In 1949, a concentrate factory was built and a cold storage facility followed in 1953. Three years later the Association sold its frozen orange juice concentrate plant to General Foods-Birdseye Corporation, which acquired the adjoining fresh fruit packing house, warehouse, and ice house in 1959.<sup>39</sup>

Cypress Gardens, billed as Florida's first theme park, began to take shape south of the town. The park was the brainchild of Richard D. Pope. In 1936, Eleanor Sharp of the Federal Writer's Project characterized the gardens. The following are excerpts: "Florida Cypress Gardens, on Lake Eloise four miles southeast of Winter Haven, are at the end of a canal-joined chain of seventeen lakes. The gardens, a former cypress swamp with rich muck earth, are penetrated by canals over which are bridges rising on natural arches of matched, crooked oak trunks. Under one of these bridges which spans a canal and a lagoon, water lilies, iris, and other aquatic plants are seen in their native habitat. The three and one half miles of walk are paved with pecky blocks cut from tidewater-cypress on the banks of the Suwannee river. These jungle paths are bordered with informal plantings of thousands of gardenias, camellia, japonica, azaleas and virtually all flowers grown in Florida. Through rare palms, native ferns and trailing vines draping virgin growth of white trunk cypress, bay and holly, the visitor glimpses Lake Eloise in the distance. On one of these jungle paths is discovered an ancient still, preserved intact where it had been so well hidden as to escape the eyes of the law before the development of the gardens. On this path too is the famous wishbone tree, a huge oak the trunk and branches growing some thirty feet along the ground before rising. Legend has it that a wish made while sitting on its curved trunk will come true within the year. From the lake to higher ground where an inclined rock garden has been added, one passes under moss laden oak, hickory and virgin pine to the club house of Mediterranean design where an a la carte luncheon and afternoon tea may be served. An admission of 25 cents is charge. R.D. Pope, president of the company promoting the gardens, is the manager."

Winter Haven's municipal government took advantage of the federal relief programs which the administration of President Franklin Roosevelt organized to assist states and municipalities to improve infrastructure, construct buildings, conserve natural resources, and create recreational facilities. Providing jobs

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67, 87, 152, 203, 219, 285, 296, 369; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928, 1950; Hopkins, *Citrus*, 7, 10, 12, 15, 16, 18, 19, 22-24, 28-30, 41-45, 47-49, 60, 61, 65, 74, 75, 85-86; Hetherington, *Polk County*, 141; Cutler, *Florida*, 2: 362.

<sup>39</sup>Winter Haven Chamber of Commerce, *Winter Haven, Florida (c. 1945)*, n.p.; Burr, *Winter Haven*, 52, 59, 66-67, 87, 152, 203, 219, 285, 296, 369; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928, 1950, 1967; Hopkins, *Citrus*, 7, 10, 12, 87, 130, 142, 167, 240; Polk, *1923 Winter Haven City Directory*, 567.

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to the unemployed, a series of "Alphabet Programs," so-called for the acronyms assigned them, were created, including among others the Civilian Conservation Corps (CCC), Civil Works Administration (CWA), Federal Emergency Relief Agency (FERA), Public Works Administration (PWA), and Works Progress Administration (WPA). Several small projects were completed in Winter Haven during the 1930s with federal funds, including sidewalks, parks, street construction, and water line extensions.<sup>40</sup>

Larger projects also changed the appearance of the downtown. In the early 1930s, the city council contacted the PWA about improving the local post office. A reduction of the initial appropriation of \$130,000 did little to dampen enthusiasm. To help promote the project, the Harriben Investment Company, operated by businessmen Harry and Ben Marx, donated a site on 3rd Street SW. Plans were developed by Louis Simon. The James C. Miller Construction Company of Campbellsville, Kentucky, completed the post office at 98 3rd Street SW in June 1935.<sup>41</sup>

Construction activities were on the rise as the decade ended. In 1940, Winter Haven ranked second in construction in Polk County, trailing slightly behind Lakeland, the largest city in the county. In March 1940, permits totaled \$64,654. The Florida National Guard expanded its presence on the east side of town. Organized in 1917, Winter Haven's National Guard received federal recognition in April 1923 and built an armory in 1924. About 1939, plans for a new armory were developed with the cooperation of the City of Winter Haven, Polk County, Florida National Guard, and the WPA. The *Winter Haven Daily Chief* reported in October 1940 that the \$80,000 building was nearly complete. Winter Haven's National Guard, presently designated Battery C, 2nd Battalion, 116th Field Artillery, continues to operate out of the building.<sup>42</sup>

George Jenkins, Jr. opened a new Publix Super Market at 195 Central Avenue W in 1940, an event celebrated with much fanfare. Like the armory, the building displayed tasteful Art Moderne influences with a central tower and glass block clerestory. Electric-eye doors, then a new invention, intrigued patrons, some of whom traveled for miles for the experience. The application of the invention also caught the attention of retailers throughout the state. Architect Henry Tilden worked closely with Jenkins to prepare the design of the building, which became a model for other Publix Stores during the 1940s and early 1950s.<sup>43</sup>

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<sup>40</sup>William Leuchtenburg, *The Perils of Prosperity* (Chicago and London: University of Chicago Press, 1958), 241-273; William Leuchtenburg, *Franklin D. Roosevelt and the New Deal* (New York: Harper, 1963), 11, 53, 120-30, 174.

<sup>41</sup>*Winter Haven Herald*, March 9, September 8, October 23, 1934, March 12, 14, June 6, 10, 14, 1935; *Winter Haven Chief*, June 6, 1935.

<sup>42</sup>*Winter Haven Chief*, October 28, 1924, July 20, 22; *Winter Haven Daily Chief*, July 8, October 26, November 18, December 23, 1940. Florida National Guard, *Historical Annual* (Tallahassee: Florida National Guard, 1939), 64-65; Sanborn Map Company, *Fire Insurance Map of Winter Haven*, 1928, 1950.

<sup>43</sup>Pat Watters, *Fifty Years of Pleasure: The Illustrated History of Publix Super Markets, Inc.* (Lakeland: Publix Super Markets,



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Winter Haven, with the rest of the nation, crawled out of the Depression on the back of a growing defense industry. Annual personal income rose from \$513 in 1940 to \$1,090 in 1945. One of few states to show a population increase during the war, Florida became an important location for military installations. The flat terrain in the Highlands Ridge of Florida was well suited for airfields. Several military complexes were constructed in the region, including those at Arcadia, Avon Park, Bartow, and Sebring. Winter Haven's population grew appreciably during the war years, rising from 6,199 to 8,109 between 1940 and 1945.<sup>44</sup>

The physical development of Winter Haven resumed following World War II as the state entered another period of growth. Many veterans who had served on military bases in Florida during the war returned at its close to seek permanent residence. The cultivation of Florida's image as a retirement haven resulted in statewide population growth. Dim patterns of future urban sprawl began to take form with the destruction of older residential and commercial buildings that fell victim to the wrecking ball to make way for parking lots, church expansions, and new commercial buildings. Countless new acres were planted in citrus as some older groves were sold by farmers and replaced by residential subdivisions. Citrus continued to provide hundreds of jobs and, after the construction of the frozen concentrate factory in 1949, in the 1949-1950 season Florida's citrus farmers reaped their richest harvest in history. Concentrate juice became the "Cinderella Product" of the industry, spurring still more planting of groves in Polk County. In 1950, the population of Winter Haven reached 8,605.

**Conclusion**

The experience of Winter Haven since 1950 is like that of many Florida cities, where increasing numbers of automobiles and asphalt, an expanding highway system, suburban sprawl, the erosion of the central commercial districts, and new development along major thoroughfares have compromised the historic resources of those communities. Some change has been the result of rising population and the perceived need to replace old buildings with new ones, regardless of the usefulness of the old ones. The construction of the Florida Citrus Building in 1949 followed by a USDA research laboratory and the Brown Citrus Machinery Corporation, a citrus machine manufacturing company, signaled renewed investments in local agriculture and citrus groves. Winter

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Inc., 1980), 3-6, 61-62.

<sup>44</sup>Tebeau, *Florida*, 416-19; Mary Allen, *Origin of Names of Army and Air Corps Posts, Camps, and Stations in World War II in Florida* (Unpub. mss., Goldsboro, n.d.), 5-6; Allen Morris, *Florida Handbook* (Tallahassee, 1949), 251.

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Haven's population doubled in the fifteen years after 1945 and then continued to rise, reaching 25,006 residents in 1993.

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**F. ASSOCIATED PROPERTY TYPES**

**Property Type: F.1**

**1. Name of Property Type: Residential Buildings**

**2. Description:** Single family residences comprise the majority of historic buildings found in Winter Haven. Examples from each of the county's periods of historic development, as defined in Section E, can be found in residential neighborhoods surrounding the downtown commercial area. These residences represent an eclectic collection of forms and styles that reflect national trends in architecture during the periods when they were constructed. The houses range in scale from modest two-room vernacular structures to rambling two-story Mediterranean Revival style estates. Most of the houses located are generally simple vernacular types or display Craftsman bungalow influences. The historic residential buildings of Winter Haven represent a substantial collection of resources in the city. A 1997 survey of historic properties in Winter Haven recorded 603 buildings, approximately eighty percent of which were single and multi-family dwellings.

**Frame Vernacular**

The term "Frame Vernacular" applies to buildings that display no formal style of architecture and is defined as the common wood framing construction techniques of lay or self taught builders. It is the prevalent style of residential architecture in Florida. Before the Civil War, residents relied upon local materials and their own methods and designs to construct houses. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to finished architectural products from which to create their own designs. Many popular vernacular building forms of the Antebellum period were used by builders during the late nineteenth and early twentieth centuries.

Frame Vernacular dwellings are typically one or two stories in height, with wood frame structural systems and pier foundations. They display a variety of footprints, plans, and forms, including composite, I-house, irregularly massed, single or double-pen, and saddlebag. Early models often have steeply pitched gable or hip roofs that accommodate attic space. Board-and-batten, horizontal drop siding, weatherboard, and wood shingles are common exterior wall surface materials. Porches, most commonly simple entrance or end models, protect entrances. Fenestration is regular, but not always symmetrical. Windows consist of double-hung sashes or casements, and paneled wood doors often contain glazings. Exterior decoration is sparse and limited to

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ornamental woodwork, including tapered or round porch columns, balustrades or knee walls, and knee braces, purlins, and exposed rafter ends under the eaves.

**Masonry Vernacular**

The term "Masonry Vernacular," is defined as the common masonry construction technique of lay or self taught builders. Before the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration and relying upon native building materials. With the coming of the American Industrial Revolution mass production of building components exerted a profound influence on building appearance. Popular magazines featuring standardized manufactured building components, plans, and decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

**Bungalow/Craftsman**

The term "bungalow" is derived from the Bengali word "bangla," which referred to a low house with porches developed by the British in the Far East during the nineteenth century. One observer remarked that the building was, "a purely utilitarian contrivance developed under hard and limited conditions." While the origin the bungalow and some of its design features were Bengalese, many of its details were of Oriental inspiration. Japanese construction techniques, exhibited at the California Exposition of 1894, placed emphasis on an extensive display of structural members and the interplay of angles and planes, which became integral parts of bungalow design. In the United States, Gustav Stickley, a craftsman that later gained a national reputation, established in 1901. The Craftsman, a monthly journal through which he stressed the importance of constructing bungalows in harmony with the immediate surroundings and employing low broad proportions with minimal ornamentation. Stickley believed that the character of a bungalow should be, "so natural and unaffected that it seems to sink into and blend with any landscape." He urged the use of local materials in bungalow construction and that they be, "planned and built to meet simple needs in the simplest and most direct way."

In contrast to Stickley's philosophy, some early models were large residences designed by trained architects for use as either seasonal homes on the New England coast or year-round homes in California. One of the important architectural firms of expansive bungalows, Charles Greene and Henry Greene received commissions for a number of large bungalows in California, including the Gamble House (1908) and the Irwin House (1909). Both Stickley and the Greenes came to use the terms "bungalow" and "craftsman" interchangeably to describe their projects. By 1910, the building market became flooded with catalogs of plans

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for inexpensive designs. Among others, Sears, Roebuck and Company made available by 1916 bungalow kits that contained standardized materials, which also helped to subvert Stickley's emphasis on local designs and materials. Bungalow Magazine, another early twentieth-century architecture journal, featured house plans and articles about economical use of space, interior decoration, and landscaping. Residences in those magazines were duplicated across the United States and reinforced humbler aspects of the bungalow, which eclipsed the earlier grand versions. In Florida, the bungalow emerged as a popular residential design about 1910. One of the most common formal residential designs in the state during the Florida land boom of the 1920s, the style retained its popularity into the 1930s.

The most prominent characteristic of the style is its lack of height. With rare exceptions the bungalow is a one or one-and-one-half-story building with a shallow-pitch roof. Although side-facing and front-facing gable roofs were common design features, some elaborate models display a complex roof structure. The typical bungalow has two rooms across the main facade, emphasizing horizontality at the expense of height. The porch, an integral part of a bungalow, generally complements the main block. Masonry piers on which the porch rests are continued above the sill line and serve as part of the porch balustrade. The piers are surmounted by short wood columns upon which sit porch roofing members. The choice of exterior sheathing materials vary from log to wood shingle and drop siding, stucco, and stone veneers. Fenestration is consciously asymmetrical, although small windows typically flank the chimney. Double-hung sash windows frequently appear in groups of two or three, with upper sashes divided into several vertical panes. Other features include dormers, carved rafter ends, knee braces.

### **Classical Revival**

The Classical Revival style evolved from an interest in the architecture of ancient Greek and Roman cultures. The first period of interest in Classical models in the United States dates from the colonial and national periods, which extended between the 1770s and 1850s. A second revival was spurred by the World's Columbian Exposition, held in Chicago in 1893. Many of the best known architects of the day designed buildings for the Exposition based on classical precedents. Examples varied from monumental copies of Greek temples to smaller models that drew heavily from designs of Adam, Georgian, and early Classical Revival residences erected in the early nineteenth century. The Exposition, which drew large crowds, helped make the style fashionable again. In Florida, Classical Revival became a popular design for commercial and government buildings. The application of the style to residences is less common.

Some of the characteristics of Classical Revival architecture include a symmetrical facade dominated by a full height porch on classical columns, typically with Ionic or Corinthian capitals; gable or hip roofs with boxed eaves, frequently with dentils or modillions, beneath the roof and a wide frieze band surrounding the building;

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doorways featuring decorative pediments; double-hung sash windows, usually with six or nine panes per sash; and roof line balustrades.

### Colonial Revival

Colonial Revival was a dominant style of American residential architecture during the first half of the twentieth century. The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard. The Georgian and Adam styles were the backbone of the Revival, which also drew upon Post-medieval English and Dutch Colonial architecture for references. The style was introduced at the Philadelphia Exposition of 1876, when the centennial of the Declaration of Independence sparked renewed interest in the architecture of the colonial period. Many of the buildings designed for the Exposition were based on historically significant colonial designs. Publicity on the Exposition occurred simultaneously with efforts made by national organizations to preserve Old South Church in Boston and Mount Vernon. About the same time a series of articles on eighteenth century American architecture appeared in the American Architect and Harpers. The publicity the Colonial Revival style received helped to make it popular throughout the country.

In Florida, the popularity of the style was eclipsed in the early 1920s by the bungalow and Mediterranean Revival styles. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single plan. The influences of the Prairie style and American Foursquare plan often appear on models. The style appeared in the state in the late 1880s and reached the height of its popularity in the second and third decades of the twentieth century. Some identifying characteristics of Colonial Revival architecture include gable, hip, or gambrel roofs, often pierced by dormers; an accentuated door, normally with a classical surround, either solid or glazed; simple entry porches supported by slender columns; a symmetrical facade (although it is fairly common for the door to be set off-center); double-hung sash windows, usually with multi-pane glazing in each sash; and windows that are frequently set in pairs.

### Gothic Revival

The Gothic Revival style, popular in America between 1840 and 1860, was developed in England early in the nineteenth century. In the United States, Richard Upjohn and Alexander Jackson Davis employed the style for ecclesiastical buildings. Examples of the style range from Upjohn's masterpiece, the Trinity Church in New York City (1839-1846), to his smaller Carpenter Gothic version of the style, St. Luke's in Clermont, New York (1857). The style became popular through pattern books, which showed the suitability of the style even to modest domestic designs. Andrew Jackson Downing stressed the application of the style in rural settings. His efforts helped to make Gothic revival one of the dominant residential styles of the 1840s. The style went into decline following the Civil War, and relatively few examples exist in Florida.

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The Gothic style experienced a renaissance in the late nineteenth and early twentieth centuries. Buildings that embody the style from this later period typically have more subdued detailing and are often smaller than their predecessors. Few residential Gothic Revival models were built in Florida and most were located in older towns. Small churches erected between the 1870s and 1890s by the dioceses of the Episcopal Church are scattered throughout the peninsula. A later variant of the style, Collegiate Gothic, appeared in the 1890s on university campuses in the Northeast, and in Florida during the early twentieth century. Identifying features of the style include steeply-pitched gable roofs, often with one or more intersecting cross-gables, decorative vergeboard in the gable ends, open eaves, a variety of wood sidings, one story entrance or end porch, and varied window treatments including lancet, cantilevered oriels, and double-hung sash windows, often with diamond pane glazing.

**Italian Renaissance**

The Italian Renaissance style, popular in the United States between 1890 and 1935, is based on authentic Italian models. Its predecessor, the Italianate style, persisted between 1840 and 1885, and was loosely based on early Italian designs. In the 1880s, the firm of McKim, Mead, and White gave impetus to the Italian Renaissance style with the Villard Houses in New York. In the 1890s, fashionable architects employed the style, which provided contrast with Gothic-inspired Shingle and Queen Anne styles. After World War I, the perfection of simulated masonry exterior veneering fabrics made possible the accurate representations even in modest examples of the style. Although the style made significant advances nationally in residential architecture by 1910, most of Florida's Italian Renaissance style buildings were erected during the land boom of the 1920s. Generally reserved for use on landmark residences in large cities, the style was eclipsed by the ubiquitous bungalow and revival designs from Colonial and Mediterranean traditions. After 1935, the Italian Renaissance style faded from fashion.

Identifying features of the style include low-pitched hip roofs, usually covered with ceramic tiles; wide boxed eaves that commonly contain large decorative brackets; symmetrical facade, although asymmetrical models with projecting wings and porte-cocheres are not uncommon; masonry construction with brick or stucco veneers; large brick chimneys; a variety of window treatments, with second story windows typically smaller and less elaborate than those located in the first story; and a recessed central entrance, usually with an arched opening accentuated by classical columns or pilasters.

**Minimal Traditional**

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The Minimal Traditional style appeared in the mid-1930s, at the height of the Great Depression, as a relatively low-cost alternative to its high-style predecessors. Most models are relatively small one-story dwellings with gable or hip roofs and sparse architectural detailing. Common attributes of the style include moderate roof slopes and eaves that display little overhang. Some models display dentils along a narrow frieze. Entrances often convey vague Colonial or Tudor influences, and front-facing gable extensions and large end, exterior chimney stack often appear in combination.

In Florida, Minimal Traditional architecture gained some popularity in the mid-1930s in larger cities, such as Jacksonville, Miami, Orlando, and Tampa. Architects turned to the style to help address housing needs in a constricted economy, and deal with the excesses associated with house designs of the 1920s. Architectural journals and popular magazines helped disseminate the form. The style was found to be well-suited to suburban tract-house developments, which appeared in the late 1930s and 1940s, and remained a popular building form throughout the United States into the 1950s.

**Mission/Spanish Colonial Revival**

The Mission/Spanish Colonial Revival style, largely found in those states with a Spanish colonial heritage, embraces a broad category of subtypes of Spanish revival architecture in America, including Mediterranean and Mission revival, and Spanish Eclectic styles. The style gained popularity in the American Southwest and Florida during the late nineteenth and early twentieth centuries. Mission Revival originated in California during the 1890s, primarily through the impetus of the Southern Pacific Railway, which applied the style to depots and resort hotels. Architects began using regional historical precedents to design buildings within a local context. The influence of Mission, Spanish, and other Mediterranean-derived styles found additional expression through a study of Latin American architecture made by Bertram Goodhue at the Panama-California Exposition in San Diego in 1915. The exhibition prominently featured the rich Spanish architectural variety of South and Central America. Encouraged by the publicity afforded the exposition, architects began to look directly to the Mediterranean basin where they found more building traditions.

In Florida, the popularity of the Spanish Colonial Revival style soared in the 1920s and maintained a pervasive influence on building design until World War II. The style came to symbolize Florida architecture during the 1920s and was adapted for a variety of building types ranging from churches, country clubs, town houses, commercial and government buildings, hotels, mansions, railroad depots, theaters, and small residences, the latter often referred to as "Spanish bungalows." Journals, such as Architectural Record, featured articles on the style. In June 1925, House Beautiful characterized the style as "a new composite style ... producing a type of small villa distinctly for and of Florida." Even small models were often picturesque, displaying an "architectural



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blend that make it essentially appropriate for adaptation in Florida. Informal in its essence as well as in its execution, this Mediterranean style accords well with the informal life of the great winter resort to which yearly thousands repair to escape all that reminds them of the North.” For a brief period during the 1920s, the style gained popularity throughout the country. Sears, Roebuck and Company offered a number of ready-to-assemble house kits, between 1918 and the late 1920s that displayed Spanish influences.

Identifying features of the style include complex roof plans, often a combination of flat, gable, and hip roofs with ceramic tile surfacing or cresting along shaped parapets or pent eaves. Bell towers and arcaded wings embellish large models. Textured stucco exteriors often originally displayed pigments mixed with the cement to form a rich intensity or a light tint. Medallions, sconces, and ceramic tiles adorn walls and chimneys exhibit arched vents and caps with barrel tile cresting. Entrance porches and loggias are contained within arched openings and multi-light casement and double-hung sash windows, often deeply set in the walls or arched openings, admit natural lighting into the interior. Wrought-iron balconets typically protect small balconies with French doors, and pergolas, fountains, and trellises or patios often appear in the surrounding landscape.

**Monterey**

The Monterey style, a fusion of revival styles taken from New England, the South, and the Southwest, emerged in California in the 1930s. During the second quarter of the twentieth century, the style enjoyed a brief renaissance, primarily in regions claiming a Spanish Colonial heritage. The resulting designs were two-story dwellings of Spanish Eclectic and Colonial Revival detailing. Early examples of Monterey, built between 1925 to 1935, tended to portray Spanish detailing; those buildings from the 1940s and 1950s typically emphasized English Colonial influences. Scattered examples of the style were constructed across America’s suburbs during the second quarter of the twentieth century.

In Florida, the Monterey style never gained wide popularity. The style, principally applied to residential housing, never made a significant contribution to hotel or commercial building trends. The distinctive features included a low-pitched gable roof, a cross-gable, and a second story balcony, usually cantilevered and integrated within the principal roof. Construction materials included wood shingles, brick, tile, stucco, and weatherboard. The first and second stories generally had different materials, wood over brick the most common application. Door and window surrounds often reflected examples of Spanish Colonial antecedents. Cast iron applications for balcony columns led to a further variant, called Creole French.

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**Prairie**

The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects and mastered by Frank Lloyd Wright. The heaviest concentrations of Prairie style buildings are located in the Midwest. Although pattern books helped to distribute vernacular forms of the style throughout the country, the Prairie style was a short-lived architectural form with its Popularity rising and falling from favor between 1895 and World War I. In Florida, the Prairie style never gained wide acceptance. The style was eclipsed by revival styles of the American colonial period and from Europe and the Mediterranean basin, which gained popularity and flourished during the land boom of the 1920s, one of Florida's most significant periods of development. One of the largest collections of buildings executed in the style in the South are located in Jacksonville, where architects widely applied the form to buildings constructed there following a devastating fire in 1901.

Distinctive features of the Prairie style include a two-story design, often with a bold interplay of horizontal planes against a vertical block and secondary vertical details. Low-pitched gable, flat, or hip roofs with boxed eaves often contrast with dormers, massive chimneys, and horizontal ribbons of windows, often treated with leaded glass. Cantilevered overhangs, one-story porches, porte-cocheres, or extensions with massive column supports are secondary features. Brick, stucco, tile, or rough face cast stone exterior wall fabrics often appear in combination with wood. Classical, Mission, or Italian Renaissance influences, such as tiled roofs or cornice line brackets, are prominent in some models.

**Ranch**

The Ranch style originated in California during the mid 1930s and ultimately emerged as a dominant style for suburban residences between the mid 1940s and the 1960s. Widespread application of the style gained impetus from an increasing dependence of Americans on the automobile during the post-World War II period. Prior to the war, Americans lived in close proximity to the areas in which they worked, typically close to commercial districts to which they walked or boarded trolleys. Following the war, land prices in those areas soared as commercial districts expanded. The post-war booming economy encouraged homeowners to purchase larger homes than those commonly built in the Great Depression and World War II. The affordability of automobiles and increased wealth enabled Americans to move away from congested cities to suburbs with the comparatively large building lots necessary to accommodate "rambling" Ranch houses.

Ranch architecture, loosely based on Spanish Colonial precedents and sometimes displaying influences of the Craftsman or Prairie styles, typically displays a long one-story block with a low-pitched gable roof set parallel to the street. Secondary gables or hip extensions are common and often contain a built-in garage. Few models

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display porches, which often appear in the forms of courtyards or patios along the rear elevation. Brick served as a common wall construction material in early examples, but later versions of the style often adopted wood framing. Adornment is sparse, sometimes including wrought-iron railings or wood purlins. Ribbon and picture windows typically punctuate the facade and typically include sash and awning treatments.

### Tudor Revival

The Tudor Revival style gained popularity in America during the first three decades of the twentieth century. The style was loosely based on a combination of references to the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes ranging from thatched-roof folk cottages to grand manor houses. The first American examples of the style were erected in the late nineteenth century and were generally large landmark buildings rather closely related to the English precedents. The style was adapted to smaller residential designs in the early twentieth century, when it lost much of its resemblance to English antecedents.

Most Tudor Revival residences in Florida date from the 1920s, when the style reached its peak in popularity throughout the country. Some of the typical features of the style include steeply pitched roofs that are usually side-gabled with intersecting extensions; decorative half-timbering and stucco siding; tall, narrow casement windows with multi-paned glazing; and massive exterior chimneys, often located on the front facade of the building.

**3. Significance:** The historic residential buildings of Winter Haven may be significant under criteria A, B, and C. The areas of significance may include community planning and development, architecture, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from c. 1883 to c. 1949, or be tied to special circumstances of design or use of materials found solely in Winter Haven. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant activity, other than residential use, exercised by the person on the property.

**4. Registration Requirements:** For buildings to be eligible for listing under this multiple property cover they must be located in Winter Haven and have been constructed between 1883 and 1949. They should reflect specific characteristics of a style or type or be associated with important historical events. They may also be tied to the cultural or professional life of persons of significance who have made a significant contribution to history, particularly that of Winter Haven or Polk County. Districts nominated under this property type should possess a noticeable concentration of relatively well-preserved historic resources. Buildings nominated under criterion C

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must sufficiently retain their architectural integrity. A building that has been altered by the construction of intrusive additions, or by the application of materials inconsistent with the historical period of the resource, or which have seen the removal of defining architectural features will not be considered eligible for individual listing in the National Register of Historic Places. Further, a building removed from its original location after 1949 will be excluded from N.R. listing, unless the move can be justified in accordance with Criteria Consideration B.

Physical integrity requirements for buildings that are significant in areas other than architecture may be applied less stringently; however, buildings that have been radically altered to the point that they bear little resemblance to their appearance during the period of significance will not be eligible for nomination to the Register. Such changes as the replacement of windows with non-historic types or the enclosure of porches are not, in themselves, sufficient to prevent nomination to the Register if the original configuration of such elements is still visible and the changes are reversible.

**Property Type F.2**

**1. Name of Property Type:** Commercial Buildings

**2. Description:** The historic commercial buildings of Winter Haven represent a small but meaningful property type, which includes arcades, banks, grocery stores, hotels, retail stores, theaters, and any other buildings used primarily for a commercial purpose. Typical historic commercial buildings in Winter Haven are masonry vernacular structures. Others exhibit the influences of the Mediterranean Revival style or other styles typical of commercial buildings erected in Florida during the period from 1883 to 1949. Buildings range in height from one to three stories. Most are rectangular in plan, and common exterior wall treatments include brick or stucco. Decorative details include brick corbelling, recessed panels, relief details, and applied ornamentation. Roofs are generally flat, covered with tar and gravel, and hidden by flat or stepped parapets. Poured concrete is a common foundation material. Some buildings have horizontal divisions, signifying dual or multiple uses for the separate floors. The ground level is normally used for commercial retail purposes, whereas the upper floors may contain professional offices, residential apartments, or storage space. Except for buildings located at the corners of street intersections, most commercial buildings have one principal facade, with the first story having plate glass display windows and the upper stories being marked by double hung, wood sash windows.

**3. Significance:** The historic commercial buildings of Winter Haven may be significant under criteria A, B, and C. The areas of significance may include architecture, commerce, community planning and development, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from c. 1883 to c. 1949, or be tied to special circumstances of design or use of materials found solely in Winter Haven.

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Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant event or activity in which the person played an essential role on the property.

**4. Registration Requirements:** For buildings to be eligible for listing under this property type, they must have been constructed for use as a commercial building or served an important commercial function during one of the historic periods covered in Section E and lie within the city limits of Winter Haven. Districts nominated under this building type should possess a concentration of relatively well-preserved historic resources. Eligibility for individual nomination is restricted to buildings that reflect a definite architectural type and to those that have played a central role in the commercial life of the community or were important in the physical development of the community. Buildings nominated for their architectural significance should retain their historical appearance to a high degree. Buildings that have lost their historic character through the irreversible alteration or removal of original fabric or decorative details can not be considered eligible for individual listing in the National Register of Historic Places. Such changes as the replacement of windows with non-historic types or the covering of defining details are not, in themselves, sufficient to prevent nomination to the Register if the original configuration of such elements is still visible and the changes are reversible.

**PROPERTY TYPE: F.3**

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

**2. Description:** This property type comprises a variety of resources that were constructed or acquired with public or private funds to serve a public function. Such resources include city and county governmental buildings, schools, community centers, fire stations, public libraries, post offices, churches, railroad stations, social service clubs, parks and their associated buildings, and any other resources that provide services or enhance the welfare of the community as a whole. The public buildings of Winter Haven represent a variety of styles and forms. They also display a wide variety of sizes and characteristics, ranging between an expansive Classical Revival church to a relatively small post office. They often occupy prominent locations within the community and exhibit physical and stylistic characteristics that set them apart from the surrounding commercial and residential structures. Resources contributing to this property type may be of wood frame and masonry vernacular construction or display the influences of the Art Deco, Classical Revival, and Mediterranean Revival styles, or other styles typical of the period of significance from 1883-1949. Most of the resources have either wood frame or masonry structural systems. Roof types may vary according to construction material or stylistic considerations. Window types may vary according to the building's function, structural system, or style. This property type may also include landscape features such as plazas, patios, public squares, parks, and recreational facilities.

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**3. Significance:** The historic public buildings of Winter Haven may be significant under criteria A, B, and C. The areas of significance may include architecture, education, politics/government, religion, social history, transportation, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from c. 1883 to c. 1949, or be tied to special circumstances of design or use of materials found solely in Winter Haven. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant event or activity in which the person played an essential role on the property.

**4. Registration Requirements:** For buildings and other resources to be eligible for listing under this property type, they must have been constructed for use as a governmental or public resource during one of the historic periods covered in Section E. Such buildings or resources may be included as contributing elements of historic district if they retain a sufficient degree of physical integrity to reflect their historic period of development. Buildings nominated for their architectural significance should retain their historical appearance to a high degree. Buildings that have lost their historic character through the irreversible alteration or removal of original fabric or decorative details can not be considered eligible for individual listing in the National Register of Historic Places. Such changes as the replacement of windows with non-historic types or the covering of defining details are not, in themselves, sufficient to prevent nomination to the Register if the original configuration of such elements is still visible and the changes are reversible.

**PROPERTY TYPE: F.4**

**1. Name of Property Type: Agricultural and Industrial Buildings**

**2. Description:** The historic agricultural and industrial buildings in Winter Haven may include warehouses, processing buildings, and packing houses that contributed to the history of the economic and physical development of the city. The type may also include office buildings and outbuildings that support the main activity of the industrial building. Most industrial buildings in Winter Haven were used as agricultural processing and packing houses. These were generally simple wood, masonry, or metal frame structures with large open spaces and a modest amount of machinery, such as washers, dryers, conveyor belts, and ice-generating equipment. Rooms may be partitioned off for offices, storage, and ice-generating equipment. In industrial buildings the provision of adequate lighting was of great importance. A wide variety of windows admitting natural lighting was used. Large sash windows, pivot windows, and skylights were common. Many industrial buildings were constructed along railroad tracks and often featured platforms from which to load products directly into railroad cars.

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**3. Significance:** The historic agricultural and industrial buildings of Winter Haven may be significant under criteria A, B, and C. The areas of significance may include agriculture, industry, community planning and development, architecture, or any other area that may be sufficiently explained in the nomination proposal. Architectural significance should reflect local stylistic trends in architecture consistent with those found in Florida and the United States generally from c. 1883 to c. 1949, or be tied to special circumstances of design or use of materials found solely in Winter Haven. Properties may gain significance through association with persons of historical importance, either as the only resource remaining to be associated with the person or through a significant activity (e.g., the development of Florida's citrus industry) exercised by the person on the property.

**4. Registration Requirements:** For buildings and other resources to be eligible for listing under this property type, they must have been constructed for an Industrial use during one of the historic periods covered in Section E. Such buildings or resources may be included as contributing elements of historic district if they retain a sufficient degree of physical integrity to reflect their historic period of development. Buildings nominated for their architectural significance should retain their historical appearance to a high degree. Buildings that have lost their historic character through the irreversible alteration or removal of original fabric or decorative details can not be considered eligible for individual listing in the National Register of Historic Places. Such changes as the replacement of windows with non-historic types or the covering of defining details are not, in themselves, sufficient to prevent nomination to the Register if the original configuration of such elements is still visible and the changes are reversible.

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**Geographical Data**

The geographical region is the municipal limits of the City of Winter Haven, Florida.



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**Summary of Identification and Evaluation Methods**

In 1996, recognizing the significance of the city's remaining historic resources, Historic Winter Haven, Inc. and the City of Winter Haven applied for a state matching grant to conduct a survey of historic buildings. A subsequent grant assisted with the preparation of this multiple property submission and various National Register proposals. The listing of Winter Haven's historic architectural resources in the National Register of Historic Places is a vital step in the preservation process and recording the cultural heritage of Florida.

In 1997, a survey was initiated to determine the nature and extent of historic properties in the City of Winter Haven. The methodology for 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 city, and to identify any previously recorded historic buildings. It was determined that all buildings constructed before 1949, regardless of condition or integrity, would be included in the survey. Sanborn Company maps, subdivision dates, and architectural evidence based on known models of similar size and design 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 compiled. In accordance with the survey criteria, 603 buildings and structures 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 IV program compatible with the Florida Master 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 Winter Haven constituted a major portion of the survey. The historic buildings were assigned architectural styles and an examination of the city 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 Florida State Archives and State Library of Florida in Tallahassee, Lakeland Public Library, Polk County Genealogical and Historical Museum, Winter Haven City Hall, office of the Winter Haven News Chief, Winter Haven Public Library, Winter Haven Woman's Club, and P.K. Yonge Library of Florida History 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 Master Site File forms.

Evaluation of the architectural styles, historical significance, and concentration of the historic buildings resulted in a final report on the history and architecture of Winter Haven with recommendations for National

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Register nominations. It was determined that Winter Haven's historic resources were concentrated in several areas that appear to retain sufficient integrity for the creation of historic districts. In addition, a few buildings appeared to possess sufficient integrity 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 architectural and historical significance of any other buildings recorded during the survey. In 1998, National Register activity was initiated and a public meeting held. Then, the necessary forms and text were drafted, and maps with associated photographs prepared to provide reviewers with documentation and visual aids that convey a sense of Winter Haven's most significant historic architecture.

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