



LAKE MORTON NEIGHBORHOOD ASSOCIATION

PRESENTS THE 12TH ANNUAL

HISTORIC LAKE MORTON HOME & GARDEN TOUR

FROM 11:00 AM UNTIL 4:00 PM ON

SATURDAY, MARCH 7, 2015

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WELCOME TO THE NEIGHBORHOOD!

Neighbors and visitors alike, welcome to the 12th Annual Lake Morton Neighborhood Association Historic Home & Garden Tour. Generous residents have once again opened their doors, inviting you to share in the charm and hospitality of their homes on this spring day.

TOUR SUGGESTIONS

In order to make this afternoon as enjoyable as possible, we have provided the following:

- A tour map is included in the center of this brochure.
- Complimentary transportation is available from 11 am to 4 pm.
- Check the map for the locations of the bus stops.
- Restrooms are available at Florida Southern College Sharp Tourism and Education Center
- Volunteers will be present at all locations to answer questions.

SPECIAL THANKS TO

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Home Sponsors

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<i>Start of Tour Location</i>	FSC Sharp Tourism and Education Center
<i>Ticket Outlets</i>	Brooke Pottery, Home Essentials, Black Swan Bazaar, 1026SOFLO Fine Art Gallery & Marketplace
<i>Parking</i>	Florida Southern College
<i>Home Photos</i>	Kimberly McCole
<i>Graphic Design Services</i>	Michael Maquire/Mary Witte/Julie Townsend

HOME AND GARDEN TOUR COMMITTEE MEMBERS

Ursula Radabaugh - Home Tour Coordinator

Alice Collins
Nancy Moses
Julie Townsend

Bill Sebree
Susan Sebree

Ken Williams
Pam Williams

THE LAKE MORTON NEIGHBORHOOD

The East and South Lake Morton neighborhoods were developed between 1906 and 1926, and have changed little in the past 90-100 years. Developed as Lakeland's first significant suburb, the areas absorbed much of the city's rapid growth during the first quarter of the 20th century. The neighborhood has been home to many of Lakeland's leading governmental, business, and professional families.



Today, the Lake Morton Historic District contains Lakeland's largest concentration of pre-1930 residential buildings and maintains a high degree of architectural integrity and historical elements.

Although the development of these neighborhoods began around 1906, most of the houses were built during the Florida Boom between 1920 and 1926. This era provides the basis for the predominant architectural character of Bungalow and Mediterranean styles exhibited today.



The area's rolling topography and occasional angular or curvilinear streets and lake shores provide pleasant images, spaces and vistas, creating a character unique in Lakeland and rare in Florida cities. The

presence of Florida Southern College's Frank Lloyd Wright campus, the Lakeland Public Library, and the Polk Museum of Art, as well as several other architecturally or historically significant public and semi-public buildings, further support the neighborhood's quality and character.

HISTORIC LAKELAND, INC.

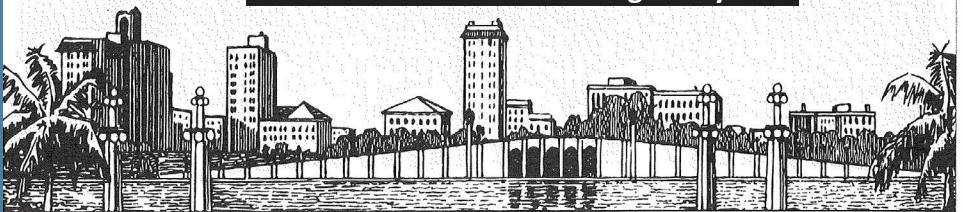
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Historic Lakeland's role is to provide a focal point for the preservation of Lakeland's history. As a non-government organization, we can act in ways that public officials and boards cannot.

When Historic Lakeland was founded in 1979, one of our first tasks was to advocate to the City of Lakeland to adopt a Preservation Ordinance which created the City's Preservation Board and established the framework for Historic Districts. The neighborhood of interest was South Lake Morton. Historic Lakeland had a Survey Committee who met weekly on the sidewalks south of Lake Morton and filled out Florida Master Site File forms for the neighborhood's houses. The City soon took on the responsibility and hired professional planner, Jim Edwards, to complete the detailed nomination for a National Register Historic District. In the mean time, Historic Lakeland promoted this neighborhood by having Home Tours on more than one occasion.

Historic Lakeland appreciates LMNA's financial participation in our recent Front Porch initiative which invited home owners to apply for funds up to \$500 (reimbursement) toward their front porch project. We plan to continue this popular program and hope LMNA will join with us again since your neighborhood has many examples of enclosed front porches which could be reclaimed, adding to the neighborhood's historic authenticity and restoring the pleasures of front porch enjoyment.

Become a Member!
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LAKE MORTON ARCHITECTURE

CRAFTSMAN BUNGALOW 1905-1925

This is the predominant home style of the East and South Lake Morton historic districts. The name of this style of home comes from designs presented in the artistic and popular Craftsman magazine, published by Gustav Stickley from 1901-1916. Gradually, however, the word took on its own momentum, going beyond any specific connections to Stickley or his work, and it came to be freely used by others as being characteristic of the period. Features include street-facing gables with composition or shingled roof, painted the colors found in the nature, such as browns and greens; wide overhanging eaves with brackets; a large sleeping porch; front door opening directly into the living room; plastered ceiling (sometimes crossed geometrically with wooden beams); always a fireplace and double-hung or casement windows.

The one-story homes are square or rectangular with a large porch across the entire symmetrical facade. Roofs are sometimes hipped (a roof with sloping ends and sides, with four sides usually meeting at a point) with a small, single dormer on the front facade.

Sometimes, with an extra half story, the asymmetrical facade features a large front porch, porte cochere (an open-walled covered structure used as a passageway or parking area for a carriage or automobile) supported by a massive stone, brick, or wood pillars. The roof is low-pitched with generally front facing gable ends. Native materials were often used, and trim (timber trusses, brackets, etc.) is exposed. Front “Chicago” windows (a central picture window with double hung units on either side) are featured.

ENGLISH ARTS & CRAFTS TUDOR STYLE 1890S-1930

Derived from early English sources, Tudor style homes are characterized by steeply-pitched roofs, decorative half-timbering and leaded glass casement windows. Other characteristics are flat-topped Tudor, Gothic, or round-arched window and door openings, high and/or massive chimneys and portals or vestibules rather than open porches. The walls may be brick, stone, or plaster and feature half-timbering in the Elizabethan examples. The hardware and lighting fixtures are often wrought or simulated wrought iron.

FEDERAL COLONIAL REVIVAL STYLE 1880S-PRESENT

The Federal Colonial Revival style is based on designs of houses that were popular from early colonization until the American Revolution utilizing various elements borrowed from the classical Greek and Roman architectural eras. Typical details are dormers, centered entrances, dentil molding, little or no cornice overhang, low-pitched roofs, narrow cornices, delicate moldings, and fan-shaped gable windows. Special attention was given to the entrance way which often included a fan window flanking side windows and small porches.

REVIVAL STYLE 1915-1940

An interest in Spanish and Mexican architecture spurred three revival styles during this period - Spanish Colonial Revival, Mission Revival and Mediterranean Revival. Although they are related, there are some distinct differences. Spanish Colonial Revival style is revealed with a single-story structure, flat roof, plaster walls, applied cast concrete ornamentation, small porch and parapet (a low wall on the roof). Mission Revival style exhibits two stories, rectangular plan, and symmetrical facade, hip roof with barrel shaped tile, deep arcade front wrap-around porch, porte cochere, parapet, double-hung one-over-one windows and front doors with sidelights. The Mediterranean style has the typical asymmetrical facade, an irregular large two-story plan, formal door openings, arched porches, and smooth white plastered walls.

AMERICAN FOURSQUARE 1890-1930

Probably the quintessential American house, this style is also known as a “cube” or a “box house” and typically consists of two and a half stories with a full basement. Because of its efficient use of space in small city lots, it is found in cities across the country.

The foursquare is symmetrical. Its front door usually has equal groupings of windows on each side, but sometimes the door is offset. In either case, the second story windows will be perfectly or nearly symmetrical. The roof is pyramidal, with a “monitor dormer”—a dormer with a roof that echoes the lines of the house roof. The house will have a porch that spans the width of the house, and may have different sidings on the first and second story walls. Interior rooms are almost invariably square, but sometimes the dining room will have a bay window.

Other architectural styles within these districts include Queen Anne, Prairie, Usonian, and Ranch.

Information written and provided by Courtnay Zimmerman, with an update by Betty McKey.

WE WANT YOUR FEEDBACK!

Are there houses in the neighborhood you'd like on future tours?

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840 JOHNSON AVE THE GEICO GIFT SHOP

The Geico Gift Shop at the Sharp Family Tourism Center has put a new face on an old neighborhood

beauty. This 1920s Arts and Crafts bungalow has been rehabilitated on its interior to accommodate gift shop operations with Arts and Crafts style wood shelving systems, and the exterior now better reflects its 1920s appearance. When Florida Southern College purchased the house in 2009, it had been transformed into a duplex. Now, the school has restored the home's deep porch, formerly enclosed, and opened its eaves, in addition to replacing siding and windows. The building's distinctive colors support its position as a transitional architecture between the bungalows on Johnson Avenue and the distinctly modern Usonian House.

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----- Lake Morton Historic District Homeowner -----

821 JOHNSON AVE ROBERT & NANCY MOSES



Reverend Dr. Robert Moses, the rector at St. David's Episcopal Church, his wife Nancy and their two children, used to live across the street from this house. When it was listed for sale in 2005, they knew they had to have it!

Subdivided into apartments in the 70's, (two upstairs and one downstairs) it required Rob and Nancy to make many trips to the library for research, searches on Google, and videos on YouTube to restore it to a single family home. What the Moses' love most about living in the Historic District are the recreational opportunities, visiting neighborhood restaurants and shops, and best of all, no driving is required, it is all within walking distance!

In order to renovate this Craftsman home, the Moses' opened up the previously enclosed front porch, remodeled the kitchen, put on a new roof, added a deck on the back of the house, restored all the wood floors, added a master suite and new exterior paint. Additionally, the original stairs to the second floor had been walled off and needed to be restored, as well as the closet under the stairs, which I'm told Harry Potter would be well pleased with. The landscaping is Florida friendly, and grass has all been replaced with groundcover. A future project is to restore the balcony upstairs off the master suite.

This two story frame vernacular style home was built around 1923 by George F. Scott and his wife Adelle to be near (Florida) Southern College where he was a History professor. The Scott's sold the home around 1963 to Albert & Elsie Hall who was an employee of the Florida Methodist Conference. The house passed through three more owners, the last of which "sold" it to her son and daughter-in-law for "love and affection". It was from this couple that the Moses' purchased their beloved home.

2

818 JOHNSON AVE BILLY & JULIE TOWNSEND



This bungalow style home was built in 1925 for F. Dewitt Freeman, his wife Mamie and their 13 year old daughter Emma. Freeman was a traveling salesman for the Gibson-Plott Company, a wholesale grocery business on North Florida Avenue in Lakeland. On the 1930 Census, this home was valued at \$7000, but by 1940 it had dropped to \$2400. By 1963 a Michigan widow, Mary E Porter sold to Leroy & Helen Wood for \$8500, taking nearly 40 years for this home to recoup its initial value! The next owners purchased the home in 1975 and sold it to their son, Leroy Northrup for “love and affection” the following year. Fifteen years later the Miyars were the new owners. The home was originally a 3/1, however the Miyars added 2 bedrooms with walk-in closets and a master bath making the house a 5/2.5.

In 1999 the Miyars sold the home to Billy & Julie Townsend. The Townsends set about restoring the carport to its original design by replacing metal poles that had been retrofitted there and repainting the exterior.. Luckily, the original cement columns were in the backyard and used as plant holders by the previous occupants. Years later, after the two eldest children moved out and they no longer needed as many bedrooms, Billy & Julie modified this addition. They removed the hallway added by the Miyars, added built in bookshelves and entertainment center making the house a 3/2.5 with a formal living room, den and office. They also remodeled the kitchen, bathrooms, replace the porch, built new front steps, poured a new driveway, removed dying trees and recently redesigned the sideyard. The house is far from finished, but the Townsends have no plans to move. They love living in Lake Morton Historic District.



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753 JOHNSON AVE

JOHN & TAMMY WHITE

3



This home was shown on the 1922 Sanborn Fire Insurance map with the address of 925 Johnson Avenue. No occupants are listed at this address or the new 753 Johnson Avenue address, until 1926 when the home was occupied by Jesse and Bertha Butterfield. Butterfield was the owner of the Butterfield Beverage Company located on East Palmetto Street in Lakeland. According to the current owners, Tammy & John White, the Butterfields had one daughter, Maxine, who was apparently an accomplished flute player, because an acquaintance went to “tea dances” there in the late 20’s where Maxine performed.

The Butterfields were renting the home at 753 Johnson and by the 1930 Census, they had moved across the street to 746 Johnson Avenue. But inexplicably, they were back at 753 in 1931. The following 20 years records show many occupants, but it is not until 1950 that the next recorded owner appears. John Byrd, an assistant professor at Florida Southern College, and his wife Joanna lived in the home until 1968 after which it frequently changed hands. In 1975 the Tuttles purchased the home and sold to the Whites in 1987.

John & Tammy’s restorations and repairs include upgrading the old 60 amp electrical system to a 200 amp in order to add air conditioning, adding a single car garage on the back of the property (there had been a carriage house at the end of the driveway but had fallen down, according to the previous owners, the Tuttles), and removing some windows to install French doors onto a small deck outside. They updated the bathrooms (one upstairs and down), renovated the kitchen and John has just re-painted the exterior.

As to why they chose to live in this historic neighborhood? Perhaps because of John’s background as an architect, his love of History (as is evident whenever he conducts historic tours of downtown Lakeland), and his position on the Lakeland Historic Board.



This 1928 Dutch Tudor is currently the home of Irbye Giddens, an architect and long-time resident of this neighborhood. He grew up in a home on Orange Park in the late 40's, with his father working as a strawberry broker and citrus grove owner. As Chairman of the Historic Preservation Board and President of Historic Lakeland Irbye has been known to cruise the alleys of our neighborhood, picking up discarded historic architectural elements like windows and screens.

Since purchasing this 4 bedroom, 2 bath, 2700 sq. ft. home in 1988, he has been slowly restoring it to its original condition. The homes first owner was a physician who used the side entrance and rear rooms as his office where he received patients. The upstairs has several large rooms, a bathroom and a small sitting room that was once converted to a kitchen. This added kitchen was removed as were all the downstairs window awnings which kept the home in a perpetual state of darkness. Any additions that were not historically accurate were removed, however central air conditioning was installed. Future plans include renovating the kitchen and remodeling the upstairs bathroom.

A few of the unique features of this home include original built- in cabinets on either side of the fireplace, and a concrete range hood in the kitchen. The Tudor exterior is further delineated by the clipped roof peak which identifies this style as "Dutch".

Irbye enjoys the friendliness of the neighborhood, it's proximity to Florida Southern College, the library, Lake Morton, and many good restaurants. He feels strongly about the alleys and hopes to encourage the City to realize that "they are part of the DNA of a good historic district".

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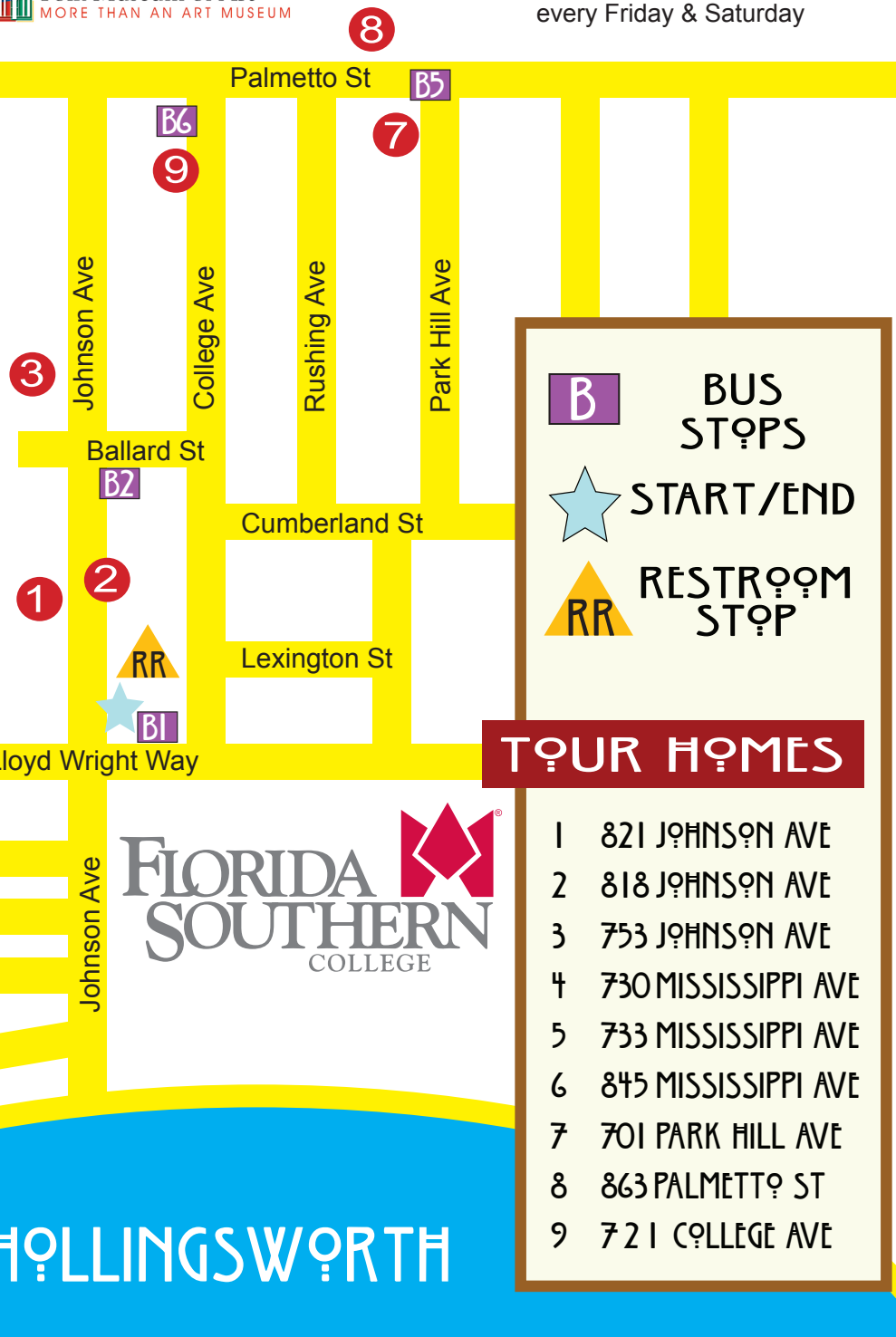
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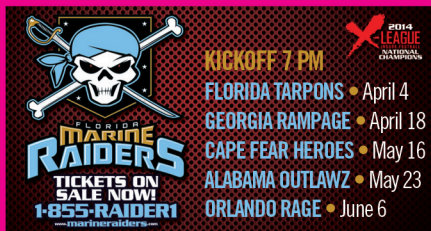


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This two story Classical Revival home was built by Angelo and Zannie Raymondo in 1921. Angelo was the son of Salvedo & Elsie Raymondo a Railroad Agent and Real Estate mogul who built the Raymondo Building on Kentucky Avenue (known recently as the Arts on the Park building). Angelo & Zannie's home appears to have been built as a two bedroom, two bath home with the entire 2nd floor dedicated to be a master suite with his and hers closets and a sitting room and possible nursery. The 1st floor had an additional bedroom, bathroom, dining room, living room, kitchen and a separate breakfast alcove. The Raymondo's only lived in the home for a few years before moving to a home on Miramar St., no doubt for more bedrooms as they now had 4 children. From 1927 on, it seems they rented the home to a variety of people ranging from a Florida Southern Biology professor to a Bible salesman.

In 1938 Albert & Sue Fowler were occupants of the home, he a surveyor for the Citrus industry and she a music teacher. By the 1940 Census, Sue is shown owning the home worth \$5000 and has her nephew, a 20 year old theatre usher, living with her.

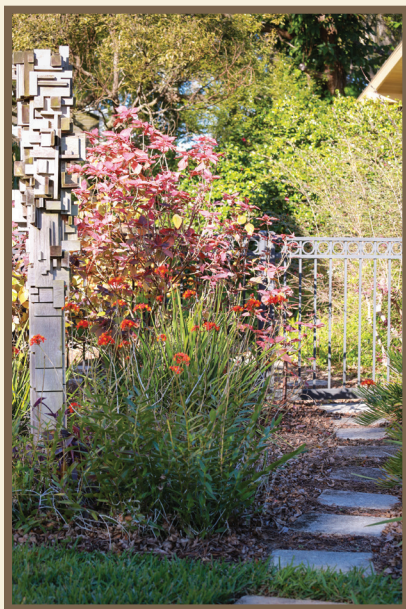
The next owners of the Raymondo home was Edna Williams who with her husband Max show up in records as owners from at least 1967 to 2004. She operated a shelter for foster children out of the home for almost 25 years, but failing health caused her to sell the home at auction in 2004 and she died that same year.

Jeffrey Bailey purchased the home from the Steve & Melissa Lash in 2006 and has spent the past 9 years giving the once grand home its second life. This work included removing extra "bedrooms" which had been added with sheets of plywood in every imaginable nook and cranny (to accommodate the growing number of foster children), a miniscule bathroom stuffed into a portion of the entry vestibule, a bomb shelter built under the house that was lifting the floor boards as the home settled, as well as replacing many, many pieces of rotted wood and repairing crumbling walls. This home is currently for sale and looking for a new owner.

6

845 MISSISSIPPI AVE

JIM MALLESS & KAREN SEGGERMAN (GARDEN ONLY)



This single story bungalow style house was built in the early 1920's and first occupied by Benjamin and Ethel Pulliam. Pulliam was a partner in Pulliam, Arnold & Haynes, a real estate and insurance firm with offices in the Spencer-Futch Building on East Main Street in Lakeland. Pulliam also served as a Lakeland City Commissioner in the 1920's. This public service now repeated by the home's current owner.

Karen & Jim purchased this home in 2001 and immediately set about updating the lawn and garden. The front and side of the house was surrounded by a white picket fence, which they removed and the following year, they replaced the fence in the back yard with an 8' privacy fence. After Hurricane Francis rolled through town, a large magnolia near the carport fell over and afforded a landscape makeover opportunity. They worked with John King to design a new landscape plan for the entire yard, had it installed by the Trees of Righteousness company and also hired Elite Designs to light the new landscape.

In 2006 and 2007, they hired Sam Sheets Architect to redesign the patio and pool and to design a sunshade system. The result was a smaller lap pool, more deck area that was covered in flagstones and the retractable shades. They also took out a half wall in the screen porch area and installed tri-fold screen doors. Additional backyard lighting was added in 2008.

Future plans call for building an outdoor kitchen near the pool. They enjoy entertaining in this secluded private garden and patio and it has become a favorite neighborhood gathering spot.

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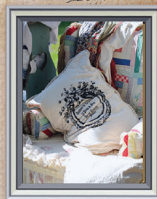
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TINA WATSON & BRIAN BUTTERA

7



Tina, a hairstylist for the past 27 years and Brian a welder and production manager, have owned the home only a short time, but wow, have they been busy! Since May 2014, they have replaced all the exterior doors and windows, repainted the exterior and added awnings, a new back deck including stairs and custom wrought iron railings and a fire-pit. But, they didn't stop there. On the inside, they refinished the wood floors, painted the interior, replaced all the light fixtures, and added crown moulding. In the kitchen, they kept the original cabinets but painted them with chalk paint, added granite countertops with a glass tile backsplash, moved the refrigerator from in front of a window to the pantry and built a raised bar. The bathroom was renovated to include glass tile in the shower, new floor tile and an antique cabinet was repurposed with a granite countertop and a vessel sink. Tina's selection of a rich paint color and a sparkling chandelier completed the transformation of this bathroom into a small jewel box.

What attracted the pair to the home were the sunroom, the built in niches and desk, and the arched doorways. They also like being close to downtown and having access to the lakes for walking and getting out in nature.

The home was built about 1940 and is a single story vernacular style whose first owner was Bernard Moore, a meteorologist for the U.S. Department of Agriculture. It was rented to several different families until 1950 and then Parker and Ola Rodeheaver bought the home and lived there until their death in 1962. Ola's estate sold the home to William H. Spivey of West Palm Beach for \$12,000 and in 1965 the Spivey's sold the home to Florida Southern College. From Florida Southern's hands it eventually passed to Ralph and Opal Leonard who lived in the home until 1993, after which the home was sold several more times until 2005 when it was purchased by a foreign limited liability company. Tina and her business partner purchased the home from that entity in 2014.

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Cynthia purchased this 1925 Bungalow in 2004 and has been hard at work restoring and remodeling since moving in, in 2007. While searching for a home after the devastating hurricanes of 2004, she fell in love with this quaint neighborhood with its inviting porches, friendly neighbors, proximity to downtown and nearby Lake Morton with its plethora of wildlife. She also moved nearer her daughter, son-in-law and grandchildren.

In 1915 Edwin Spencer built this home on the right side of his double corner lot. About 50 years later another historic house from the neighborhood was moved and placed to the left side of the lot, closest to the corner. Spencer was an attorney first in the firm Rogers & Spencer, then in the firm Spencer & Bryant housed in the Bryant Building in downtown Lakeland. His family lived here until 1926, and afterwards the home was occupied by new families approximately every 2 years until about 1940.

Then, according to the 1940 Census, Andrew & Alice Cunningham who retired to this area, owned the home worth \$2500. He died that same year and his widow moved, but they retained the home and rented it out until their daughter sold it 25 years later. That sale was in 1966 to C.A. & Anice Bellinger whose address had now been changed to 836 East Palmetto Street (perhaps because of the home that had been moved next door). The Bellinger's owned this home for the next 6 years and then for the next 30 years it had 9 different owners until Cynthia purchased it in 2004.

Today this home has its original wood floors, a claw-foot tub, and working fireplace. Cynthia has restored the front porch, the original bookcases in the living room, and put on a new roof and fresh exterior paint. She has dubbed her home the "Happinest", and expresses this with her décor of bird nests and bird cages.



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This two story frame vernacular style house has a long history of ownership by one family. The exact date of its debut is somewhat shadowy because the house numbers and street names have changed several times since it was built. Mary E. Wilson, a widow, and her three children were the first occupants in the home that is described in the 1915 directory as being on Phillips Avenue (the first name of College Avenue). The new designation of "College" did not appear in Lakeland directories until 1922 and with it the house numbers were also changed. In the 1920 Census, Mary E. Wilson was listed with her daughter Lulu, a clerk in a jewelry store, another daughter Verdie a cigar maker in a cigar factory and Mary's son Elmer who works in a pottery store. The home that she owned also had a boarder, Alva Carver who was a lawyer. Mary Wilson is listed in Lakeland directories and subsequent census' until 1945 and then her grandson is listed living at the home and finally as the seller of her property in 1972. Three generations of Wilson's lived in this home over a span of over 50 years.

For next 20 years, Hans & Agnes Baumgartner owned it after retiring here from Erie, Pennsylvania where he was a veterinary surgeon. Originally from Switzerland and Germany, respectively, they lived here until Hans' death in 1991. After that there were 5 different owners until the Grisham's bought the house in 2005.

Incredibly, this 100 year old home still has 3 claw foot tubs in place, a large wrap-around porch, and 3 fireplaces with one in the master bedroom, which also has its own covered porch. The kitchen retains the chimney that was built for the now missing pot-bellied stove. Restoration and renovation is ongoing with major porch structure and floor replacement completed, new air-conditioning and ductwork installed, and a freshly updated upstairs bathroom checked off the list. Future plans include renovating the downstairs bathroom and laundry room, installing French doors from the kitchen to the back deck and building a pizza oven to connect to the old kitchen chimney. The Grisham's love living in the neighborhood because of its close proximity to David's work, the history of the homes and the close access to downtown amenities.

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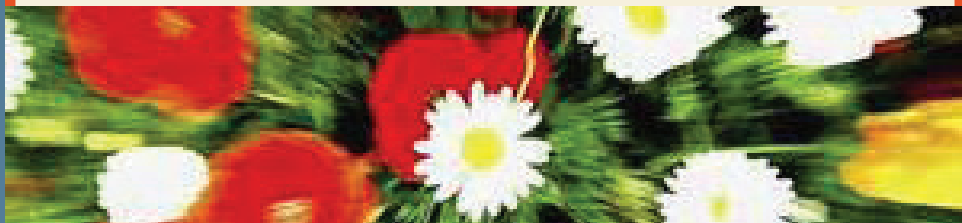
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