

Listed 3-4-93.

FLORIDA NOMINATION

PO3308

United States Department of the Interior  
National Park Service

# PROPOSAL

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Beacon Hill-Alta Vista Historic District 285/27E/25 Lakeland Quad  
other names/site number 8PO3308

### 2. Location

street & number varios--see Section 7 (all within Beacon Hill, Alta Vista  not for publication  
city, town Lakeland and Mershon's Subdivisions)  vicinity  
state Florida --code-- county Polk --code-- zip code 33803

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	79 *	71 * buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		79	71 Total

Name of related multiple property listing: \_\_\_\_\_

Number of contributing resources previously listed in the National Register 0

\* Not including garages & other outbuildings

### 4. Owner of Property (according to county Property Appraiser's Office)

Name:

Address:

Telephone number:

### 5. Legal Description of Property (according to county Property Appraiser's Office)

Attach continuation sheet if necessary.

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6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling

Current Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling  
COMMERCE/ Professional

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman; Frame Vernacular  
Colonial Revival; Tudor Revival; Mission/  
Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Brick; Concrete  
walls Weatherboard; Brick; Asbestos; Stone  
roof Asphalt; Metal  
other

Describe present and historic physical appearance.

See continuation sheet

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Beacon Hill-Alta Vista Historic District  
 7. Present and historic physical appearance

Summary

The Beacon Hill and Alta Vista subdivisions are located along the west side of South Florida Avenue, south of downtown Lakeland. Platted in 1924 and 1923 respectively, they have retained most of the original residences which were constructed during the Florida Land Boom years. Additional homes were built subsequently, each with its own distinct style and typical to its era of construction. All of the structures, both historic and contemporary, are generally one- or two-story single family residences (some with usable attics) and are compatible in scale throughout the two neighborhoods. A total of 150 sites, both historic and contemporary, were reviewed within the survey area described below. Seventy-nine historic structures, many with related garages, are considered contributing to the historic district.

Setting

Both subdivisions, along with the smaller Mershon's Subdivision, are discussed hereinafter as the "Beacon Hill-Alta Vista neighborhood." It consists of approximately ten blocks, located in the northeast quarter of Section 25, Township 28 South, Range 23 East. The area is bound on the east by South Florida Avenue (a major north-south artery with commercial activity), on the south by West Beacon Road, on the west by the western lots along Cherokee Trail and Fairview Avenue, and on the north by the northern lots along Belvedere Avenue. This encompasses ten residential streets and one commercial street. Alta Vista, at the north end, was platted in 1923 (PB 6, PG 8, filed March 7, 1923) and includes Belvedere Street, Maxwell Street, and Fairview Avenue. Beacon Hill, which lies adjacent to the south, was platted in December 1924 on land owned by M. G. Waring, A. M. Davis, and G. F. Coogle (PB 9, PG 17, filed January 8, 1925). This subdivision includes the following streets, all with Indian related names: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Many of these wind through the neighborhood creating some curvilinear blocks. Two other existing streets form the boundaries: South Florida Avenue on the east, and West Beacon Road on the south. A third subdivision is found within the project survey area, notched out of the northeast corner of Beacon Hill; Mershon's Subdivision was platted and filed on September 16, 1924 by George Wilson Mershon (PB 7, PG 31). Located along the west side of South Florida Avenue between Hiawatha Trail and West Maxwell Street, this subdivision contains only five lots.

When these three subdivisions were platted, the City of Lakeland contained four square miles. Its southern boundary was Ariana Street, which is just north of Alta Vista. The Alta Vista Subdivision plat was filed March 7, 1923 for A. H. DeVane. It featured two parallel streets running east-west called Lakeview and Hilltop Drives; several years later these were changed to Belvedere Street and Maxwell Street to continue the names given their companion streets on the east side

of South Florida Avenue (Alvazine Young interview 1991).

On March 1st, DeVane advertised in the Lakeland Star-Telegram, "Would you go to the trouble of thinking real hard for \$100?" to create a name for the subdivision (Star-Telegram 3/1/23:5). By March 5th the name "Alta Vista," meaning "high view" in Spanish, had been chosen. This was supposedly the highest elevation within the old city limits (Alvazine Young interview 1991). The newspaper advertisement that day touted eighty villa sites with lots measuring 65 feet wide by 140 feet deep. The prices ranged from \$600 to \$2000 per lot. Its many amenities included asphalt streets, concrete curbs, and tropical landscaping (Star-Telegram 3/5/23:5). By January 19, 1925 Alta Vista was promoted as "only a few Choice Lots remaining in Lakeland's Premier Subdivision" (Ledger 1/19/25).

Sandwiched between Maxwell Street (Alta Vista) and Hiawatha Trail (Beacon Hill) along South Florida Avenue is a five-lot parcel called "Mershon's Subdivision." Its plat was filed September 16, 1924, and the land was held by George Wilson Mershon. He was one of the founders of the Mine and Mill Supply Company, a lumber company, and served as Mayor of Lakeland in 1936. He and his wife Margaret Beall built their home on the northern lot (#1) in 1926 and eventually sold the other lots (George F. Mershon interview 1991).

Beacon Hill was platted in December 1924 on land owned by M. G. Waring, A. M. Davis and G. F. Coogle (purchased from Laura T. Wiggins). It was filed January 8, 1925, by the developer, Malcom G. Waring (PB 9, PG 17; Polk 1925). The subdivision contained 171 lots in varying sizes; most were about 50 feet wide by 130 feet deep. Instead of a linear configuration, most of the streets were curved and winding; they were all given Indian names for some undisclosed reason: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Hiawatha Trail served as the main entrance to the subdivision from South Florida Avenue. Beacon Road, along the south edge of the subdivision, was originally labeled West Hollingsworth Drive on the plat map. Several informants remembered large pillars or arches which once marked the entrance to Beacon Hill, possibly at both Hiawatha Trail and Beacon Road, but these reports have not been confirmed (Jacki Floyd interview 1991 and Howard Templin interview 1991).

To promote Beacon Hill, Waring took out a full-page advertisement on May 2, 1925, where he proclaimed that Lakeland and Beacon Hill were "Synonymous with Genuine Contentment" and expounded on why he was proud to live in Beacon Hill (by 1926 he resided at Beacon Road and Fairview Avenue). The lot prices ranged from \$2500 to \$4500. The logo accompanying the notice was a stone lighthouse at the top of a hill (Ledger 5/2/25:12). Some speculate that the name of the subdivision was also an allusion to the elite Beacon Hill area in Boston (Alvazine Young interview 1991). A week after the initial advertisement, a second one warns that the lot prices will increase ten percent on June 1st (Ledger 5/9/25:9). A two-story red brick residence at 1829 Seminole Trail was advertised in the June 11, 1925 Lakeland Star-Telegram as the "Florida Model Home." It was open to



the public by the Bass-Hamlin Company, complete with furnishings supplied by McKay Furniture Co. and lumber from the Lakeland Manufacturing Company (Lakeland Star-Telegram 6/11/25:7).

By the end of 1924, the City of Lakeland extended its city limits to thirty square miles, which included a number of farms and groves. Although this incorporated the Alta Vista, Beacon Hill, and Mershon's subdivisions, to many the area was still considered to be "out in the country" (Alvazine Young interview 1991). Nevertheless, business was brisk in real estate all over Lakeland. A 1925 aerial (actually taken in December 1924 and January 1925) depicts eight houses in the eastern half of the Alta Vista subdivision and small trees recently planted along the street and property lines (Underwood & Underwood 1925). South Florida Avenue was widened to seventy feet as far south as Ariana Street in the late 1920s (Margaret Young interview 1991).

About sixty-two of the eighty-three recorded houses within the Beacon Hill-Alta Vista neighborhood were built there during the twenties; a few older homes were moved into the neighborhood. One house, at 117 Beacon Road, was actually an early (c1880) farmhouse moved in from nearby Medulla in 1938. Two other residences were also later moved to the neighborhood: an early 20th century house was moved from 20 Lake Morton Drive to 407 Belvedere circa 1940 and John F. Cox's house (built 1922) was moved from 717 Success Avenue to 1801 Cherokee Trail in 1979. Construction tapered off during the 1930s with eighteen additional structures and the 1940s with thirteen new residences (only two of which were constructed between 1940 and 1945). These historic residences represented a wide variety of styles ranging from modest frame vernacular to Colonial Revival to Tudor Revival. The Bungalow style appeared to be the most common, with twenty-five Boom-time examples extant. Most of the residences were of wood frame construction and were one- to two-stories in height.

Land west and south of this neighborhood remained as groves until after World War II. Only two new residences, however, were built in the Beacon Hill-Alta Vista neighborhood between 1940 and 1945. Eleven more were built in the latter part of the decade. South Florida Avenue was widened south of Ariana Street in the early 1950s (Margaret Young interview 1991). The entrance pillars for the Beacon Hill subdivision were most likely removed at this time, if not earlier. Both subdivisions lying west of this neighborhood were platted in the spring of 1952: Replat of Camphor Heights (PB 34, PG 34) west of Alta Vista and Camphor Heights Unit #3 (PB 34, PG 41) west of Beacon Hill. The Church of Christ on South Florida Avenue was built in the early 1960s, replacing a citrus grove located between George W. Mershon's and Dr. John G. Lester's houses.

Contributing Resources

Out of the 150 surveyed sites, eighty-six were found to have been constructed prior to 1945; seven of those have been altered considerably, rendering them non-contributing to the historic district. A total of seventy-nine are therefore considered

contributing to the district.

The assortment of styles found among the historic houses include the following: Bungalow (29), frame vernacular (13), Colonial Revival (8), Tudor Revival (7), Mediterranean Revival (7), American Foursquare (6), modest Queen Anne (4), Monterey (2), Chateausque (2), Dutch Colonial Revival (2), Shingle (2), masonry vernacular (2), Italian Renaissance Revival (1) and ranch (1). The neighborhood is well-kept; there are numerous shade trees (planted when the subdivisions were first created); and the ownership appears stable (primarily middle to upper-middle class professionals). Most of the residences are modest in scale -- one to two stories in height, some with usable attics. They are built of wood, brick or concrete block; exterior finishes include wood siding, stucco, brick, and stone. Portecocheres are common features to many of the houses, regardless of style. The streets featured asphalt pavement from the earliest days of subdivision. Small concrete lampposts originally lit the winding streets of Beacon Hill but were later replaced with larger, modern fixtures. One of the original posts was purchased from the city and installed in front of 117 Hiawatha Trail.

The following table lists each contributing residence in the survey area. Dates of construction shown are approximate. Architectural styles are coded as follows:

A4SQ	American Foursquare
BUNG	Bungalow
CHAT	Chateausque
COLR	Colonial Revival
DUCR	Dutch Colonial Revival
FRAM	Frame Vernacular
ITRN	Italian Renaissance Revival
MASO	Masonry Vernacular
MEDR	Mediterranean Revival
MONT	Monterey
QUEE	Queen Anne (modest examples)
RANC	Ranch
SHNG	Shingle
TUDR	Tudor Revival

Architectural styles found in the project survey area are common for Florida during the 1920s, 1930s, and 1940s. A brief description of each style is included here, along with its significance, whereas detailed descriptions for each recorded site are attached to each Florida Master Site File form.

The Bungalow appears to have been the most predominant style constructed in the neighborhood; one constructed in the 1910s along South Florida Avenue, twenty-five built during the 1920s, and three erected in the 1930s. The bungalow style was quite popular for the construction of small residences not only in Florida but throughout the United States from about 1905 through the early 1920s. Their predominant features include wide-overhanging roof eaves with exposed rafter ends, low-pitched roof (primarily gabled), decorative purlins

(beam ends) and knee braces in the gable ends, and integrated entrance porches, either full- or partial-width, distinguished by heavy columns or piers often supported by tapered column bases.

This style, also sometimes called Craftsman, originated in southern California and was primarily inspired by the work of two brothers, Charles and Henry Greene. They in turn were inspired by the English and American Arts and Crafts movement, Japanese architecture, and the bungalow shelters built by the English in occupied India. In 1901 Gustav Stickley began a monthly magazine entitled The Craftsman where he presented a counter-attack on the recent industrialization by introducing simple craftsman-like furniture which was comfortable and well-made. His magazine, among others, also included house designs which followed his beliefs -- encouraging a pride in workmanship and emphasizing the beauty in common, simple materials. The increase of publications with house designs and pattern books, as well as pre-cut packages offered through mail-order catalogues, aided in the rapid spread of this style throughout the continent and filled the housing needs of a growing contingent of middle-class Americans. An article in the 1911 Arts and Decoration described the Bungalow as "an unassuming dwelling containing no more than an absolute necessary number of rooms, having no attic, or second story, and no cellar. Its characteristics are: simple horizontal lines, wide projecting roofs, numerous windows, one or two large porches, and the woodwork of the plainest kind" (Lancaster 1963: 104). They were inexpensive due to their simple framing and single story, which eliminated the expense of a stairway, allowed for a smaller hall space, less vertical plumbing and no heat wasted up the stairwell. The 1920s period of land speculation in Florida warranted a type of construction which could quickly and economically meet the growing demand for housing in this state. The Bungalow, therefore, became one of the most popular residential styles during this rapid growth period.

The second most predominant style found in the surveyed neighborhood is the Frame Vernacular with thirteen examples. One of these, 117 W. Beacon Road, was originally a c1880s farmhouse in Medulla which moved to Lakeland in 1938. Another house, 407 Belvedere Avenue, was also built prior to the 1920s and was moved from 20 Lake Morton Drive circa 1940. Seven frame vernacular residences were constructed in this neighborhood in the 1920s, three in the 1930s, and one in the early 1940s. This is another style popular in Florida, found in both urban and rural areas. It refers to basic wood frame construction, most often constructed by lay or self-taught builders. Abundant pine forests, portable sawmills and the railroad facilitated in the availability of materials to most parts of Florida. Most of the early homesteaders in the late 1800s constructed residences in the frame vernacular style. It continued to be an easy and efficient method of construction to meet the housing demand in 20th century Florida. The houses are generally one story, with a gabled roof, set above ground on brick or concrete piers, and feature wood siding with few decorations. This style was simplified further in the 1930s, when materials were scarce, and in the 1940s, when roof overhangs were shortened and foundations were generally continuous.

The Colonial Revival style is represented by eight examples in the surveyed neighborhood, four constructed in the mid- to late-1920s and four in the 1930s. Generally two-story in height, this style embodied the massing and details of the early English and Dutch houses built by the American colonists in the eighteenth and early nineteenth centuries. Although primarily based on Georgian and Adam styles, details are generally applied in an eclectic manner on Revival style residences. Popular throughout the United States from 1880 to 1955, this revival style is said to have been inspired by the Philadelphia Centennial of 1876 and the designs of McKim, Mead, White, and Bigelow. Again, pattern books and mail order catalogs facilitated the spread of this design style throughout the country. Predominant features include side-gabled roofs, symmetrical front facades, accentuated central front doors (often with pediments, transoms, fanlights and sidelights) and small entry porches (with classically-inspired pilasters and/or columns). "The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and '50s" (McAlester 1989:326). Examples in the Beacon Hill-Alta Vista neighborhood are constructed either of brick or wood frame; a few built in the 1930s exhibit simplified details.

Although there are only seven Tudor Revival style residences in the survey area, their distinctive characteristics make them an important part of the neighborhood. Four were built in the second half of the 1920s and three in the 1930s. Constructed of either brick or wood frame, predominant features include steeply pitched roofs with front and side gables or cross gables, tall narrow windows and massive chimneys. "The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses" (McAlester 1989:358). This style was most popular during the 1920s and '30s, often seen with brick veneer or stucco over wood frame construction. Some of the examples in the survey area display elements highlighted in smooth river stones and appear to have been partially influenced by the English architect Sir Edwin Lutyens (1869-1944).

The Mediterranean Revival style was possibly the most popular in Florida during the Boom years, epitomizing the sunny, carefree lifestyle associated with the Mediterranean countries. Architect Addison Mizner (1872-1933) popularized the style among the wealthy winter residents in Palm Beach and Boca Raton, although the style had been introduced to Florida slightly earlier. The Ponce de Leon Hotel in St. Augustine was designed in 1887 by Carrere and Hastings, borrowing from the Spanish Colonial ambiance of early St. Augustine. The Panama-California Exposition (San Diego 1915) introduced the more elaborate Spanish detailing to the already common Mission and Spanish Colonial style in California. This influenced architects throughout the country to study Spanish and Italian structures first-hand. Viscaya, James Deering's estate in Miami, was completed in 1916, patterned after a 16th-century Italian palace. Actually, the

Mediterranean Revival style which flourished in the 1920s reflects an eclectic mix of details borrowed from all of the countries bordering the Mediterranean: Spain, Italy, and northern Africa (featuring Moorish architecture). This style was employed for both large estates and small urban residences. The seven examples found in Beacon Hill and Alta Vista were all built in the 1920s and are predominantly modest one-story structures with irregular floor plans and facades, low-pitched gabled roofs, red roof tiles, arches, and stuccoed walls.

The American Foursquare actually describes the basic structural form of the house, whereupon any selection of stylistic details may be applied. It is predominantly a square structure, two stories in height, with a hip roof (almost pyramidal) and an attached entrance porch (often full-width). Six examples, all built in the 1920s, are found within the survey area. They are constructed of either wood frame or brick. Some feature Bungalow-type porches with heavy piers, whereas others exhibit Colonial Revival style details at the entrance doors. This type of residential construction also spread across the country in the early 20th century via pattern books and mail order catalogs.

Four modest examples of the Queen Anne style remain in the neighborhood today. Three were built in the 1920s and one in the 1930s. The Queen Anne style is generally associated with the Victorian movement, popular between 1880 and 1910. Generally large and ornate, a few examples were built on a very modest scale and actually resembled frame vernacular structures with Queen Anne detailing. These details include steeply pitched irregular-shaped roofs, often with a dominant front-facing gable, patterned shingles on the facades and bay windows to avoid a smooth-walled appearance, and an asymmetrical front facade. The entrance porch may even extend around the corner of the house to add to the picturesque, asymmetrical feeling (McAlester 1989).

The Monterey style also basically describes the structural massing rather than the specific details. Two examples in the Beacon Hill subdivision provide representation from both the 1920s and 1930s. The style features a two-story structure, L-shaped in plan, with a second-story balcony (usually cantilevered and covered by the main low-pitched side-facing gabled roof) located in the recess of the "L", sheltering the main entrance door. This "is a free revival of the Anglo-influenced Spanish Colonial houses of northern California," blending "Spanish adobe construction with pitched-roof, massed-plan English shapes brought to California from New England" (McAlester 1989:431). The Monterey style therefore exhibits either Spanish or early American Colonial detailing. Both examples in Beacon Hill are constructed of brick (one with a wood frame second story), and are primarily accented with Colonial Revival style details.

Two very modest examples of the French inspired Chateausque style are found within the survey area, both constructed in the mid-1920s. These frame residences feature steeply pitched roofs and multiple dormers, although the original style embodies larger, ornate masonry or stone structures. This style was popular from 1880 to

1910, primarily used for architect-designed estates in the northeast. The examples located in the Beacon Hill-Alta Vista neighborhood are really frame vernacular structures with some details and basic massing borrowed from the large Chateausque style estates.

Dutch Colonial Revival style residences are similar to the English Colonial Revival structures described earlier. The most significant difference is the use of the gambrel roof, common to the original Dutch Colonial structures built in the northeastern states between 1625 and c1840. Individual or continuous dormers allowed for efficient use of the second floor, nestled under the gambrel roof. Both examples in the survey area were built in the mid-1920s and are constructed of wood frame with wood siding.

Two examples of the Shingle style, built in the 1930s, are located in the Beacon Hill-Alta Vista neighborhood. They are basically modest revivals of the original shingle style which was popular from 1880 to 1900 and was primarily used for architect-designed summer residences in the northeast United States and northern California. "Unlike most of the 19th-century styles that preceded it, the Shingle does not emphasize decorative detailing at doors, windows, cornices, porches, or on wall surfaces. Instead it aims for the effect of a complex shape enclosed within a smooth surface (the shingled exterior) which unifies the irregular outline of the house. Most variants and details are designed to enhance either the irregularity of the shape or the uniformity of its surface. Decorative detailing, when present, is used sparingly" (McAlester 1989:289-290).

The Masonry Vernacular style is primarily a structure constructed of bricks, or other form of masonry units (i.e. concrete blocks), in a basic form with no predominant stylistic detail. It basically embodies the function of the structure and reflects the common construction techniques of the lay or self-taught builder. Prior to 1950 most masonry vernacular structures were for commercial use, however a few residences were also constructed. Two examples are found in the survey area. One residence built c1926 (315 Pueblo Trail), featuring a red brick exterior, was actually originally designed in the Mediterranean Revival style and was later altered. Another residence (1911 Pawnee Trail) was built in 1940 using native rock.

One example of the Italian Renaissance Revival style is found at 2001 Seminole Trail. It is basically an American Foursquare in massing with an eclectic mixture of details: Italianate brackets surrounding the roof eaves, red clay roof tiles on the low-pitched hipped roofs, and a French-inspired portico (entrance porch) -- not typical for this style. The metal-clad mansard portico roof is supported by wrought iron porch supports and brackets. This style was popular from 1890 to 1935 and primarily featured details borrowed more or less directly from original Italian architecture, contrary to the Mediterranean Revival style which mixed elements from various Mediterranean countries. The massing is more rigid and the details are more classical and symmetrical.

The 1930s Ranch style is represented by one example in Beacon Hill, at 1905 Pawnee Trail. It is a rambling wood frame residence with asbestos shingle siding and a gabled roof. This style originated in California during the mid-1930s and gained popularity during the 1940s. By the following two decades it had become the dominant style for suburban residences throughout the country. The advent of the automobile allowed homeowners to live further from their jobs and therefore have larger lots. The Ranch style features long one-story blocks with low-pitched roofs, generally oriented with the length parallel to the street. Additional gables may face the street facade and the garage is often incorporated into the main mass of the building (McAlester 1989:479).

#### Non-Contributing Resources

Contemporary concrete block residences were added on the scattered empty lots during the 1950s (37) and 1960s (4). These are similar in scale to the historic structures and do not appear to detract from the neighborhood's historic integrity. Only one house was constructed after the late-1960s. The following table lists each of the non-contributing residences along with its approximate date of construction.

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BEACON HILL-ALTA VISTA HISTORIC DISTRICT  
CONTRIBUTING RESOURCES

Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
BEACON HILL SUBDIVISION					
<b>W. BEACON RD.</b>					
117	1	8Po2625	1880	FRAM	C
305	2	8Po2626	1930	TUDR	C
315	3	8Po2627	1930	QUEE	C
<b>CHEROKEE TRAIL</b>					
0316	23	8Po2628	1925	BUNG	C
1703	4	8Po2629	1938	TUDR	C
1715	5	8Po2630	1931	COLR	C
1801	6	8Po2631	1922	A4SQ	C
1802	7	8Po2632	1931	BUNG	C
1805	8	8Po2633	1928	BUNG	C
1815	9	8Po2634	1922	FRAM	C
1820	11	8Po2636	1926	BUNG	C
1824	12	8Po2637	1926	FRAM	C
1830	13	8Po2638	1924	BUNG	C
1837	14	8Po2639	1925	MEDR	C
1902	15	8Po2640	1940	FRAM	C
1905	16	8Po2641	1924	MONT	C
1908	17	8Po2642	1926	BUNG	C
1921	18	8Po2643	1937	COLR	C
1923	19	8Po2644	1926	TUDR	C
1925	20	8Po2645	1925	TUDR	C
1926	21	8Po2646	1936	COLR	C
<b>COMANCHE TRAIL</b>					
1714	24	8Po2648	1925	FRAM	C
1805	25	8Po2649	1926	A4SQ	C
1815	26	8Po2650	1938	COLR	C
<b>HIAWATHA TRAIL</b>					
112	27	8Po2651	1925	CHAT	C
117	28	8Po2652	1933	FRAM	C
201	29	8Po2653	1937	MONT	C
210	30	8Po2654	1926	COLR	C
215	31	8Po2655	1935	TUDR	C
<b>PANNEE TRAIL</b>					
1807	32	8Po2656	1922	BUNG	C
1811	33	8Po2657	1926	DUCR	C
1813	34	8Po2658	1925	BUNG	C
1819	35	8Po2659	1926	CHAT	C
1905	36	8Po2660	1939	RANC	C
1911	37	8Po2661	1940	MASO	C

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
<b>PAWNEE TRAIL</b>					
(Continued)					
1916	39	8Po2663	1926	TUDR	C
1923	40	8Po2664	1922	MEDR	C
1927	41	8Po2665	1924	BUNG	C
<b>PUEBLO TRAIL</b>					
307	42	8Po2666	1922	MEDR	C
314	43	8Po2667	1924	MEDR	C
315	44	8Po2668	1926	MASO	C
319	45	8Po2669	1926	QUEE	C
401	46	8Po2670	1924	BUNG	C
415	47	8Po2671	1931	BUNG	C
<b>SEMINOLE TRAIL</b>					
1818	48	8Po2672	1935	FRAM	C
1829	50	8Po2674	1925	A4SQ	C
1918	51	8Po2675	1934	SHNG	C
1923	52	8Po2676	1924	FRAM	C
1927	53	8Po2677	1924	COLR	C
2001	54	8Po2678	1922	ITRN	C
2016	55	8Po2679	1926	QUEE	C
<b>SHAWNEE TRAIL</b>					
1912	56	8Po2680	1925	MEDR	C
1924	57	8Po2681	1924	A4SQ	C
1927	58	8Po2682	1928	FRAM	C
1928	59	8Po2683	1926	MEDR	C
1932	60	8Po2684	1925	BUNG	C
1935	61	8Po2685	1925	DUCR	C
ALTA VISTA SUBDIVISION					
<b>BELVEDERE STREET</b>					
108	62	8Po2686	1924	BUNG	C
116	63	8Po2687	1920	A4SQ	C
117	64	8Po2688	1925	BUNG	C
120	65	8Po2689	1926	BUNG	C
208	68	8Po2692	1926	BUNG	C
407	71	8Po2695	- 1925	FRAM	C
410	72	8Po2696	1925	BUNG	C
413	73	8Po2697	1939	SHNG	C
417	74	8Po2698	1926	BUNG	C
421	75	8Po2699	1925	BUNG	C

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
<b>MAXWELL STREET</b>					
111	76	8Po2700	1920	QUEE	C
118	77	8Po2701	1923	BUNG	C
201	78	8Po2702	1925	BUNG	C
202	79	8Po2703	1923	BUNG	C
207	80	8Po2704	1925	MEDR	C
312	81	8Po2705	1924	COLR	C
405	82	8Po2706	1939	FRAM	C
407	83	8Po2707	1923	TUDR	C
<b>S. FLORIDA AVENUE</b>					
1701	85	8Po2709	1925	COLR	C
1715	86	8Po2710	1926	BUNG	C
1823	87	8Po2711	1920	BUNG	C

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BEACON HILL-ALTA VISTA HISTORIC DISTRICT  
NON-CONTRIBUTING RESOURCES

Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
BEACON HILL SUBDIVISION					
<b>W. BEACON RD.</b>					
401			1948		NC
405			1948		NC
415			1954		NC
<b>CHEROKEE TRAIL</b>					
0315			1956		NC
1706			1958		NC
1818			1950		NC
1819	10	8Po2635	1922	FRAM	NC
1911			1964		NC
1918			1954		NC
1931			1951		NC
1935			1951		NC
1927	22	8Po2647	1926	A4SQ	NC
<b>COMANCHE TRAIL</b>					
1722			1951		NC
1812			1951		NC
1816			1947		NC
1824			1951		NC
<b>PAWNEE TRAIL</b>					
1830			1950		NC
1836			1949		NC
1914	38	8Po2662	1924	BUNG	NC
<b>PUEBLO TRAIL</b>					
311			1950		NC
407			1956		NC
<b>SEMINOLE TRAIL</b>					
1806			1954		NC
1815			1956		NC
1825	49		1977		NC
1905			1950		NC
2006			1955		NC
2012			1955		NC
<b>SHAWNEE TRAIL</b>					
1906			1950		NC
1917			1952		NC
1918			1951		NC
1921			1963		NC

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
ALTA VISTA SUBDIVISION					
<b>BELVEDERE STREET</b>					
123	66	8Po2690	1926	BUNG	NC
203	67		1947		NC
211			1947		NC
216					NC
220			1946		NC
301	69		1948		NC
304			1952		NC
307					NC
313			1950		NC
314					NC
320	70	8Po2694	1937	BUNG	NC
401			1955		NC
404			1952		NC
408			1946		NC
420			1959		NC
424			1952		NC
430			1954		NC
<b>FAIRVIEW AVENUE</b>					
1604			1955		NC
<b>MAXWELL STREET</b>					
119			1954		NC
303			1949		NC
306			1951		NC
311			1952		NC
317			1955		NC
323			1960/66		NC
324			1967		NC
404			1951		NC
423			1952		NC
429			1950		NC
433			1950		NC
<b>S. FLORIDA AVENUE</b>					
1525					NC
1617-25	84	8Po2708	1910	BUNG	NC
1805			1960		NC
1833	88	8Po2712	1923	BUNG	NC
1905					NC
1923					NC
1927					NC
2001	89	8Po2713	1928	FRAM	NC
2005					NC
2011					NC
2045					NC

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3. State of Significance

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

~~nationally  statewide  locally~~

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~~Applicable National Register Criteria  A  B  C  D~~

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

Areas of Significance (enter categories from instructions)

Agriculture	<input type="checkbox"/>	Industry	<input type="checkbox"/>
Architecture	<input checked="" type="checkbox"/>	Maritime Htry.	<input type="checkbox"/>
Archaeology	<input type="checkbox"/>	Military	<input type="checkbox"/>
Community Plg./Dev.	<input checked="" type="checkbox"/>	Politics/Govt.	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Exploration/Settlement	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Health/Medicine	<input type="checkbox"/>	Other	<input type="checkbox"/>

Period of Significance

1923 - 1945

Significant Dates

1923, 1924,

1925

Cultural Affiliation

N/A

Significant Person

Various

Architect/Builder

Various

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

See continuation sheet

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Beacon Hill-Alta Vista Historic District  
8. Statement of Significance

Summary

Fifty-seven percent of the structures within the entire survey area are historic and most have retained their original features which would be contributing to an historic district. The unique mixture of architectural styles and professional residents reinforce the significance of this neighborhood for both Criteria C and B respectively.

Criterion C refers to a district, site, building, structure, or object which embodies a distinctive characteristic of a type, period, or method of construction. This neighborhood embodies the distinctive characteristic of eclectic residential architecture popular in the 1920 Florida Boom years, and continues with examples common to each succeeding decade. Although construction continued past 1945, the original scale and ambiance has not been disturbed.

Criterion B refers to a district or site, etc., which is associated with the lives of persons significant in our past (local, regional, or national). Many of the previous, as well as current, Beacon Hill-Alta Vista residents are significant to the history and development of Lakeland, serving as community-minded citizens. Professions included lawyers, doctors, school principals, teachers and administrators, corporation presidents, and business owners. Seven mayors of Lakeland resided in the Beacon Hill-Alta Vista neighborhood during their tenure.

Historic Context

Long before the first white settlers came to the Polk County region of Florida, ancient Indian tribes inhabited the area. These Indians found the area around Lakeland to be a choice location because of its plentiful fish, game and fertile soil. The earliest dated canoe discovered in North or South America was found near Lakeland and dates from 1100 BC. On the banks of Lake Hollingsworth were sited once two Indian mounds so old that later Indians in the vicinity knew nothing of the mounds' history (Dunn 1990:17). The Seminoles first came to Polk County after 1750 (McNeely 1961:1). In 1818 U. S. surveyors in Florida made note of the Indian fields in the area of Lakeland. Archaeological finds show that this had once been a thriving Indian settlement and that annual corn dances had been held here (Dunn 1990:17). Until 1835 the white settlers and the Indians had tolerated each other, with the Indians staying inland and the whites staying along the coast. It was when the whites decided to move inland that the hostilities between the two began in earnest (McNeely 1961:1). With the advent of the Seminole Indian wars in 1836-7, many Native Americans left the area and sought refuge in the Everglades (Dunn 1990:17).

During the 1830's, there were few white settlers in the Polk County area. After 1842 many soldiers who had fought against the Seminoles in this region either stayed or returned with their families to settle here. As early as 1837, there was a settlement on Lake Wire (McNeely 1961:1). By 1851 six years after Florida became a state, there were not more than a dozen families in what was to become Polk County, along with a garrison of soldiers and a hundred or so Indians. The families tended to concentrate around Medulla, Bartow, Socrum, and Ft. Meade (McNeely 1961:7).

At the end of the second conflict with the Indians (1857), Polk County experienced its first land boom as more soldiers settled in the area and civilians felt the land was sufficiently safe to inhabit. Several settlements sprang up, including Ft. Gibson north of Lakeland (McNeely 1961:2). On February 8, 1861, one month after the Civil War began, Polk County was created. It was named after President James Polk. Bartow became the county seat six years later (McNeely 1961:2-5).

Not until the 1880's did Lakeland emerge as a community. In 1881, Abraham G. Munn, a wealthy manufacturer from Louisville, Kentucky, bought eighty acres of northwest Polk County sight unseen from the Internal Improvement Fund of Florida. The land was located near the village of Acton, which was founded by a group of British expatriates about the same time and located between Lakes Parker and Boney (later Bonny). For a short time it was a rival to Lakeland (Frisbie 1976:25).

In 1883 Henry Plant's South Florida Railway entered Polk County (Stewart 1984:5). His line was to go from Tampa northeast to Kissimmee and link with the Sanford line (McNeely 1961:5). For a while it appeared that Acton might get the station instead of Lakeland, but Munn granted and exceeded the railway's concessions to ensure that Lakeland got the railway station. He not only gave them the necessary right-of-way and adjacent land but at his own expense built a large, attractive station (Hetherington 1928:5-6). Soon after, Acton declined and by 1889 was no longer a town (Dunn 1990:25).

Herbert Drane was the rail crew superintendent at the time and sited his work camp on the shores of Lake Wire. He later became an outstanding citizen of Lakeland, serving as mayor, state senator, and U. S. Congressman (Dunn 1990:21). Meanwhile, Munn established the Lakeland Improvement Company in 1884. This company was responsible for surveying and platting the town. On January 1, 1885, Lakeland became incorporated, named for the numerous (at least fourteen) natural lakes dotting the landscape (McNeely 1961:10; Harrington 1939:515). Later that same year Plant's railway reached the new town of Lakeland. The railroad was essential to the town's economic success, for it facilitated the shipment of citrus, strawberries and phosphate, three key industries, to markets worldwide (McNeely 1961:5, 10-11; Hetherington 1928:10).

About the same time, Laura T. Wiggins bought the 160 acres or so of land which make up present-day Beacon Hill. The receiver's receipt

was dated February 27, 1884, and was in the amount of \$185.78. The price listed was \$1.25 an acre (although the total price does not match this.) This price was set by the United States government in 1820 as the minimum price for the sale of public lands. Laura T. Wiggins was a married woman who had been deserted by her husband, John H. Wiggins, around 1890. Apparently she could not write, for in most of her land transactions she signed her name by a mark (Smith abstract 1945: 5-7).

By 1889 the Munn Park area of Lakeland was well established as the town's commercial center. In 1893 there were twenty train arrivals and departures a day at the Lakeland station. Before the Big Freeze in the winter of 1894-5, Lakeland shipped more strawberries than anywhere else in the world (Hetherington 1928:10). Another important resource for Lakeland and Polk County was phosphate. In 1891, around the time phosphate was discovered here, only 2925 tons of phosphate had been exported from the county; by 1901 the figure reached 250,000 tons (Cash 1938:903). At the turn of the century, the main industries in Lakeland were phosphate mining, citrus, and strawberries (Stewart 1984:5).

The population of Lakeland grew from 1200 in 1903, to 4500 in 1908 (Stewart 1984:7). During 1905-1907, John F. Cox was serving his first three of seven terms as mayor. Cox was involved in insurance and real estate and was instrumental in the development of the Dixieland subdivision in 1906. (A portion of the Dixieland subdivision borders the northern limits of the Alta Vista subdivision; the rest extended east of South Florida Avenue, between Lake Morton and Lake Hollingsworth). It was the first important subdivision in Lakeland and is thought to have been named as such because of his father's Civil War involvement. He collaborated with landowner John Patterson and builder Edward Finney on the project, filing the plat on February 12, 1907. Carter-Deen Realty bought the subdivision in June of that year. The company gradually added more subdivisions in the years 1908-1913 and expanded their territory into what is presently known as the South Lake Morton neighborhood (Stewart 1984:8), the first Lakeland neighborhood to be listed on the National Register of Historic Places.

By 1910 Dixieland and the rest of South Lake Morton became the most desirable neighborhood in town and thus established the prominence of the south side of town as "the" place to live for neighborhoods to come in the 1920s. John F. Cox, believing in the ultimate success of his real estate venture, named the street upon which he built his house "Success Avenue." This house faced Lake Morton and was built c1908 (Stewart 1984:9). The house was later moved to the Beacon Hills neighborhood (1801 Cherokee Trail) by Ron Trumble around 1979.

By 1913 the population of Lakeland had grown to 8000. This was the year the city went from a city council to a commission form of government. Also this year the city embarked on its first street paving project with all commercial streets paved in brick and all residential streets asphalted (McNeely 1961:11-12). Building activity



slowed during World War I. Whereas \$142,000 had been spent on construction in 1913, by 1917 it had dropped to \$10,000 (Chamber of Commerce 1926:35).

In 1916 the People's State Bank and the area's first hospital, Morrell Memorial, opened. Also that year the Good Roads Association sponsored a 1.5 million dollar bond issue for contracts to build 217 miles of standard sheet asphalt highways. These highways were to link every major city in Polk County (McNeely 1961:5,12). Arches were erected at each major point of entry. This program was the largest of its kind in the south and may have been how the phrase "Imperial Polk County" came into usage (Frisbie 1976:10).

Just west of the Beacon Hill-Alta Vista neighborhood lies Camphor Drive, a north-south road that for a quarter of a mile is lined with mature camphor trees. These trees were planted around 1917 by James H. Jones from upstate New York. His crew planted approximately one hundred trees in all (Coulborn 1967). He owned eighty acres of land, bisected by the drive, extending from Ariana Street on the north to Beacon Road on the south. Before he acquired the land it was known as "Lovers' Lane" (Sawyer 1986). On this land he had several groves, a barn, a pump house, and a three-bedroom frame vernacular house. Jones committed suicide in 1920 for undisclosed reasons. He had left no heir, and eventually his land was sold to J. T. Horney who created the Camphor Heights subdivision there (Sawyer 1986). Most of the trees remain evident today and form the distinguishing feature of that neighborhood.

In 1920 Lakeland's population was recorded at 7000 but was soon to increase dramatically during the years of the Florida Land Boom (1920-1926). By 1926 Lakeland had grown 350% (Stewart 1984:26). To keep up with the large influx of new residents and speculators, many housing subdivisions came into being. Some of the subdivisions advertised between 1923 and 1925 include the J. T. Horney Addition, Palmorey, Oakdale, Lakeside, and Patten Heights, as well as Alta Vista and Beacon Hill (Local newspaper advertisements).

About 1920 Laura T. Wiggins was ready to sell her land (later Beacon Hill), but she first had to take the matter to court to prove she was able. Doyle E. Carlton was appointed the Special Master in Chancery for the case. He interviewed J. M. Keen, an extensive Polk County property owner, and M. G. Waring, a grove owner with property in the county and state, as material witnesses; it appears that he did not interview Mrs. Wiggins. It was determined by Judge F. M. Robles of the Hillsborough County Circuit Court on October 14, 1920 that Laura T. Wiggins was "licensed to take charge of, manage and control her own estate and property and to become a free dealer in every respect...as if she were unmarried" (Smith abstract 1945:9). Concurrent to this, she conveyed her land to M. G. Waring; the quit claim deed was dated October 13, 1920 and filed October 25, 1920, the same day the court action was filed (Smith abstract 1945:14).

Florida Southern College was moved to Lakeland in 1922 after a disastrous fire at the Sutherland campus. This college was

originally established at Leesburg by the Florida Methodist Conference in 1885, moved to Sutherland in 1902 and then to Clearwater Beach in 1921. Today the college is best known as the location for the largest collection of buildings designed by architect Frank Lloyd Wright. During the same year, Lakeland adopted a commissioner-manager form of city government. From then on, one of the commissioners was selected each year to serve as mayor.

Alta Vista and Beacon Hill were platted during the boom about two years apart. Alta Vista came first, not surprisingly as it was closer to the city limits. At this time the City of Lakeland contained four square miles. Its southern boundary was Ariana Street, which is just north of Alta Vista. The subdivision's plat was filed March 7, 1923 for A. H. DeVane. He was president of the Polk County Trust Company, Chairman of the Board of the State Bank of Lakeland and later President of the Mine and Mill Supply Co. His company, Morrow Development Co., was active in developing numerous properties in Lakeland (Star-Telegram 12/24; Polk 1925, 1926-27). The Alta Vista subdivision featured two parallel streets running east-west called Lakeview and Hilltop Drives; several years later these were changed to Belvedere Street and Maxwell Street to continue the names given their companion streets on the east side of South Florida Avenue (Alvazine Young interview 1991).

On March 1st, DeVane advertised in the Lakeland Star-Telegram, "Would you go to the trouble of thinking real hard for \$100?" to create a name for the subdivision (Star-Telegram 3/1/23:5). By March 5th the name "Alta Vista," meaning "high view" in Spanish, had been chosen. This was supposedly the highest elevation within the old city limits (Alvazine Young interview 1991). The newspaper advertisement that day touted eighty villa sites with lots measuring 65 feet wide by 140 feet deep. The prices ranged from \$600 to \$2000 per lot. Its many amenities included asphalt streets, concrete curbs, and tropical landscaping (Star-Telegram 3/5/23:5). By January 19, 1925, Alta Vista was promoted as "only a few Choice Lots remaining in Lakeland's Premier Subdivision" (Ledger 1/19/25).

Sandwiched between Maxwell Street (Alta Vista) and Hiawatha Trail (Beacon Hill) along South Florida Avenue is a five-lot parcel called "Mershon's Subdivision." Its plat was filed September 16, 1924, and the land was held by George Wilson Mershon. He was one of the founders of the Mine and Mill Supply Company, a lumber company, and served as Mayor of Lakeland in 1936. He and his wife Margaret Beall built their home on the northern lot (#1) in 1926 and eventually sold the other lots (George F. Mershon interview 1991).

Beacon Hill was platted in December 1924 on land owned by M. G. Waring, A. M. Davis and G. F. Coogle (purchased from Laura T. Wiggins). It was filed January 8, 1925, by the developer, Malcom G. Waring, from Real Estate Investments & Loans (PB 9, PG 17; Polk 1925). The other two partners were associated with local businesses: Alpheus M. Davis with Cement Products Co. and George E. Coogle, part owner of Coogle & Montgomery, a fertilizer company. The Beacon Hill subdivision contained 171 lots in varying sizes; most were about 50 feet wide by 130 feet deep. Instead of a linear configuration, most of the streets

were curved and winding; they were all given Indian names for some undisclosed reason: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Hiawatha Trail served as the main entrance to the subdivision from South Florida Avenue. Beacon Road, along the south edge of the subdivision, was originally labeled West Hollingsworth Drive on the plat map. Several informants remembered large pillars or arches which once marked the entrance to Beacon Hill, possibly at both Hiawatha Trail and Beacon Road, but these reports have not been confirmed (Jacki Floyd interview 1991 and Howard Templin interview 1991).

To promote Beacon Hill, Waring took out a full-page advertisement on May 2, 1925, where he proclaimed that Lakeland and Beacon Hill were "Synonymous with Genuine Contentment" and expounded on why he was proud to live in Beacon Hill (by 1926 he resided at Beacon Road and Fairview Avenue). The lot prices ranged from \$2500 to \$4500. The logo accompanying the notice was a stone lighthouse at the top of a hill (Ledger 5/2/25:12). Some speculate that the name of the subdivision was also an allusion to the elite Beacon Hill area in Boston (Alvazine Young interview 1991). A week after the initial advertisement, a second one warns that the lot prices will increase ten percent on June 1st (Ledger 5/9/25:9). A two-story red brick residence at 1829 Seminole Trail was advertised in the June 11, 1925 Lakeland Star-Telegram as the "Florida Model Home." It was open to the public by the Bass-Hamlin Company, complete with furnishings supplied by McKay Furniture Co. and lumber from the Lakeland Manufacturing Company (Lakeland Star-Telegram 6/11/25:7).

By the end of 1924, the City of Lakeland extended its city limits to thirty square miles, which included a number of farms and groves. Although this incorporated the Alta Vista, Beacon Hill, and Mershon's subdivisions, to many the area was still considered to be "out in the country" (Alvazine Young interview 1991). Nevertheless, business was brisk in real estate all over Lakeland. Warranty deed transfers peaked in December of 1925 with a monthly average of 2159. In 1925, \$4,785,000 was spent on residential construction and 1242 homes were built, compared with 167 homes in 1920 (Chamber of Commerce 1926:34, 38). In 1925 the population reached a little over 17,000 and by the end of the boom in 1926, Lakeland had 25,000 residents plus numerous tourists (Stewart 1984:12). A 1925 aerial (actually taken in December 1924 and January 1925) depicts eight houses in the eastern half of the Alta Vista subdivision and small trees recently planted along the street and property lines (Underwood & Underwood 1925). South Florida Avenue was widened to seventy feet as far south as Ariana Street in the late 1920s (Margaret Young interview 1991).

About sixty-two of the eighty-three recorded houses within the Beacon Hill-Alta Vista neighborhood were built during the twenties; a few older homes were moved into the neighborhood. These residences represented a wide variety of styles ranging from modest frame vernacular to Colonial Revival to Tudor Revival. The Bungalow style appeared to be the most common, with twenty-five Boom-time examples extant. Most of the residences were of wood frame construction and were one- to two-stories in height. In relation, the older and larger

South Lake Morton neighborhood, which began as part of the Dixieland subdivision in 1906, boasted a grand total of 548 residences by the end of the 1920s.

Residential construction continued in Alta Vista and Beacon Hill on a slower scale in the 1930s and 1940s. Eighteen residences were added to the neighborhood during the 1930s. By the end of the Depression years Lakeland's population had decreased to 18,554, but remained as the State's second largest inland city (Harrington 1939:515). The surrounding region continued to prosper agriculturally: growing one third of Florida's citrus, ranking second largest in the strawberry-growing field, and producing a high quantity of winter vegetables. The Florida Citrus Commission was established in Lakeland to "enforce green fruit regulations, govern marketing, and control advertising" (Harrington 1939:515-16).

Land west and south of this neighborhood remained as groves until after World War II. Lakeland's population again increased, this time to 31,461 by 1945; only two new residences, however, were built in the Beacon Hill-Alta Vista neighborhood between 1940 and 1945. Eleven more were built in the latter part of the decade. The closing of a defense installation after World War II reduced the population to 30,851 in 1950 (McNeely 1961:11). South Florida Avenue was widened south of Ariana Street in the early 1950s (Margaret Young interview 1991). The entrance pillars for the Beacon Hill subdivision were most likely removed at this time, if not earlier. Both subdivisions lying west of this neighborhood were platted in the spring of 1952: Replat of Camphor Heights (PB 34, PG 34) west of Alta Vista and Camphor Heights Unit #3 (PB 34, PG 41) west of Beacon Hill. The Church of Christ on South Florida Avenue was built in the early 1960s, replacing a citrus grove located between George W. Mershon's and Dr. John G. Lester's houses.

Historical Significance - Criterion B

From the beginning, the Beacon Hill-Alta Vista neighborhood tended towards the upper-middle class. Members of virtually every white-collar profession have lived in the area. Several residents have held governmental positions. Seven have served as mayor of Lakeland over the years: George W. Mershon (1936), Lutie M. Koons (1938), Elmer E. Kelley, Jr. (1942), Clinton V. McClurg (1948), H. Clayton Logan (1951), R. Tom Joyner, Jr. (1959), and W. Carl Dicks (1975). Another mayor, John Cox (1905-07, 1911, 1916, 1917), did not reside in the neighborhood but his house was moved there after his tenure.

The area can also boast of having been home to a state representative and attorney Raymond C. Smith. There have been numerous other attorneys residing in the area, as well as a few circuit judges. In the educational field, there have been several teachers, administrators, and principals. As for the fields of science and medicine, there have been a few doctors, a meteorologist, and a plant pathologist. Many homeowners were managers of corporations and a significant number were presidents of their own

firms. Some of the other occupations represented include writers, engineers, and a few in the construction field. Two residences were used as parsonages: 117 Hiawatha Trail served as the home for the First Presbyterian Church ministers from 1947 to 1958 and 1823 South Florida Avenue houses the Church of Christ clergy. It is significant to note that this mix of professionals has carried through to the present.

Some of the more illustrious residents (past and present) of the neighborhood are listed alphabetically, along with their addresses and approximate dates of residence in the neighborhood:

- Worth R. Anderson, General Chairman ACLRR, 118 Maxwell (1934-42)
- Drayton N. Barksdale, District Manager IM & CC (Food Division), 316 Cherokee (1938-68)
- Rev. Robinson Ira Barnett, Executive with Methodist Church, 117 W. Beacon (1938-70)
- Eric W. Berg, Music Educator and Assistant Principal, Democratic National Convention Delegate (1976 & 1980), 1830 Pawnee (1953-present)
- James R. Boulware, III, M.D., Pediatrician, 201 Hiawatha (1965-present)
- Walter Bradley, Editor Lakeland News, 111 Maxwell (1940)
- A. Nelson Brooks, Plant Pathologist, 314 Pueblo (1934-66)
- James Bronson, President Lakeland Rubber Stamp Co. (now Lake-O-Stamp), 407 Pueblo (1956-present)
- John M. Bryson, Manager Lakeland Chamber of Commerce (1948-66), 324 Maxwell (1967-75)
- Howard Mitchel Caldwell, Conductor ACLRR, 410 Belvedere (1925-33)
- George Carr, Attorney and Judge, 2001 Seminole (1960-68)
- Richard Chamberlain, Builder and Insurance Salesman, 1815 Seminole (1956-64)
- Frank K. Chase, Chase Grove Service, 1819 Cherokee (1945-90)
- Donald F. Coleman, President Southern Glass, 2001 Seminole (1974-present)
- Wendell H. Colson, President 1st National Bank of Lakeland, 207 Maxwell (1963)
- Arthur B. Cook, owner Cook Furniture, 1918 Shawnee (1962-76)
- George W. Curtice, Vice-president Children's Bible Mission, 1807 Pawnee (1945-55)
- W. Carl Dicks, City Commissioner (1975-present) and Mayor of Lakeland (1975), 116 Belvedere (1964-present)
- Ernest L. Dodson, Elementary and Middle School Principal, 401 Pueblo (1974-present)
- Milton T. Edwards, District Manager Florida Power & Light Co., 305 W. Beacon (1938-58)
- Robert Evans, Director of Administration Florida Citrus Commission, 311 Maxwell (1952-62)
- Walter Floyd, owner Medical Express, 2016 Seminole (1950-present)
- Jackie Floyd, Author, 2016 Seminole (1950-present)
- Francis C. Ford, F.C. Ford Brokerage, 220 Belvedere (1946-71)
- Pierce Ford, City Manager, 108 Belvedere (1942)
- William R. Ford, Office Manager Lakeland Lincoln Mercury, 1815 Cherokee (1942-56)

Frank J. Fore, Founder Fore Oil Co., 1905 Cherokee (1942-61)  
 George M. Fouts, Polk County School Board, former Principal of  
 Lakeland Junior High, Director of School Facilities, 108  
 Belvedere (1961-present)  
 Harold Fussell, Auto Dealer, 1926 Cherokee (1942-52)  
 Robert A. Gayler, Dean of Music Florida Southern College, 1912  
 Shawnee (1947-50)  
 Rueben H. Gibson, Representative Woodsmen of the Woods (1966-73),  
 General Manager Cleveland Heights Golf and Country Club (1974-  
 85), 211 Belvedere (1947-85)  
 William F. Hampton, Office Manager Mine & Mill Supply Co. (now  
 retired), 405 Maxwell (1940-present)  
 Samuel D. Hyman, President Hyman Stone Corp., 1927 Cherokee  
 (1951-80)  
 Robert Iserhardt, employed by Highland Dairy Co., 1924 Shawnee  
 (1924-69)  
 Inez Johnson, Social Worker and District Supervisor State Dept.  
 of Welfare, 430 Belvedere (1956-present)  
 Warren O. Johnson, Chief Meteorologist U.S. Weather Bureau in  
 Lakeland (1943-70), 1935 Shawnee (1950-90)  
 Clifton Kelly, Attorney and Circuit Judge, 1816 Comanche (1950-61  
 & 1980-89)  
 Elmer Ellsworth Kelly, Jr., President Polk Co. Baking Co.  
 (later Buttercrust Bakery), Mayor of Lakeland (1942?), 210  
 Hiawatha (1930-46)  
 George L. Kennedy, Trainman ACLRR, 1820 Cherokee (1940-52)  
 Albert Brown Key, Vice President People's Bank, 1905 Pawnee  
 (1939-80)  
 Lutie Koons, Mayor of Lakeland (1938), Merchant Tailor, 1805  
 Comanche (1939-81)  
 Julius F. Korn, Fruit Grower, 112 Hiawatha (1928-50)  
 Charles Larsen, Supervisor City Electric & Water, 116 Belvedere  
 (1945-52)  
 Dr. John G. Lester, M.D., Kidney Surgeon, 1823 S. Florida (c1934-  
 57)  
 O. Herman Lewis, President Mutual Wholesale, 1925 Cherokee (1950-  
 77)  
 Henry Lipscomb, Electrical Contractor & Builder, 215 Hiawatha  
 (1935-62)  
 Clayton Logan, President C. Logan Inc. (grove management), Mayor  
 of Lakeland (1951), 1802 Cherokee (1950-56)  
 Clinton V. McClurg, Attorney, Circuit Judge, President People's  
 Savings Bank, Mayor of Lakeland (1948), 312 Maxwell (1924-45)  
 Ernest C. McClurg, Attorney, 1802 Cherokee (1940-49)  
 Daniel McIntosh, Jr., Director City Electric & Water, 120  
 Belvedere (1953-88)  
 E. Snow Martin, Jr., Attorney, 1802 Cherokee (1963-71)  
 Floyd G. Martin, Veterinarian, 413 Belvedere (1942-54)  
 W.J. Merrill, Treasurer The Star Telegram Co., President The  
 Lakeland Co., 1923 Cherokee (1926-27)  
 George W. Mershon, President & General Manager of Mine & Mill  
 Supply Co., Mayor of Lakeland (1936), 1715 S. Florida (1926-  
 40)  
 John Grover Newsome, Engineer ACLRR, 108 Belvedere (1944-60)

- Jeanne D. Niswonger, Writer, 305 W. Beacon (1964-present)  
 Garland C. Norris, Golden Tap Fruit Co., 1703 Cherokee (1938-80)  
 W.H. & Catherine Ott, Ott Clothing Co., 207 Maxwell (1926-47)  
 Robert F. Pearce, Maintenance Man Florida State Theater, 111 Maxwell (1950-75)  
 Frank Pearson, Realtor, 116 Belvedere (1927-42)  
 E.S. Pruitt, Auto Dealer, 201 Hiawatha (1937-64)  
 William W. Read, Superintendent Polk Co. School Board (1970-75), 123 Belvedere (1962-85)  
 Bruce A. Renfro, AIA, Architect, 112 Hiawatha (1966-90)  
 Leslie B. Roberts, Jr., President Roberts Flying Service, 1818 Seminole (1945-66)  
 Susan Roberts, Attorney and Circuit Judge, 1815 Comanche (1980-present)  
 Charles Rocker, President Rocker Motor Co., 201 Maxwell (1930-33)  
 Raymond C. Smith, Attorney and State Representative (1947-48), 1830 Cherokee (1945-83)  
 Mary Ellis Smith, Piano Teacher (also active in many related organizations), 1830 Cherokee (1945-present)  
 Robert E. Snow, Senior Engineer IM & CC (also has several patents), 319 W. Beacon (1958-present)  
 Crawford S. Standley, Chief of Florida Power & Light Co., 1923 Pawnee (1940-45)  
 Glenn S. Starling, President & General Manager Todd Hardware, 410 Belvedere (1936-49)  
 Marion Tally, Secretary & Treasurer Florida State Theater, 1918 Seminole (1934-47)  
 Howard P. Templin, Builder, 215 Hiawatha (1971-present)  
 Phillip Trohn, Citrus Grower (later retired), 1926 Cherokee (1955-70)  
 W. Herman Watson, M.D., Co-founder of Watson Clinic, 210 Hiawatha (1947-68)  
 Alvazine Young, Principal at Lake Morton and Southwest Elementary Schools, 202 Maxwell (1936-52), 119 Maxwell (1954-present)

Occasionally it was known who was the architect and/or builder for a particular house. These included the following, along with the address of the house built in the neighborhood and year built (those with an asterisk "\*" indicate that the architect or builder owned the house):

Architects:

- Donovan Dean, 408 W. Belvedere (1946)  
 Duane Fullerton, 215 Hiawatha (1935), 201 Hiawatha (1937)  
 A. Wynn Howell, 1818 Cherokee (1950)  
 Gene Leedy (student of Frank Lloyd Wright), 1815 Seminole (1956)  
 D. R. Pierce, 1905 Pawnee (1939)  
 William T. Younger, 1830 Pawnee (1950)  
 G. F. Zimmerman, Jr., 324 Maxwell (1967)

Builders:

- Earl Anderson, 319 Pueblo (1926)

- Shaw Anderson, 306 Maxwell (1951)
- Richard Chamberlain, 1905 Pawnee (1939), 1815 Seminole (1956) \*
- Everett Greiner, 1818 Cherokee (1950)
- W. E. Herron, 117 Hiawatha (1933)
- Henry Lipscomb, 215 Hiawatha (1935) \*
- Matthew S. Mitchell, 319, 401, & 405 W. Beacon (1948)
- Phil Robins, 317 Maxwell (1955)
- John F. Templin, 1926 Cherokee (1936), 1921 Cherokee (1937),  
201 Hiawatha (1937), 1703 Cherokee (1938)
- C.A. Waddle, C.M. Lancaster & C.E. Parsons, 2016 Seminole (1926)

Architectural Significance - Criterion C

The assortment of styles found among the historic houses include the following: Bungalow (29), frame vernacular (13), Colonial Revival (8), Tudor Revival (7), Mediterranean Revival (7), American Foursquare (6), modest Queen Anne (4), Monterey (2), Chateausque (2), Dutch Colonial Revival (2), Shingle (2), masonry vernacular (2), Italian Renaissance Revival (1) and ranch (1). Contemporary concrete block residences were added on the scattered empty lots during the 1950s (37) and 1960s (4). These are similar in scale to the historic structures and do not appear to detract from the neighborhood's historic integrity. Only one house was constructed after the late-1960s. The neighborhood is well-kept; there are numerous shade trees (planted when the subdivisions were first created); and the ownership appears stable (primarily middle to upper-middle class professionals). Most of the residences are modest in scale -- one to two stories in height, some with usable attics. They are built of wood, brick or concrete block; exterior finishes include wood siding, stucco, brick, and stone. Porte-cocheres are common features to many of the houses, regardless of style. The streets featured asphalt pavement from the earliest days of subdivision. Small concrete lampposts originally lit the winding streets of Beacon Hill but were later replaced with larger, modern fixtures. One of the original posts was purchased from the city and installed in front of 117 Hiawatha Trail.

Architectural styles found in the project survey area are common for Florida during the 1920s, 1930s, and 1940s. A brief description of each style, along with its significance, has been included in Section 7.



pb3308

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36 CFR 67) has been requested
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey # \_\_\_\_\_
  - recorded by Historic American Engineering Record # \_\_\_\_\_

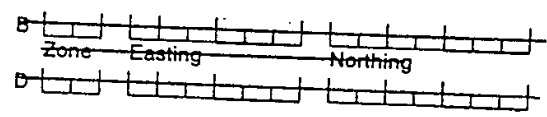
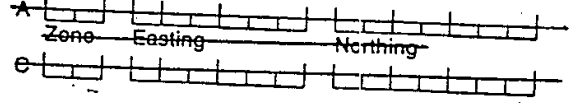
See continuation sheet

- Primary location of additional data:
- State historic preservation office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property \_\_\_\_\_

UTM References



See continuation sheet

Verbal Boundary Description

This district is bound on the east by South Florida Avenue, on the south by West Beacon Road, on the west by the western lots along Cherokee Trail and by Fairview Avenue, and on the north by the northern lots along Belvedere Street. This includes all of the lots contained within the original Beacon Hill, Alta Vista, and Mershon's Subdivisions platted between 1923 and 1925.

See continuation sheet

Boundary Justification

These boundaries encompass the entire historic subdivisions of Beacon Hill (platted 1924-25), Alta Vista (platted 1923), and Mershon's (platted 1924).

See continuation sheet

11. Form Prepared By

name/title Rebecca Spain Schwarz/ Historic Preservation Consultant

organization \_\_\_\_\_ date 11/20/91

street & number 2727 13th Street North telephone (813) 823-0491

city or town St. Petersburg state Florida zip code 33704

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The Lakeland Evening Ledger (January 1925 - May 1925)

Lakeland Star-Telegram (June 1925 - January 10, 1928)

Lakeland Ledger (January 11, 1928 - 1991)

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(Plat Book 9, page 17)

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Young Abstract

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Fulghum, Steve with Laura Weant, telephone conversation, September 10, 1991.

Mershon, George F. and Eva with Laura Weant and Rebecca Spain Schwarz, Lakeland, September 11, 1991.

Smith, Mary Ellis with Laura Weant and Rebecca Spain Schwarz, Lakeland, August 15, 1991.

Templin, Howard with Laura Weant and Rebecca Spain Schwarz, Lakeland, September 11, 1991.

Young, Alvazine with Laura Weant, Rebecca Spain Schwarz and Britta Nations, Lakeland, July 31, 1991 and telephone conversation with Laura Weant, September 13, 1991.

Young, Mrs. Homer (Margaret) with Laura Weant and Rebecca Spain Schwarz, Lakeland, September 11, 1991.

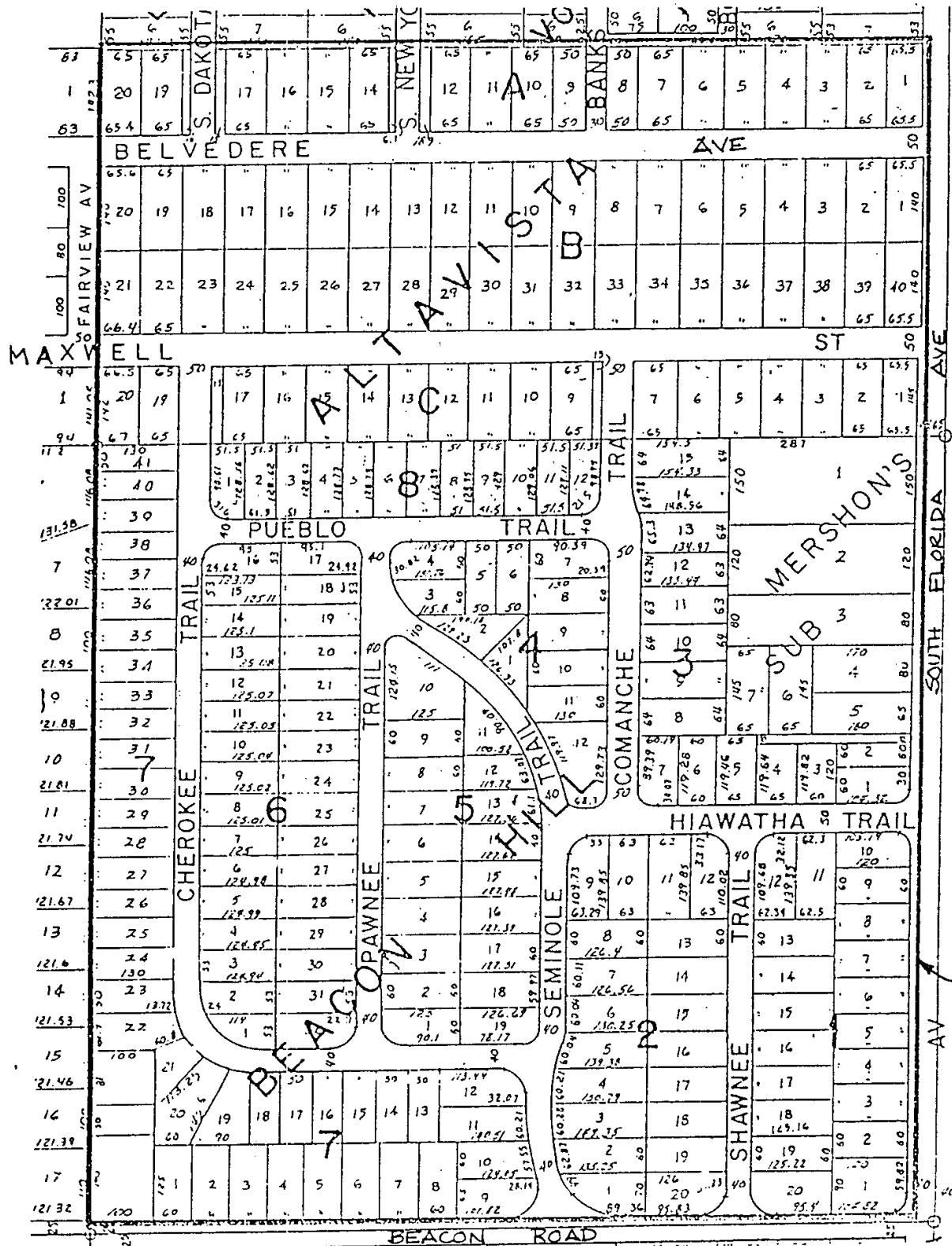
P03308

Beacon Hill-Alta Vista Historic District  
Boundaries

The boundaries for the historic district are presently considered to follow the survey boundaries: South Florida Avenue on the east, the northern lots of West Belvedere Street on the north, Fairview Avenue and the western lots of Cherokee Trail on the west, and West Beacon Road on the south. Closer inspection may alter these boundaries slightly to eliminate non-contributing resources located at the perimeter, such as along parts of South Florida Avenue and West Beacon Road.

Two boundary proposals are shown on the following maps; the second one results in a higher percentage of contributing historic structures.

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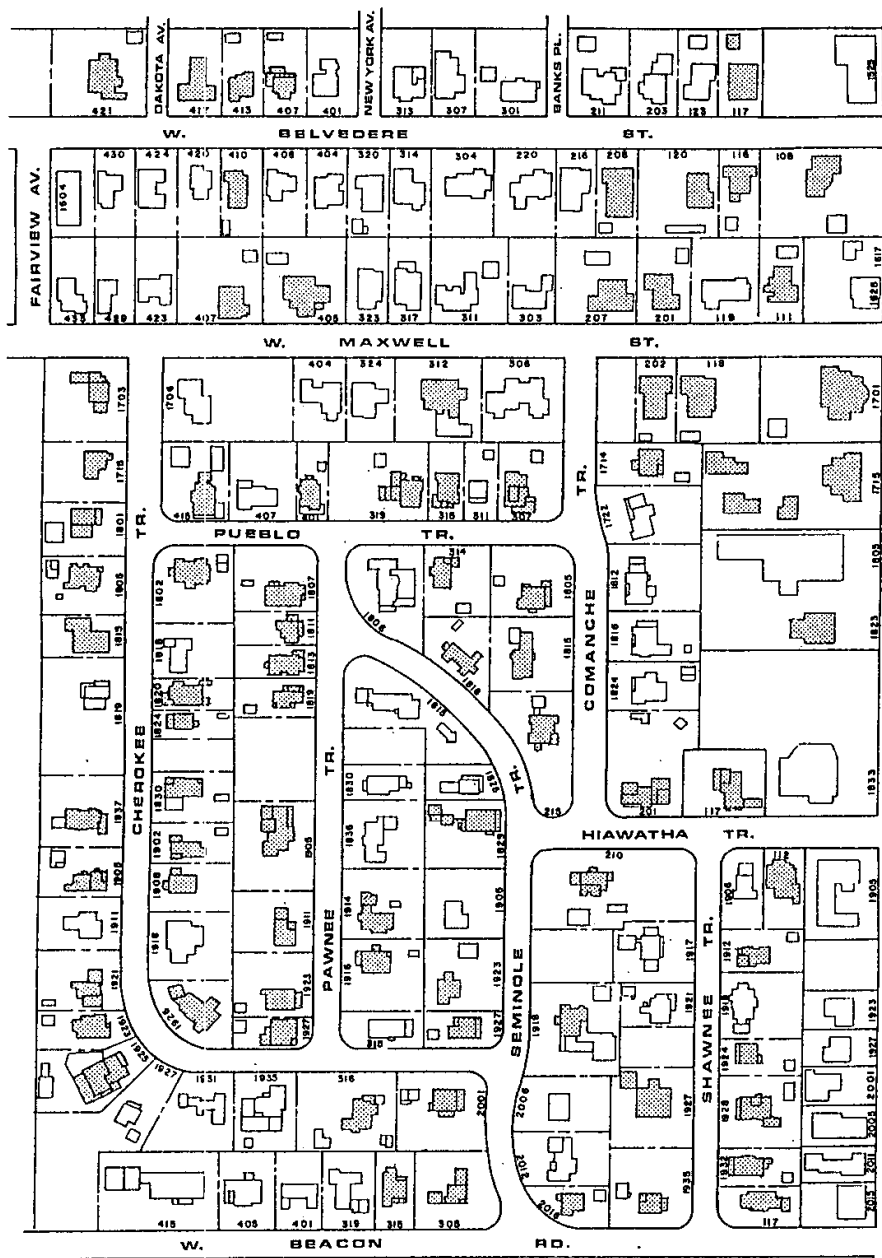


Community Development Dept. 3/1/90

BEACON HILL - ALTA VISTA NEIGHBORHOOD Survey Area

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### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



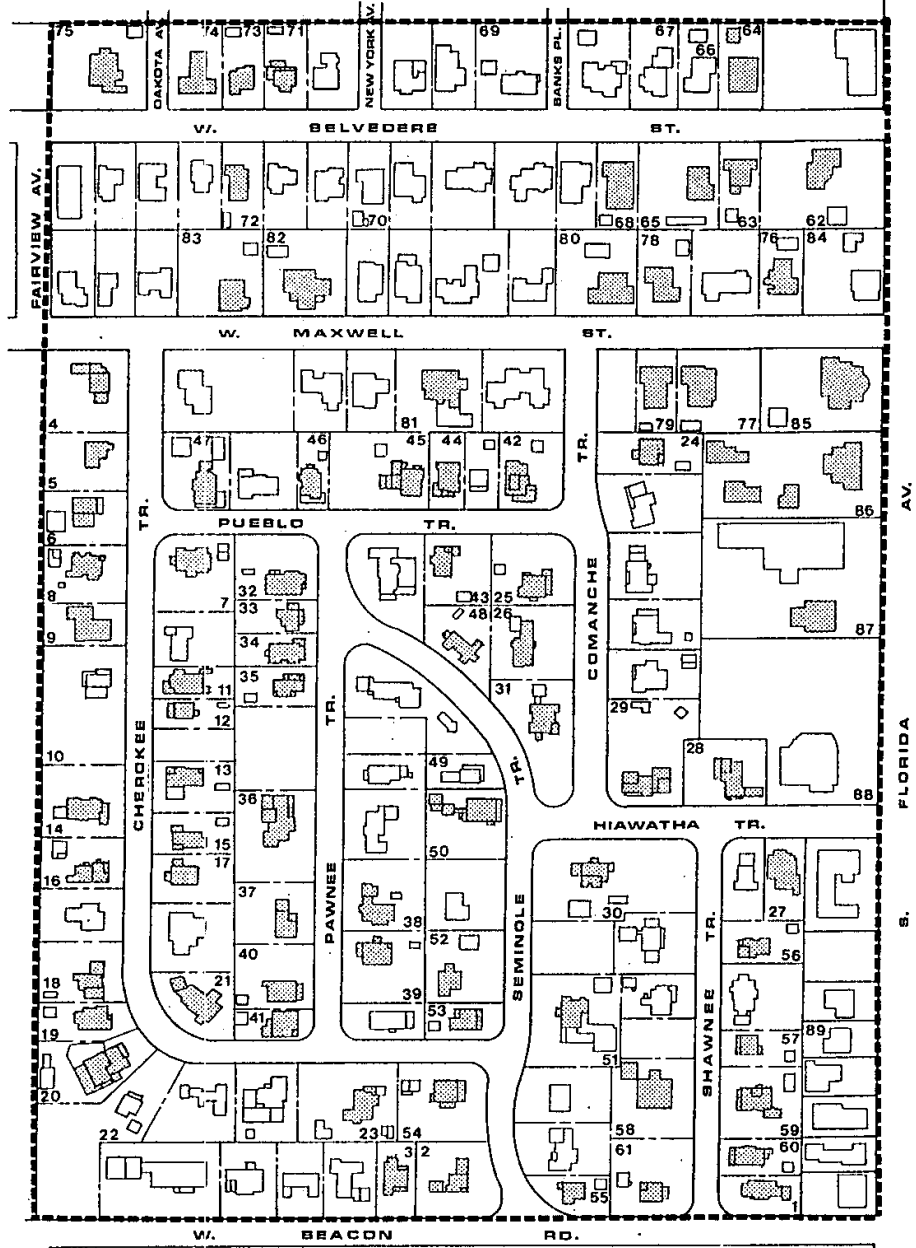
**LEGEND**

Street Addresses	178
Non-Contributing Structures	
Contributing Structures	



CITY OF LAKELAND COMMUNITY DEVELOPMENT DEPARTMENT, 1991

### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



#### LEGEND

Recorded Structures	"34"
Non-Contributing Structures	
Contributing Structures	

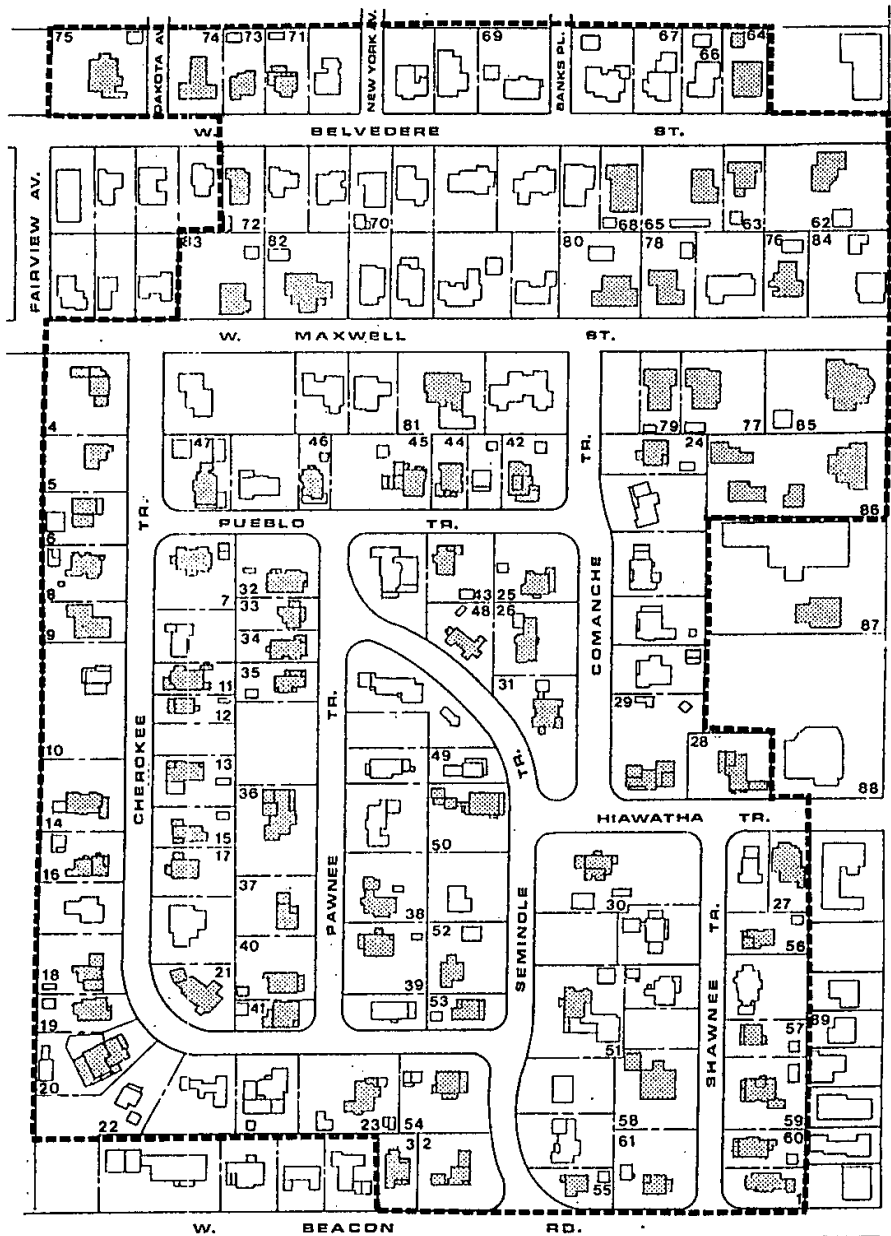
PROPOSED BOUNDARY "A"





PO3308

### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



**LEGEND**

Recorded Structures	"34"
Non-Contributing Structures	
Contributing Structures	

PROPOSED BOUNDARY "B"



CITY OF LAKELAND COMMUNITY DEVELOPMENT DEPARTMENT, 1991

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Listed 3-4-93.

FLORIDA NOMINATION

P03308

United States Department of the Interior  
National Park Service

# PROPOSAL

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Beacon Hill-Alta Vista Historic District 285/27E/25 Lakeland Quad  
other names/site number 8 P03308

### 2. Location

street & number varios--see Section 7 (all within Beacon Hill, Alta Vista  not for publication  
city, town Lakeland and Mershon's Subdivisions)  vicinity  
state Florida ~~code~~ county Polk ~~code~~ zip code 33803

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

- building(s)
- district
- site
- structure
- object

#### Number of Resources within Property

Contributing	Noncontributing
79 *	71 * buildings
	sites
	structures
	objects
79	71 Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

\* Not including garages & other outbuildings

### 4. Owner of Property (according to county Property Appraiser's Office)

Name:

Address:

Telephone number:

### 5. Legal Description of Property (according to county Property Appraiser's Office)

Attach continuation sheet if necessary.

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P03308

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling

Current Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling  
COMMERCE/ Professional

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman; Frame Vernacular  
Colonial Revival; Tudor Revival; Mission/  
Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Brick; Concrete  
walls Weatherboard; Brick; Asbestos; Stone  
roof Asphalt; Metal  
other \_\_\_\_\_

Describe present and historic physical appearance.

See continuation sheet

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Beacon Hill-Alta Vista Historic District  
 7. Present and historic physical appearance

Summary

The Beacon Hill and Alta Vista subdivisions are located along the west side of South Florida Avenue, south of downtown Lakeland. Platted in 1924 and 1923 respectively, they have retained most of the original residences which were constructed during the Florida Land Boom years. Additional homes were built subsequently, each with its own distinct style and typical to its era of construction. All of the structures, both historic and contemporary, are generally one- or two-story single family residences (some with usable attics) and are compatible in scale throughout the two neighborhoods. A total of 150 sites, both historic and contemporary, were reviewed within the survey area described below. Seventy-nine historic structures, many with related garages, are considered contributing to the historic district.

Setting

Both subdivisions, along with the smaller Mershon's Subdivision, are discussed hereinafter as the "Beacon Hill-Alta Vista neighborhood." It consists of approximately ten blocks, located in the northeast quarter of Section 25, Township 28 South, Range 23 East. The area is bound on the east by South Florida Avenue (a major north-south artery with commercial activity), on the south by West Beacon Road, on the west by the western lots along Cherokee Trail and Fairview Avenue, and on the north by the northern lots along Belvedere Avenue. This encompasses ten residential streets and one commercial street. Alta Vista, at the north end, was platted in 1923 (PB 6, PG 8, filed March 7, 1923) and includes Belvedere Street, Maxwell Street, and Fairview Avenue. Beacon Hill, which lies adjacent to the south, was platted in December 1924 on land owned by M. G. Waring, A. M. Davis, and G. F. Coogle (PB 9, PG 17, filed January 8, 1925). This subdivision includes the following streets, all with Indian related names: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Many of these wind through the neighborhood creating some curvilinear blocks. Two other existing streets form the boundaries: South Florida Avenue on the east, and West Beacon Road on the south. A third subdivision is found within the project survey area, notched out of the northeast corner of Beacon Hill; Mershon's Subdivision was platted and filed on September 16, 1924 by George Wilson Mershon (PB 7, PG 31). Located along the west side of South Florida Avenue between Hiawatha Trail and West Maxwell Street, this subdivision contains only five lots.

When these three subdivisions were platted, the City of Lakeland contained four square miles. Its southern boundary was Ariana Street, which is just north of Alta Vista. The Alta Vista Subdivision plat was filed March 7, 1923 for A. H. DeVane. It featured two parallel streets running east-west called Lakeview and Hilltop Drives; several years later these were changed to Belvedere Street and Maxwell Street to continue the names given their companion streets on the east side

of South Florida Avenue (Alvazine Young interview 1991).

On March 1st, DeVane advertised in the Lakeland Star-Telegram, "Would you go to the trouble of thinking real hard for \$100?" to create a name for the subdivision (Star-Telegram 3/1/23:5). By March 5th the name "Alta Vista," meaning "high view" in Spanish, had been chosen. This was supposedly the highest elevation within the old city limits (Alvazine Young interview 1991). The newspaper advertisement that day touted eighty villa sites with lots measuring 65 feet wide by 140 feet deep. The prices ranged from \$600 to \$2000 per lot. Its many amenities included asphalt streets, concrete curbs, and tropical landscaping (Star-Telegram 3/5/23:5). By January 19, 1925 Alta Vista was promoted as "only a few Choice Lots remaining in Lakeland's Premier Subdivision" (Ledger 1/19/25).

Sandwiched between Maxwell Street (Alta Vista) and Hiawatha Trail (Beacon Hill) along South Florida Avenue is a five-lot parcel called "Mershon's Subdivision." Its plat was filed September 16, 1924, and the land was held by George Wilson Mershon. He was one of the founders of the Mine and Mill Supply Company, a lumber company, and served as Mayor of Lakeland in 1936. He and his wife Margaret Beall built their home on the northern lot (#1) in 1926 and eventually sold the other lots (George F. Mershon interview 1991).

Beacon Hill was platted in December 1924 on land owned by M. G. Waring, A. M. Davis and G. F. Coogle (purchased from Laura T. Wiggins). It was filed January 8, 1925, by the developer, Malcom G. Waring (PB 9, PG 17; Polk 1925). The subdivision contained 171 lots in varying sizes; most were about 50 feet wide by 130 feet deep. Instead of a linear configuration, most of the streets were curved and winding; they were all given Indian names for some undisclosed reason: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Hiawatha Trail served as the main entrance to the subdivision from South Florida Avenue. Beacon Road, along the south edge of the subdivision, was originally labeled West Hollingsworth Drive on the plat map. Several informants remembered large pillars or arches which once marked the entrance to Beacon Hill, possibly at both Hiawatha Trail and Beacon Road, but these reports have not been confirmed (Jacki Floyd interview 1991 and Howard Templin interview 1991).

To promote Beacon Hill, Waring took out a full-page advertisement on May 2, 1925, where he proclaimed that Lakeland and Beacon Hill were "Synonymous with Genuine Contentment" and expounded on why he was proud to live in Beacon Hill (by 1926 he resided at Beacon Road and Fairview Avenue). The lot prices ranged from \$2500 to \$4500. The logo accompanying the notice was a stone lighthouse at the top of a hill (Ledger 5/2/25:12). Some speculate that the name of the subdivision was also an allusion to the elite Beacon Hill area in Boston (Alvazine Young interview 1991). A week after the initial advertisement, a second one warns that the lot prices will increase ten percent on June 1st (Ledger 5/9/25:9). A two-story red brick residence at 1829 Seminole Trail was advertised in the June 11, 1925 Lakeland Star-Telegram as the "Florida Model Home." It was open to

the public by the Bass-Hamlin Company, complete with furnishings supplied by McKay Furniture Co. and lumber from the Lakeland Manufacturing Company (Lakeland Star-Telegram 6/11/25:7).

By the end of 1924, the City of Lakeland extended its city limits to thirty square miles, which included a number of farms and groves. Although this incorporated the Alta Vista, Beacon Hill, and Mershon's subdivisions, to many the area was still considered to be "out in the country" (Alvazine Young interview 1991). Nevertheless, business was brisk in real estate all over Lakeland. A 1925 aerial (actually taken in December 1924 and January 1925) depicts eight houses in the eastern half of the Alta Vista subdivision and small trees recently planted along the street and property lines (Underwood & Underwood 1925). South Florida Avenue was widened to seventy feet as far south as Ariana Street in the late 1920s (Margaret Young interview 1991).

About sixty-two of the eighty-three recorded houses within the Beacon Hill-Alta Vista neighborhood were built there during the twenties; a few older homes were moved into the neighborhood. One house, at 117 Beacon Road, was actually an early (c1880) farmhouse moved in from nearby Medulla in 1938. Two other residences were also later moved to the neighborhood: an early 20th century house was moved from 20 Lake Morton Drive to 407 Belvedere circa 1940 and John F. Cox's house (built 1922) was moved from 717 Success Avenue to 1801 Cherokee Trail in 1979. Construction tapered off during the 1930s with eighteen additional structures and the 1940s with thirteen new residences (only two of which were constructed between 1940 and 1945). These historic residences represented a wide variety of styles ranging from modest frame vernacular to Colonial Revival to Tudor Revival. The Bungalow style appeared to be the most common, with twenty-five Boom-time examples extant. Most of the residences were of wood frame construction and were one- to two-stories in height.

Land west and south of this neighborhood remained as groves until after World War II. Only two new residences, however, were built in the Beacon Hill-Alta Vista neighborhood between 1940 and 1945. Eleven more were built in the latter part of the decade. South Florida Avenue was widened south of Ariana Street in the early 1950s (Margaret Young interview 1991). The entrance pillars for the Beacon Hill subdivision were most likely removed at this time, if not earlier. Both subdivisions lying west of this neighborhood were platted in the spring of 1952: Replat of Camphor Heights (PB 34, PG 34) west of Alta Vista and Camphor Heights Unit #3 (PB 34, PG 41) west of Beacon Hill. The Church of Christ on South Florida Avenue was built in the early 1960s, replacing a citrus grove located between George W. Mershon's and Dr. John G. Lester's houses.

Contributing Resources

Out of the 150 surveyed sites, eighty-six were found to have been constructed prior to 1945; seven of those have been altered considerably, rendering them non-contributing to the historic district. A total of seventy-nine are therefore considered

contributing to the district.

The assortment of styles found among the historic houses include the following: Bungalow (29), frame vernacular (13), Colonial Revival (8), Tudor Revival (7), Mediterranean Revival (7), American Foursquare (6), modest Queen Anne (4), Monterey (2), Chateausque (2), Dutch Colonial Revival (2), Shingle (2), masonry vernacular (2), Italian Renaissance Revival (1) and ranch (1). The neighborhood is well-kept; there are numerous shade trees (planted when the subdivisions were first created); and the ownership appears stable (primarily middle to upper-middle class professionals). Most of the residences are modest in scale -- one to two stories in height, some with usable attics. They are built of wood, brick or concrete block; exterior finishes include wood siding, stucco, brick, and stone. Portecocheres are common features to many of the houses, regardless of style. The streets featured asphalt pavement from the earliest days of subdivision. Small concrete lampposts originally lit the winding streets of Beacon Hill but were later replaced with larger, modern fixtures. One of the original posts was purchased from the city and installed in front of 117 Hiawatha Trail.

The following table lists each contributing residence in the survey area. Dates of construction shown are approximate. Architectural styles are coded as follows:

A4SQ	American Foursquare
BUNG	Bungalow
CHAT	Chateausque
COLR	Colonial Revival
DUCR	Dutch Colonial Revival
FRAM	Frame Vernacular
ITRN	Italian Renaissance Revival
MASO	Masonry Vernacular
MEDR	Mediterranean Revival
MONT	Monterey
QUEE	Queen Anne (modest examples)
RANC	Ranch
SHNG	Shingle
TUDR	Tudor Revival

Architectural styles found in the project survey area are common for Florida during the 1920s, 1930s, and 1940s. A brief description of each style is included here, along with its significance, whereas detailed descriptions for each recorded site are attached to each Florida Master Site File form.

The Bungalow appears to have been the most predominant style constructed in the neighborhood; one constructed in the 1910s along South Florida Avenue, twenty-five built during the 1920s, and three erected in the 1930s. The bungalow style was quite popular for the construction of small residences not only in Florida but throughout the United States from about 1905 through the early 1920s. Their predominant features include wide-overhanging roof eaves with exposed rafter ends, low-pitched roof (primarily gabled), decorative purlins

(beam ends) and knee braces in the gable ends, and integrated entrance porches, either full- or partial-width, distinguished by heavy columns or piers often supported by tapered column bases.

This style, also sometimes called Craftsman, originated in southern California and was primarily inspired by the work of two brothers, Charles and Henry Greene. They in turn were inspired by the English and American Arts and Crafts movement, Japanese architecture, and the bungalow shelters built by the English in occupied India. In 1901 Gustav Stickley began a monthly magazine entitled The Craftsman where he presented a counter-attack on the recent industrialization by introducing simple craftsman-like furniture which was comfortable and well-made. His magazine, among others, also included house designs which followed his beliefs -- encouraging a pride in workmanship and emphasizing the beauty in common, simple materials. The increase of publications with house designs and pattern books, as well as pre-cut packages offered through mail-order cataloges, aided in the rapid spread of this style throughout the continent and filled the housing needs of a growing contingent of middle-class Americans. An article in the 1911 Arts and Decoration described the Bungalow as "an unassuming dwelling containing no more than an absolute necessary number of rooms, having no attic, or second story, and no cellar. Its characteristics are: simple horizontal lines, wide projecting roofs, numerous windows, one or two large porches, and the woodwork of the plainest kind" (Lancaster 1963: 104). They were inexpensive due to their simple framing and single story, which eliminated the expense of a stairway, allowed for a smaller hall space, less vertical plumbing and no heat wasted up the stairwell. The 1920s period of land speculation in Florida warranted a type of construction which could quickly and economically meet the growing demand for housing in this state. The Bungalow, therefore, became one of the most popular residential styles during this rapid growth period.

The second most predominant style found in the surveyed neighborhood is the Frame Vernacular with thirteen examples. One of these, 117 W. Beacon Road, was originally a c1880s farmhouse in Medulla which moved to Lakeland in 1938. Another house, 407 Belvedere Avenue, was also built prior to the 1920s and was moved from 20 Lake Morton Drive circa 1940. Seven frame vernacular residences were constructed in this neighborhood in the 1920s, three in the 1930s, and one in the early 1940s. This is another style popular in Florida, found in both urban and rural areas. It refers to basic wood frame construction, most often constructed by lay or self-taught builders. Abundant pine forests, portable sawmills and the railroad facilitated in the availability of materials to most parts of Florida. Most of the early homesteaders in the late 1800s constructed residences in the frame vernacular style. It continued to be an easy and efficient method of construction to meet the housing demand in 20th century Florida. The houses are generally one story, with a gabled roof, set above ground on brick or concrete piers, and feature wood siding with few decorations. This style was simplified further in the 1930s, when materials were scarce, and in the 1940s, when roof overhangs were shortened and foundations were generally continuous.



The Colonial Revival style is represented by eight examples in the surveyed neighborhood, four constructed in the mid- to late-1920s and four in the 1930s. Generally two-story in height, this style embodied the massing and details of the early English and Dutch houses built by the American colonists in the eighteenth and early nineteenth centuries. Although primarily based on Georgian and Adam styles, details are generally applied in an eclectic manner on Revival style residences. Popular throughout the United States from 1880 to 1955, this revival style is said to have been inspired by the Philadelphia Centennial of 1876 and the designs of McKim, Mead, White, and Bigelow. Again, pattern books and mail order catalogs facilitated the spread of this design style throughout the country. Predominant features include side-gabled roofs, symmetrical front facades, accentuated central front doors (often with pediments, transoms, fanlights and sidelights) and small entry porches (with classically-inspired pilasters and/or columns). "The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and '50s" (McAlester 1989:326). Examples in the Beacon Hill-Alta Vista neighborhood are constructed either of brick or wood frame; a few built in the 1930s exhibit simplified details.

Although there are only seven Tudor Revival style residences in the survey area, their distinctive characteristics make them an important part of the neighborhood. Four were built in the second half of the 1920s and three in the 1930s. Constructed of either brick or wood frame, predominant features include steeply pitched roofs with front and side gables or cross gables, tall narrow windows and massive chimneys. "The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16th-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses" (McAlester 1989:358). This style was most popular during the 1920s and '30s, often seen with brick veneer or stucco over wood frame construction. Some of the examples in the survey area display elements highlighted in smooth river stones and appear to have been partially influenced by the English architect Sir Edwin Lutyens (1869-1944).

The Mediterranean Revival style was possibly the most popular in Florida during the Boom years, epitomizing the sunny, carefree lifestyle associated with the Mediterranean countries. Architect Addison Mizner (1872-1933) popularized the style among the wealthy winter residents in Palm Beach and Boca Raton, although the style had been introduced to Florida slightly earlier. The Ponce de Leon Hotel in St. Augustine was designed in 1887 by Carrere and Hastings, borrowing from the Spanish Colonial ambiance of early St. Augustine. The Panama-California Exposition (San Diego 1915) introduced the more elaborate Spanish detailing to the already common Mission and Spanish Colonial style in California. This influenced architects throughout the country to study Spanish and Italian structures first-hand. Viscaya, James Deering's estate in Miami, was completed in 1916, patterned after a 16th-century Italian palace. Actually, the

Mediterranean Revival style which flourished in the 1920s reflects an eclectic mix of details borrowed from all of the countries bordering the Mediterranean: Spain, Italy, and northern Africa (featuring Moorish architecture). This style was employed for both large estates and small urban residences. The seven examples found in Beacon Hill and Alta Vista were all built in the 1920s and are predominantly modest one-story structures with irregular floor plans and facades, low-pitched gabled roofs, red roof tiles, arches, and stuccoed walls.

The American Foursquare actually describes the basic structural form of the house, whereupon any selection of stylistic details may be applied. It is predominantly a square structure, two stories in height, with a hip roof (almost pyramidal) and an attached entrance porch (often full-width). Six examples, all built in the 1920s, are found within the survey area. They are constructed of either wood frame or brick. Some feature Bungalow-type porches with heavy piers, whereas others exhibit Colonial Revival style details at the entrance doors. This type of residential construction also spread across the country in the early 20th century via pattern books and mail order catalogs.

Four modest examples of the Queen Anne style remain in the neighborhood today. Three were built in the 1920s and one in the 1930s. The Queen Anne style is generally associated with the Victorian movement, popular between 1880 and 1910. Generally large and ornate, a few examples were built on a very modest scale and actually resembled frame vernacular structures with Queen Anne detailing. These details include steeply pitched irregular-shaped roofs, often with a dominant front-facing gable, patterned shingles on the facades and bay windows to avoid a smooth-walled appearance, and an asymmetrical front facade. The entrance porch may even extend around the corner of the house to add to the picturesque, asymmetrical feeling (McAlester 1989).

The Monterey style also basically describes the structural massing rather than the specific details. Two examples in the Beacon Hill subdivision provide representation from both the 1920s and 1930s. The style features a two-story structure, L-shaped in plan, with a second-story balcony (usually cantilevered and covered by the main low-pitched side-facing gabled roof) located in the recess of the "L", sheltering the main entrance door. This "is a free revival of the Anglo-influenced Spanish Colonial houses of northern California," blending "Spanish adobe construction with pitched-roof, massed-plan English shapes brought to California from New England" (McAlester 1989:431). The Monterey style therefore exhibits either Spanish or early American Colonial detailing. Both examples in Beacon Hill are constructed of brick (one with a wood frame second story), and are primarily accented with Colonial Revival style details.

Two very modest examples of the French inspired Chateausque style are found within the survey area, both constructed in the mid-1920s. These frame residences feature steeply pitched roofs and multiple dormers, although the original style embodies larger, ornate masonry or stone structures. This style was popular from 1880 to

1910, primarily used for architect-designed estates in the northeast. The examples located in the Beacon Hill-Alta Vista neighborhood are really frame vernacular structures with some details and basic massing borrowed from the large Chateausque style estates.

Dutch Colonial Revival style residences are similar to the English Colonial Revival structures described earlier. The most significant difference is the use of the gambrel roof, common to the original Dutch Colonial structures built in the northeastern states between 1625 and c1840. Individual or continuous dormers allowed for efficient use of the second floor, nestled under the gambrel roof. Both examples in the survey area were built in the mid-1920s and are constructed of wood frame with wood siding.

Two examples of the Shingle style, built in the 1930s, are located in the Beacon Hill-Alta Vista neighborhood. They are basically modest revivals of the original shingle style which was popular from 1880 to 1900 and was primarily used for architect-designed summer residences in the northeast United States and northern California. "Unlike most of the 19th-century styles that preceded it, the Shingle does not emphasize decorative detailing at doors, windows, cornices, porches, or on wall surfaces. Instead it aims for the effect of a complex shape enclosed within a smooth surface (the shingled exterior) which unifies the irregular outline of the house. Most variants and details are designed to enhance either the irregularity of the shape or the uniformity of its surface. Decorative detailing, when present, is used sparingly" (McAlester 1989:289-290).

The Masonry Vernacular style is primarily a structure constructed of bricks, or other form of masonry units (i.e. concrete blocks), in a basic form with no predominant stylistic detail. It basically embodies the function of the structure and reflects the common construction techniques of the lay or self-taught builder. Prior to 1950 most masonry vernacular structures were for commercial use, however a few residences were also constructed. Two examples are found in the survey area. One residence built c1926 (315 Pueblo Trail), featuring a red brick exterior, was actually originally designed in the Mediterranean Revival style and was later altered. Another residence (1911 Pawnee Trail) was built in 1940 using native rock.

One example of the Italian Renaissance Revival style is found at 2001 Seminole Trail. It is basically an American Foursquare in massing with an eclectic mixture of details: Italianate brackets surrounding the roof eaves, red clay roof tiles on the low-pitched hipped roofs, and a French-inspired portico (entrance porch) -- not typical for this style. The metal-clad mansard portico roof is supported by wrought iron porch supports and brackets. This style was popular from 1890 to 1935 and primarily featured details borrowed more or less directly from original Italian architecture, contrary to the Mediterranean Revival style which mixed elements from various Mediterranean countries. The massing is more rigid and the details are more classical and symmetrical.

The 1930s Ranch style is represented by one example in Beacon Hill, at 1905 Pawnee Trail. It is a rambling wood frame residence with asbestos shingle siding and a gabled roof. This style originated in California during the mid-1930s and gained popularity during the 1940s. By the following two decades it had become the dominant style for suburban residences throughout the country. The advent of the automobile allowed homeowners to live further from their jobs and therefore have larger lots. The Ranch style features long one-story blocks with low-pitched roofs, generally oriented with the length parallel to the street. Additional gables may face the street facade and the garage is often incorporated into the main mass of the building (McAlester 1989:479).

#### Non-Contributing Resources

Contemporary concrete block residences were added on the scattered empty lots during the 1950s (37) and 1960s (4). These are similar in scale to the historic structures and do not appear to detract from the neighborhood's historic integrity. Only one house was constructed after the late-1960s. The following table lists each of the non-contributing residences along with its approximate date of construction.

PO 3308

BEACON HILL-ALTA VISTA HISTORIC DISTRICT  
CONTRIBUTING RESOURCES

Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
BEACON HILL SUBDIVISION					
<b>W. BEACON RD.</b>					
117	1	8Po2625	1880	FRAM	C
305	2	8Po2626	1930	TUDR	C
315	3	8Po2627	1930	QUEE	C
<b>CHEROKEE TRAIL</b>					
0316	23	8Po2628	1925	BUNG	C
1703	4	8Po2629	1938	TUDR	C
1715	5	8Po2630	1931	COLR	C
1801	6	8Po2631	1922	A4SQ	C
1802	7	8Po2632	1931	BUNG	C
1805	8	8Po2633	1928	BUNG	C
1815	9	8Po2634	1922	FRAM	C
1820	11	8Po2636	1926	BUNG	C
1824	12	8Po2637	1926	FRAM	C
1830	13	8Po2638	1924	BUNG	C
1837	14	8Po2639	1925	MEDR	C
1902	15	8Po2640	1940	FRAM	C
1905	16	8Po2641	1924	MONT	C
1908	17	8Po2642	1926	BUNG	C
1921	18	8Po2643	1937	COLR	C
1923	19	8Po2644	1926	TUDR	C
1925	20	8Po2645	1925	TUDR	C
1926	21	8Po2646	1936	COLR	C
<b>COMANCHE TRAIL</b>					
1714	24	8Po2648	1925	FRAM	C
1805	25	8Po2649	1926	A4SQ	C
1815	26	8Po2650	1938	COLR	C
<b>HIAWATHA TRAIL</b>					
112	27	8Po2651	1925	CHAT	C
117	28	8Po2652	1933	FRAM	C
201	29	8Po2653	1937	MONT	C
210	30	8Po2654	1926	COLR	C
215	31	8Po2655	1935	TUDR	C
<b>PANNEE TRAIL</b>					
1807	32	8Po2656	1922	BUNG	C
1811	33	8Po2657	1926	DUCR	C
1813	34	8Po2658	1925	BUNG	C
1819	35	8Po2659	1926	CHAT	C
1905	36	8Po2660	1939	RANC	C
1911	37	8Po2661	1940	MASO	C

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
<b>PAWNEE TRAIL</b>					
(Continued)					
1916	39	8Po2663	1926	TUDR	C
1923	40	8Po2664	1922	MEDR	C
1927	41	8Po2665	1924	BUNG	C
<b>PUEBLO TRAIL</b>					
307	42	8Po2666	1922	MEDR	C
314	43	8Po2667	1924	MEDR	C
315	44	8Po2668	1926	MASO	C
319	45	8Po2669	1926	QUEE	C
401	46	8Po2670	1924	BUNG	C
415	47	8Po2671	1931	BUNG	C
<b>SEMINOLE TRAIL</b>					
1818	48	8Po2672	1935	FRAM	C
1829	50	8Po2674	1925	A4SQ	C
1918	51	8Po2675	1934	SHNG	C
1923	52	8Po2676	1924	FRAM	C
1927	53	8Po2677	1924	COLR	C
2001	54	8Po2678	1922	ITRN	C
2016	55	8Po2679	1926	QUEE	C
<b>SHAWNEE TRAIL</b>					
1912	56	8Po2680	1925	MEDR	C
1924	57	8Po2681	1924	A4SQ	C
1927	58	8Po2682	1928	FRAM	C
1928	59	8Po2683	1926	MEDR	C
1932	60	8Po2684	1925	BUNG	C
1935	61	8Po2685	1925	DUCR	C
ALTA VISTA SUBDIVISION					
<b>BELVEDERE STREET</b>					
108	62	8Po2686	1924	BUNG	C
116	63	8Po2687	1920	A4SQ	C
117	64	8Po2688	1925	BUNG	C
120	65	8Po2689	1926	BUNG	C
208	68	8Po2692	1926	BUNG	C
407	71	8Po2695	- 1925	FRAM	C
410	72	8Po2696	1925	BUNG	C
413	73	8Po2697	1939	SHNG	C
417	74	8Po2698	1926	BUNG	C
421	75	8Po2699	1925	BUNG	C

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
<b>MAXWELL STREET</b>					
111	76	8Po2700	1920	QUEE	C
118	77	8Po2701	1923	BUNG	C
201	78	8Po2702	1925	BUNG	C
202	79	8Po2703	1923	BUNG	C
207	80	8Po2704	1925	MEDR	C
312	81	8Po2705	1924	COLR	C
405	82	8Po2706	1939	FRAM	C
407	83	8Po2707	1923	TUDR	C
<b>S. FLORIDA AVENUE</b>					
1701	85	8Po2709	1925	COLR	C
1715	86	8Po2710	1926	BUNG	C
1823	87	8Po2711	1920	BUNG	C

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BEACON HILL-ALTA VISTA HISTORIC DISTRICT  
NON-CONTRIBUTING RESOURCES

Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
BEACON HILL SUBDIVISION					
<b>W. BEACON RD.</b>					
401			1948		NC
405			1948		NC
415			1954		NC
<b>CHEROKEE TRAIL</b>					
0315			1956		NC
1706			1958		NC
1818			1950		NC
1819	10	8Po2635	1922	FRAM	NC
1911			1964		NC
1918			1954		NC
1931			1951		NC
1935			1951		NC
1927	22	8Po2647	1926	A4SQ	NC
<b>COMANCHE TRAIL</b>					
1722			1951		NC
1812			1951		NC
1816			1947		NC
1824			1951		NC
<b>PAWNEE TRAIL</b>					
1830			1950		NC
1836			1949		NC
1914	38	8Po2662	1924	BUNG	NC
<b>PUEBLO TRAIL</b>					
311			1950		NC
407			1956		NC
<b>SEMINOLE TRAIL</b>					
1806			1954		NC
1815			1956		NC
1825	49		1977		NC
1905			1950		NC
2006			1955		NC
2012			1955		NC
<b>SHAWNEE TRAIL</b>					
1906			1950		NC
1917			1952		NC
1918			1951		NC
1921			1963		NC

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Street Address	Rec. No.	FMSF No.	Date Built	Style	C or NC
ALTA VISTA SUBDIVISION					
<b>BELVEDERE STREET</b>					
123	66	8Po2690	1926	BUNG	NC
203	67		1947		NC
211			1947		NC
216					NC
220			1946		NC
301	69		1948		NC
304			1952		NC
307					NC
313			1950		NC
314					NC
320	70	8Po2694	1937	BUNG	NC
401			1955		NC
404			1952		NC
408			1946		NC
420			1959		NC
424			1952		NC
430			1954		NC
<b>FAIRVIEW AVENUE</b>					
1604			1955		NC
<b>MAXWELL STREET</b>					
119			1954		NC
303			1949		NC
306			1951		NC
311			1952		NC
317			1955		NC
323			1960/66		NC
324			1967		NC
404			1951		NC
423			1952		NC
429			1950		NC
433			1950		NC
<b>S. FLORIDA AVENUE</b>					
1525					NC
1617-25	84	8Po2708	1910	BUNG	NC
1805			1960		NC
1833	88	8Po2712	1923	BUNG	NC
1905					NC
1923					NC
1927					NC
2001	89	8Po2713	1928	FRAM	NC
2005					NC
2011					NC
2045					NC

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3. State of Significance

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

~~nationally  statewide  locally~~

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~~Applicable National Register Criteria  A  B  C  D~~

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

Areas of Significance (enter categories from instructions)

- |                        |                                     |                |                          |
|------------------------|-------------------------------------|----------------|--------------------------|
| Agriculture            | <input type="checkbox"/>            | Industry       | <input type="checkbox"/> |
| Architecture           | <input checked="" type="checkbox"/> | Maritime Htry. | <input type="checkbox"/> |
| Archaeology            | <input type="checkbox"/>            | Military       | <input type="checkbox"/> |
| Community Plg./Dev.    | <input checked="" type="checkbox"/> | Politics/Govt. | <input type="checkbox"/> |
| Commerce               | <input type="checkbox"/>            | Recreation     | <input type="checkbox"/> |
| Education              | <input type="checkbox"/>            | Religion       | <input type="checkbox"/> |
| Exploration/Settlement | <input type="checkbox"/>            | Transportation | <input type="checkbox"/> |
| Health/Medicine        | <input type="checkbox"/>            | Other          | <input type="checkbox"/> |

Period of Significance

1923 - 1945

Significant Dates

1923, 1924,  
1925

Cultural Affiliation

N/A

Significant Person

Various

Architect/Builder

Various

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

See continuation sheet

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Beacon Hill-Alta Vista Historic District  
8. Statement of Significance

Summary

Fifty-seven percent of the structures within the entire survey area are historic and most have retained their original features which would be contributing to an historic district. The unique mixture of architectural styles and professional residents reinforce the significance of this neighborhood for both Criteria C and B respectively.

Criterion C refers to a district, site, building, structure, or object which embodies a distinctive characteristic of a type, period, or method of construction. This neighborhood embodies the distinctive characteristic of eclectic residential architecture popular in the 1920 Florida Boom years, and continues with examples common to each succeeding decade. Although construction continued past 1945, the original scale and ambiance has not been disturbed.

Criterion B refers to a district or site, etc., which is associated with the lives of persons significant in our past (local, regional, or national). Many of the previous, as well as current, Beacon Hill-Alta Vista residents are significant to the history and development of Lakeland, serving as community-minded citizens. Professions included lawyers, doctors, school principals, teachers and administrators, corporation presidents, and business owners. Seven mayors of Lakeland resided in the Beacon Hill-Alta Vista neighborhood during their tenure.

Historic Context

Long before the first white settlers came to the Polk County region of Florida, ancient Indian tribes inhabited the area. These Indians found the area around Lakeland to be a choice location because of its plentiful fish, game and fertile soil. The earliest dated canoe discovered in North or South America was found near Lakeland and dates from 1100 BC. On the banks of Lake Hollingsworth were sited once two Indian mounds so old that later Indians in the vicinity knew nothing of the mounds' history (Dunn 1990:17). The Seminoles first came to Polk County after 1750 (McNeely 1961:1). In 1818 U. S. surveyors in Florida made note of the Indian fields in the area of Lakeland. Archaeological finds show that this had once been a thriving Indian settlement and that annual corn dances had been held here (Dunn 1990:17). Until 1835 the white settlers and the Indians had tolerated each other, with the Indians staying inland and the whites staying along the coast. It was when the whites decided to move inland that the hostilities between the two began in earnest (McNeely 1961:1). With the advent of the Seminole Indian wars in 1836-7, many Native Americans left the area and sought refuge in the Everglades (Dunn 1990:17).

During the 1830's, there were few white settlers in the Polk County area. After 1842 many soldiers who had fought against the Seminoles in this region either stayed or returned with their families to settle here. As early as 1837, there was a settlement on Lake Wire (McNeely 1961:1). By 1851 six years after Florida became a state, there were not more than a dozen families in what was to become Polk County, along with a garrison of soldiers and a hundred or so Indians. The families tended to concentrate around Medulla, Bartow, Socrum, and Ft. Meade (McNeely 1961:7).

At the end of the second conflict with the Indians (1857), Polk County experienced its first land boom as more soldiers settled in the area and civilians felt the land was sufficiently safe to inhabit. Several settlements sprang up, including Ft. Gibson north of Lakeland (McNeely 1961:2). On February 8, 1861, one month after the Civil War began, Polk County was created. It was named after President James Polk. Bartow became the county seat six years later (McNeely 1961:2-5).

Not until the 1880's did Lakeland emerge as a community. In 1881, Abraham G. Munn, a wealthy manufacturer from Louisville, Kentucky, bought eighty acres of northwest Polk County sight unseen from the Internal Improvement Fund of Florida. The land was located near the village of Acton, which was founded by a group of British expatriates about the same time and located between Lakes Parker and Boney (later Bonny). For a short time it was a rival to Lakeland (Frisbie 1976:25).

In 1883 Henry Plant's South Florida Railway entered Polk County (Stewart 1984:5). His line was to go from Tampa northeast to Kissimmee and link with the Sanford line (McNeely 1961:5). For a while it appeared that Acton might get the station instead of Lakeland, but Munn granted and exceeded the railway's concessions to ensure that Lakeland got the railway station. He not only gave them the necessary right-of-way and adjacent land but at his own expense built a large, attractive station (Hetherington 1928:5-6). Soon after, Acton declined and by 1889 was no longer a town (Dunn 1990:25).

Herbert Drane was the rail crew superintendent at the time and sited his work camp on the shores of Lake Wire. He later became an outstanding citizen of Lakeland, serving as mayor, state senator, and U. S. Congressman (Dunn 1990:21). Meanwhile, Munn established the Lakeland Improvement Company in 1884. This company was responsible for surveying and platting the town. On January 1, 1885, Lakeland became incorporated, named for the numerous (at least fourteen) natural lakes dotting the landscape (McNeely 1961:10; Harrington 1939:515). Later that same year Plant's railway reached the new town of Lakeland. The railroad was essential to the town's economic success, for it facilitated the shipment of citrus, strawberries and phosphate, three key industries, to markets worldwide (McNeely 1961:5, 10-11; Hetherington 1928:10).

About the same time, Laura T. Wiggins bought the 160 acres or so of land which make up present-day Beacon Hill. The receiver's receipt

was dated February 27, 1884, and was in the amount of \$185.78. The price listed was \$1.25 an acre (although the total price does not match this.) This price was set by the United States government in 1820 as the minimum price for the sale of public lands. Laura T. Wiggins was a married woman who had been deserted by her husband, John H. Wiggins, around 1890. Apparently she could not write, for in most of her land transactions she signed her name by a mark (Smith abstract 1945: 5-7).

By 1889 the Munn Park area of Lakeland was well established as the town's commercial center. In 1893 there were twenty train arrivals and departures a day at the Lakeland station. Before the Big Freeze in the winter of 1894-5, Lakeland shipped more strawberries than anywhere else in the world (Hetherington 1928:10). Another important resource for Lakeland and Polk County was phosphate. In 1891, around the time phosphate was discovered here, only 2925 tons of phosphate had been exported from the county; by 1901 the figure reached 250,000 tons (Cash 1938:903). At the turn of the century, the main industries in Lakeland were phosphate mining, citrus, and strawberries (Stewart 1984:5).

The population of Lakeland grew from 1200 in 1903, to 4500 in 1908 (Stewart 1984:7). During 1905-1907, John F. Cox was serving his first three of seven terms as mayor. Cox was involved in insurance and real estate and was instrumental in the development of the Dixieland subdivision in 1906. (A portion of the Dixieland subdivision borders the northern limits of the Alta Vista subdivision; the rest extended east of South Florida Avenue, between Lake Morton and Lake Hollingsworth). It was the first important subdivision in Lakeland and is thought to have been named as such because of his father's Civil War involvement. He collaborated with landowner John Patterson and builder Edward Finney on the project, filing the plat on February 12, 1907. Carter-Deen Realty bought the subdivision in June of that year. The company gradually added more subdivisions in the years 1908-1913 and expanded their territory into what is presently known as the South Lake Morton neighborhood (Stewart 1984:8), the first Lakeland neighborhood to be listed on the National Register of Historic Places.

By 1910 Dixieland and the rest of South Lake Morton became the most desirable neighborhood in town and thus established the prominence of the south side of town as "the" place to live for neighborhoods to come in the 1920s. John F. Cox, believing in the ultimate success of his real estate venture, named the street upon which he built his house "Success Avenue." This house faced Lake Morton and was built c1908 (Stewart 1984:9). The house was later moved to the Beacon Hills neighborhood (1801 Cherokee Trail) by Ron Trumble around 1979.

By 1913 the population of Lakeland had grown to 8000. This was the year the city went from a city council to a commission form of government. Also this year the city embarked on its first street paving project with all commercial streets paved in brick and all residential streets asphalted (McNeely 1961:11-12). Building activity

slowed during World War I. Whereas \$142,000 had been spent on construction in 1913, by 1917 it had dropped to \$10,000 (Chamber of Commerce 1926:35).

In 1916 the People's State Bank and the area's first hospital, Morrell Memorial, opened. Also that year the Good Roads Association sponsored a 1.5 million dollar bond issue for contracts to build 217 miles of standard sheet asphalt highways. These highways were to link every major city in Polk County (McNeely 1961:5,12). Arches were erected at each major point of entry. This program was the largest of its kind in the south and may have been how the phrase "Imperial Polk County" came into usage (Frisbie 1976:10).

Just west of the Beacon Hill-Alta Vista neighborhood lies Camphor Drive, a north-south road that for a quarter of a mile is lined with mature camphor trees. These trees were planted around 1917 by James H. Jones from upstate New York. His crew planted approximately one hundred trees in all (Coulborn 1967). He owned eighty acres of land, bisected by the drive, extending from Ariana Street on the north to Beacon Road on the south. Before he acquired the land it was known as "Lovers' Lane" (Sawyer 1986). On this land he had several groves, a barn, a pump house, and a three-bedroom frame vernacular house. Jones committed suicide in 1920 for undisclosed reasons. He had left no heir, and eventually his land was sold to J. T. Horney who created the Camphor Heights subdivision there (Sawyer 1986). Most of the trees remain evident today and form the distinguishing feature of that neighborhood.

In 1920 Lakeland's population was recorded at 7000 but was soon to increase dramatically during the years of the Florida Land Boom (1920-1926). By 1926 Lakeland had grown 350% (Stewart 1984:26). To keep up with the large influx of new residents and speculators, many housing subdivisions came into being. Some of the subdivisions advertised between 1923 and 1925 include the J. T. Horney Addition, Palmorey, Oakdale, Lakeside, and Patten Heights, as well as Alta Vista and Beacon Hill (Local newspaper advertisements).

About 1920 Laura T. Wiggins was ready to sell her land (later Beacon Hill), but she first had to take the matter to court to prove she was able. Doyle E. Carlton was appointed the Special Master in Chancery for the case. He interviewed J. M. Keen, an extensive Polk County property owner, and M. G. Waring, a grove owner with property in the county and state, as material witnesses; it appears that he did not interview Mrs. Wiggins. It was determined by Judge F. M. Robles of the Hillsborough County Circuit Court on October 14, 1920 that Laura T. Wiggins was "licensed to take charge of, manage and control her own estate and property and to become a free dealer in every respect...as if she were unmarried" (Smith abstract 1945:9). Concurrent to this, she conveyed her land to M. G. Waring; the quit claim deed was dated October 13, 1920 and filed October 25, 1920, the same day the court action was filed (Smith abstract 1945:14).

Florida Southern College was moved to Lakeland in 1922 after a disastrous fire at the Sutherland campus. This college was

originally established at Leesburg by the Florida Methodist Conference in 1885, moved to Sutherland in 1902 and then to Clearwater Beach in 1921. Today the college is best known as the location for the largest collection of buildings designed by architect Frank Lloyd Wright. During the same year, Lakeland adopted a commissioner-manager form of city government: From then on, one of the commissioners was selected each year to serve as mayor.

Alta Vista and Beacon Hill were platted during the boom about two years apart. Alta Vista came first, not surprisingly as it was closer to the city limits. At this time the City of Lakeland contained four square miles. Its southern boundary was Ariana Street, which is just north of Alta Vista. The subdivision's plat was filed March 7, 1923 for A. H. DeVane. He was president of the Polk County Trust Company, Chairman of the Board of the State Bank of Lakeland and later President of the Mine and Mill Supply Co. His company, Morrow Development Co., was active in developing numerous properties in Lakeland (Star-Telegram 12/24; Polk 1925, 1926-27). The Alta Vista subdivision featured two parallel streets running east-west called Lakeview and Hilltop Drives; several years later these were changed to Belvedere Street and Maxwell Street to continue the names given their companion streets on the east side of South Florida Avenue (Alvazine Young interview 1991).

On March 1st, DeVane advertised in the Lakeland Star-Telegram, "Would you go to the trouble of thinking real hard for \$100?" to create a name for the subdivision (Star-Telegram 3/1/23:5). By March 5th the name "Alta Vista," meaning "high view" in Spanish, had been chosen. This was supposedly the highest elevation within the old city limits (Alvazine Young interview 1991). The newspaper advertisement that day touted eighty villa sites with lots measuring 65 feet wide by 140 feet deep. The prices ranged from \$600 to \$2000 per lot. Its many amenities included asphalt streets, concrete curbs, and tropical landscaping (Star-Telegram 3/5/23:5). By January 19, 1925, Alta Vista was promoted as "only a few Choice Lots remaining in Lakeland's Premier Subdivision" (Ledger 1/19/25).

Sandwiched between Maxwell Street (Alta Vista) and Hiawatha Trail (Beacon Hill) along South Florida Avenue is a five-lot parcel called "Mershon's Subdivision." Its plat was filed September 16, 1924, and the land was held by George Wilson Mershon. He was one of the founders of the Mine and Mill Supply Company, a lumber company, and served as Mayor of Lakeland in 1936. He and his wife Margaret Beall built their home on the northern lot (#1) in 1926 and eventually sold the other lots (George F. Mershon interview 1991).

Beacon Hill was platted in December 1924 on land owned by M. G. Waring, A. M. Davis and G. F. Coogle (purchased from Laura T. Wiggins). It was filed January 8, 1925, by the developer, Malcom G. Waring, from Real Estate Investments & Loans (PB 9, PG 17; Polk 1925). The other two partners were associated with local businesses: Alpheus M. Davis with Cement Products Co. and George E. Coogle, part owner of Coogle & Montgomery, a fertilizer company. The Beacon Hill subdivision contained 171 lots in varying sizes; most were about 50 feet wide by 130 feet deep. Instead of a linear configuration, most of the streets

were curved and winding; they were all given Indian names for some undisclosed reason: Cherokee Trail, Comanche Trail, Hiawatha Trail, Pawnee Trail, Pueblo Trail, Seminole Trail, and Shawnee Trail. Hiawatha Trail served as the main entrance to the subdivision from South Florida Avenue. Beacon Road, along the south edge of the subdivision, was originally labeled West Hollingsworth Drive on the plat map. Several informants remembered large pillars or arches which once marked the entrance to Beacon Hill, possibly at both Hiawatha Trail and Beacon Road, but these reports have not been confirmed (Jacki Floyd interview 1991 and Howard Templin interview 1991).

To promote Beacon Hill, Waring took out a full-page advertisement on May 2, 1925, where he proclaimed that Lakeland and Beacon Hill were "Synonymous with Genuine Contentment" and expounded on why he was proud to live in Beacon Hill (by 1926 he resided at Beacon Road and Fairview Avenue). The lot prices ranged from \$2500 to \$4500. The logo accompanying the notice was a stone lighthouse at the top of a hill (Ledger 5/2/25:12). Some speculate that the name of the subdivision was also an allusion to the elite Beacon Hill area in Boston (Alvazine Young interview 1991). A week after the initial advertisement, a second one warns that the lot prices will increase ten percent on June 1st (Ledger 5/9/25:9). A two-story red brick residence at 1829 Seminole Trail was advertised in the June 11, 1925 Lakeland Star-Telegram as the "Florida Model Home." It was open to the public by the Bass-Hamlin Company, complete with furnishings supplied by McKay Furniture Co. and lumber from the Lakeland Manufacturing Company (Lakeland Star-Telegram 6/11/25:7).

By the end of 1924, the City of Lakeland extended its city limits to thirty square miles, which included a number of farms and groves. Although this incorporated the Alta Vista, Beacon Hill, and Mershon's subdivisions, to many the area was still considered to be "out in the country" (Alvazine Young interview 1991). Nevertheless, business was brisk in real estate all over Lakeland. Warranty deed transfers peaked in December of 1925 with a monthly average of 2159. In 1925, \$4,785,000 was spent on residential construction and 1242 homes were built, compared with 167 homes in 1920 (Chamber of Commerce 1926:34, 38). In 1925 the population reached a little over 17,000 and by the end of the boom in 1926, Lakeland had 25,000 residents plus numerous tourists (Stewart 1984:12). A 1925 aerial (actually taken in December 1924 and January 1925) depicts eight houses in the eastern half of the Alta Vista subdivision and small trees recently planted along the street and property lines (Underwood & Underwood 1925). South Florida Avenue was widened to seventy feet as far south as Ariana Street in the late 1920s (Margaret Young interview 1991).

About sixty-two of the eighty-three recorded houses within the Beacon Hill-Alta Vista neighborhood were built during the twenties; a few older homes were moved into the neighborhood. These residences represented a wide variety of styles ranging from modest frame vernacular to Colonial Revival to Tudor Revival. The Bungalow style appeared to be the most common, with twenty-five Boom-time examples extant. Most of the residences were of wood frame construction and were one- to two-stories in height. In relation, the older and larger



South Lake Morton neighborhood, which began as part of the Dixieland subdivision in 1906, boasted a grand total of 548 residences by the end of the 1920s.

Residential construction continued in Alta Vista and Beacon Hill on a slower scale in the 1930s and 1940s. Eighteen residences were added to the neighborhood during the 1930s. By the end of the Depression years Lakeland's population had decreased to 18,554, but remained as the State's second largest inland city (Harrington 1939:515). The surrounding region continued to prosper agriculturally: growing one third of Florida's citrus, ranking second largest in the strawberry-growing field, and producing a high quantity of winter vegetables. The Florida Citrus Commission was established in Lakeland to "enforce green fruit regulations, govern marketing, and control advertising" (Harrington 1939:515-16).

Land west and south of this neighborhood remained as groves until after World War II. Lakeland's population again increased, this time to 31,461 by 1945; only two new residences, however, were built in the Beacon Hill-Alta Vista neighborhood between 1940 and 1945. Eleven more were built in the latter part of the decade. The closing of a defense installation after World War II reduced the population to 30,851 in 1950 (McNeely 1961:11). South Florida Avenue was widened south of Ariana Street in the early 1950s (Margaret Young interview 1991). The entrance pillars for the Beacon Hill subdivision were most likely removed at this time, if not earlier. Both subdivisions lying west of this neighborhood were platted in the spring of 1952: Replat of Camphor Heights (PB 34, PG 34) west of Alta Vista and Camphor Heights Unit #3 (PB 34, PG 41) west of Beacon Hill. The Church of Christ on South Florida Avenue was built in the early 1960s, replacing a citrus grove located between George W. Mershon's and Dr. John G. Lester's houses.

#### Historical Significance - Criterion B

From the beginning, the Beacon Hill-Alta Vista neighborhood tended towards the upper-middle class. Members of virtually every white-collar profession have lived in the area. Several residents have held governmental positions. Seven have served as mayor of Lakeland over the years: George W. Mershon (1936), Lutie M. Koons (1938), Elmer E. Kelley, Jr. (1942), Clinton V. McClurg (1948), H. Clayton Logan (1951), R. Tom Joyner, Jr. (1959), and W. Carl Dicks (1975). Another mayor, John Cox (1905-07, 1911, 1916, 1917), did not reside in the neighborhood but his house was moved there after his tenure.

The area can also boast of having been home to a state representative and attorney Raymond C. Smith. There have been numerous other attorneys residing in the area, as well as a few circuit judges. In the educational field, there have been several teachers, administrators, and principals. As for the fields of science and medicine, there have been a few doctors, a meteorologist, and a plant pathologist. Many homeowners were managers of corporations and a significant number were presidents of their own

firms. Some of the other occupations represented include writers, engineers, and a few in the construction field. Two residences were used as parsonages: 117 Hiawatha Trail served as the home for the First Presbyterian Church ministers from 1947 to 1958 and 1823 South Florida Avenue houses the Church of Christ clergy. It is significant to note that this mix of professionals has carried through to the present.

Some of the more illustrious residents (past and present) of the neighborhood are listed alphabetically, along with their addresses and approximate dates of residence in the neighborhood:

- Worth R. Anderson, General Chairman ACLRR, 118 Maxwell (1934-42)
- Drayton N. Barksdale, District Manager IM & CC (Food Division), 316 Cherokee (1938-68)
- Rev. Robinson Ira Barnett, Executive with Methodist Church, 117 W. Beacon (1938-70)
- Eric W. Berg, Music Educator and Assistant Principal, Democratic National Convention Delegate (1976 & 1980), 1830 Pawnee (1953-present)
- James R. Boulware, III, M.D., Pediatrician, 201 Hiawatha (1965-present)
- Walter Bradley, Editor Lakeland News, 111 Maxwell (1940)
- A. Nelson Brooks, Plant Pathologist, 314 Pueblo (1934-66)
- James Bronson, President Lakeland Rubber Stamp Co. (now Lake-O-Stamp), 407 Pueblo (1956-present)
- John M. Bryson, Manager Lakeland Chamber of Commerce (1948-66), 324 Maxwell (1967-75)
- Howard Mitchel Caldwell, Conductor ACLRR, 410 Belvedere (1925-33)
- George Carr, Attorney and Judge, 2001 Seminole (1960-68)
- Richard Chamberlain, Builder and Insurance Salesman, 1815 Seminole (1956-64)
- Frank K. Chase, Chase Grove Service, 1819 Cherokee (1945-90)
- Donald F. Coleman, President Southern Glass, 2001 Seminole (1974-present)
- Wendell H. Colson, President 1st National Bank of Lakeland, 207 Maxwell (1963)
- Arthur B. Cook, owner Cook Furniture, 1918 Shawnee (1962-76)
- George W. Curtice, Vice-president Children's Bible Mission, 1807 Pawnee (1945-55)
- W. Carl Dicks, City Commissioner (1975-present) and Mayor of Lakeland (1975), 116 Belvedere (1964-present)
- Ernest L. Dodson, Elementary and Middle School Principal, 401 Pueblo (1974-present)
- Milton T. Edwards, District Manager Florida Power & Light Co., 305 W. Beacon (1938-58)
- Robert Evans, Director of Administration Florida Citrus Commission, 311 Maxwell (1952-62)
- Walter Floyd, owner Medical Express, 2016 Seminole (1950-present)
- Jackie Floyd, Author, 2016 Seminole (1950-present)
- Francis C. Ford, F.C. Ford Brokerage, 220 Belvedere (1946-71)
- Pierce Ford, City Manager, 108 Belvedere (1942)
- William R. Ford, Office Manager Lakeland Lincoln Mercury, 1815 Cherokee (1942-56)

Frank J. Fore, Founder Fore Oil Co., 1905 Cherokee (1942-61)  
 George M. Fouts, Polk County School Board, former Principal of  
 Lakeland Junior High, Director of School Facilities, 108  
 Belvedere (1961-present)  
 Harold Fussell, Auto Dealer, 1926 Cherokee (1942-52)  
 Robert A. Gayler, Dean of Music Florida Southern College, 1912  
 Shawnee (1947-50)  
 Rueben H. Gibson, Representative Woodsmen of the Woods (1966-73),  
 General Manager Cleveland Heights Golf and Country Club (1974-  
 85), 211 Belvedere (1947-85)  
 William F. Hampton, Office Manager Mine & Mill Supply Co. (now  
 retired), 405 Maxwell (1940-present)  
 Samuel D. Hyman, President Hyman Stone Corp., 1927 Cherokee  
 (1951-80)  
 Robert Iserhardt, employed by Highland Dairy Co., 1924 Shawnee  
 (1924-69)  
 Inez Johnson, Social Worker and District Supervisor State Dept.  
 of Welfare, 430 Belvedere (1956-present)  
 Warren O. Johnson, Chief Meteorologist U.S. Weather Bureau in  
 Lakeland (1943-70), 1935 Shawnee (1950-90)  
 Clifton Kelly, Attorney and Circuit Judge, 1816 Comanche (1950-61  
 & 1980-89)  
 Elmer Ellsworth Kelly, Jr., President Polk Co. Baking Co.  
 (later Buttercrust Bakery), Mayor of Lakeland (1942?), 210  
 Hiawatha (1930-46)  
 George L. Kennedy, Trainman ACLRR, 1820 Cherokee (1940-52)  
 Albert Brown Key, Vice President People's Bank, 1905 Pawnee  
 (1939-80)  
 Lutie Koons, Mayor of Lakeland (1938), Merchant Tailor, 1805  
 Comanche (1939-81)  
 Julius F. Korn, Fruit Grower, 112 Hiawatha (1928-50)  
 Charles Larsen, Supervisor City Electric & Water, 116 Belvedere  
 (1945-52)  
 Dr. John G. Lester, M.D., Kidney Surgeon, 1823 S. Florida (c1934-  
 57)  
 O. Herman Lewis, President Mutual Wholesale, 1925 Cherokee (1950-  
 77)  
 Henry Lipscomb, Electrical Contractor & Builder, 215 Hiawatha  
 (1935-62)  
 Clayton Logan, President C. Logan Inc. (grove management), Mayor  
 of Lakeland (1951), 1802 Cherokee (1950-56)  
 Clinton V. McClurg, Attorney, Circuit Judge, President People's  
 Savings Bank, Mayor of Lakeland (1948), 312 Maxwell (1924-45)  
 Ernest C. McClurg, Attorney, 1802 Cherokee (1940-49)  
 Daniel McIntosh, Jr., Director City Electric & Water, 120  
 Belvedere (1953-88)  
 E. Snow Martin, Jr., Attorney, 1802 Cherokee (1963-71)  
 Floyd G. Martin, Veterinarian, 413 Belvedere (1942-54)  
 W.J. Merrill, Treasurer The Star Telegram Co., President The  
 Lakeland Co., 1923 Cherokee (1926-27)  
 George W. Mershon, President & General Manager of Mine & Mill  
 Supply Co., Mayor of Lakeland (1936), 1715 S. Florida (1926-  
 40)  
 John Grover Newsome, Engineer ACLRR, 108 Belvedere (1944-60)

- Jeanne D. Niswonger, Writer, 305 W. Beacon (1964-present)  
 Garland C. Norris, Golden Tap Fruit Co., 1703 Cherokee (1938-80)  
 W.H. & Catherine Ott, Ott Clothing Co., 207 Maxwell (1926-47)  
 Robert F. Pearce, Maintenance Man Florida State Theater, 111  
 Maxwell (1950-75)  
 Frank Pearson, Realtor, 116 Belvedere (1927-42)  
 E.S. Pruitt, Auto Dealer, 201 Hiawatha (1937-64)  
 William W. Read, Superintendent Polk Co. School Board (1970-75),  
 123 Belvedere (1962-85)  
 Bruce A. Renfro, AIA, Architect, 112 Hiawatha (1966-90)  
 Leslie B. Roberts, Jr., President Roberts Flying Service, 1818  
 Seminole (1945-66)  
 Susan Roberts, Attorney and Circuit Judge, 1815 Comanche (1980-  
 present)  
 Charles Rocker, President Rocker Motor Co., 201 Maxwell (1930-33)  
 Raymond C. Smith, Attorney and State Representative (1947-48),  
 1830 Cherokee (1945-83)  
 Mary Ellis Smith, Piano Teacher (also active in many related  
 organizations), 1830 Cherokee (1945-present)  
 Robert E. Snow, Senior Engineer IM & CC (also has several  
 patents), 319 W. Beacon (1958-present)  
 Crawford S. Standley, Chief of Florida Power & Light Co., 1923  
 Pawnee (1940-45)  
 Glenn S. Starling, President & General Manager Todd Hardware, 410  
 Belvedere (1936-49)  
 Marion Tally, Secretary & Treasurer Florida State Theater, 1918  
 Seminole (1934-47)  
 Howard P. Templin, Builder, 215 Hiawatha (1971-present)  
 Phillip Trohn, Citrus Grower (later retired), 1926 Cherokee  
 (1955-70)  
 W. Herman Watson, M.D., Co-founder of Watson Clinic, 210 Hiawatha  
 (1947-68)  
 Alvazine Young, Principal at Lake Morton and Southwest Elementary  
 Schools, 202 Maxwell (1936-52), 119 Maxwell (1954-present)

Occasionally it was known who was the architect and/or builder for a particular house. These included the following, along with the address of the house built in the neighborhood and year built (those with an asterisk "\*" indicate that the architect or builder owned the house):

Architects:

- Donovan Dean, 408 W. Belvedere (1946)  
 Duane Fullerton, 215 Hiawatha (1935), 201 Hiawatha (1937)  
 A. Wynn Howell, 1818 Cherokee (1950)  
 Gene Leedy (student of Frank Lloyd Wright), 1815 Seminole (1956)  
 D. R. Pierce, 1905 Pawnee (1939)  
 William T. Younger, 1830 Pawnee (1950)  
 G. F. Zimmerman, Jr., 324 Maxwell (1967)

Builders:

- Earl Anderson, 319 Pueblo (1926)

- Shaw Anderson, 306 Maxwell (1951)
- Richard Chamberlain, 1905 Pawnee (1939), 1815 Seminole (1956) \*
- Everett Greiner, 1818 Cherokee (1950)
- W. E. Herron, 117 Hiawatha (1933)
- Henry Lipscomb, 215 Hiawatha (1935) \*
- Matthew S. Mitchell, 319, 401, & 405 W. Beacon (1948)
- Phil Robins, 317 Maxwell (1955)
- John F. Templin, 1926 Cherokee (1936), 1921 Cherokee (1937),  
201 Hiawatha (1937), 1703 Cherokee (1938)
- C.A. Waddle, C.M. Lancaster & C.E. Parsons, 2016 Seminole (1926)

Architectural Significance - Criterion C

The assortment of styles found among the historic houses include the following: Bungalow (29), frame vernacular (13), Colonial Revival (8), Tudor Revival (7), Mediterranean Revival (7), American Foursquare (6), modest Queen Anne (4), Monterey (2), Chateausque (2), Dutch Colonial Revival (2), Shingle (2), masonry vernacular (2), Italian Renaissance Revival (1) and ranch (1). Contemporary concrete block residences were added on the scattered empty lots during the 1950s (37) and 1960s (4). These are similar in scale to the historic structures and do not appear to detract from the neighborhood's historic integrity. Only one house was constructed after the late-1960s. The neighborhood is well-kept; there are numerous shade trees (planted when the subdivisions were first created); and the ownership appears stable (primarily middle to upper-middle class professionals). Most of the residences are modest in scale -- one to two stories in height, some with usable attics. They are built of wood, brick or concrete block; exterior finishes include wood siding, stucco, brick, and stone. Porte-cocheres are common features to many of the houses, regardless of style. The streets featured asphalt pavement from the earliest days of subdivision. Small concrete lampposts originally lit the winding streets of Beacon Hill but were later replaced with larger, modern fixtures. One of the original posts was purchased from the city and installed in front of 117 Hiawatha Trail.

Architectural styles found in the project survey area are common for Florida during the 1920s, 1930s, and 1940s. A brief description of each style, along with its significance, has been included in Section 7.

pb3308

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36 CFR 67) has been requested
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey # \_\_\_\_\_
  - recorded by Historic American Engineering Record # \_\_\_\_\_

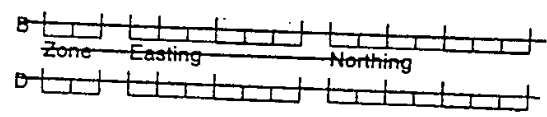
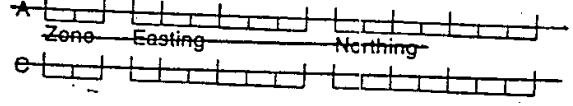
See continuation sheet

- Primary location of additional data:
- State historic preservation office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property \_\_\_\_\_

UTM References



See continuation sheet

Verbal Boundary Description

This district is bound on the east by South Florida Avenue, on the south by West Beacon Road, on the west by the western lots along Cherokee Trail and by Fairview Avenue, and on the north by the northern lots along Belvedere Street. This includes all of the lots contained within the original Beacon Hill, Alta Vista, and Mershon's Subdivisions platted between 1923 and 1925.

See continuation sheet

Boundary Justification

These boundaries encompass the entire historic subdivisions of Beacon Hill (platted 1924-25), Alta Vista (platted 1923), and Mershon's (platted 1924).

See continuation sheet

11. Form Prepared By

name/title Rebecca Spain Schwarz/ Historic Preservation Consultant

organization \_\_\_\_\_ date 11/20/91

street & number 2727 13th Street North telephone (813) 823-0491

city or town St. Petersburg state Florida zip code 33704

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Young Abstract

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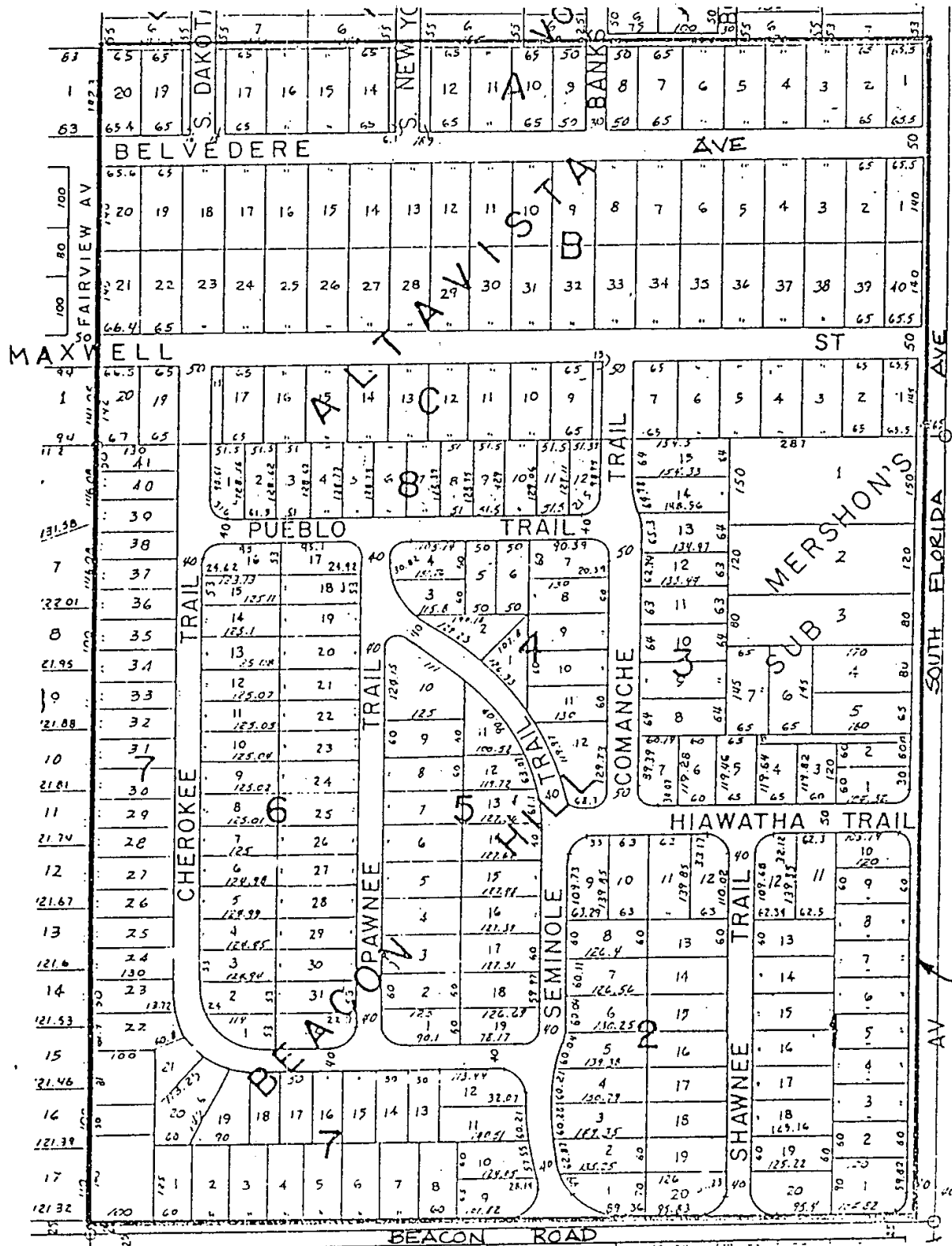
P03308

Beacon Hill-Alta Vista Historic District  
Boundaries

The boundaries for the historic district are presently considered to follow the survey boundaries: South Florida Avenue on the east, the northern lots of West Belvedere Street on the north, Fairview Avenue and the western lots of Cherokee Trail on the west, and West Beacon Road on the south. Closer inspection may alter these boundaries slightly to eliminate non-contributing resources located at the perimeter, such as along parts of South Florida Avenue and West Beacon Road.

Two boundary proposals are shown on the following maps; the second one results in a higher percentage of contributing historic structures.

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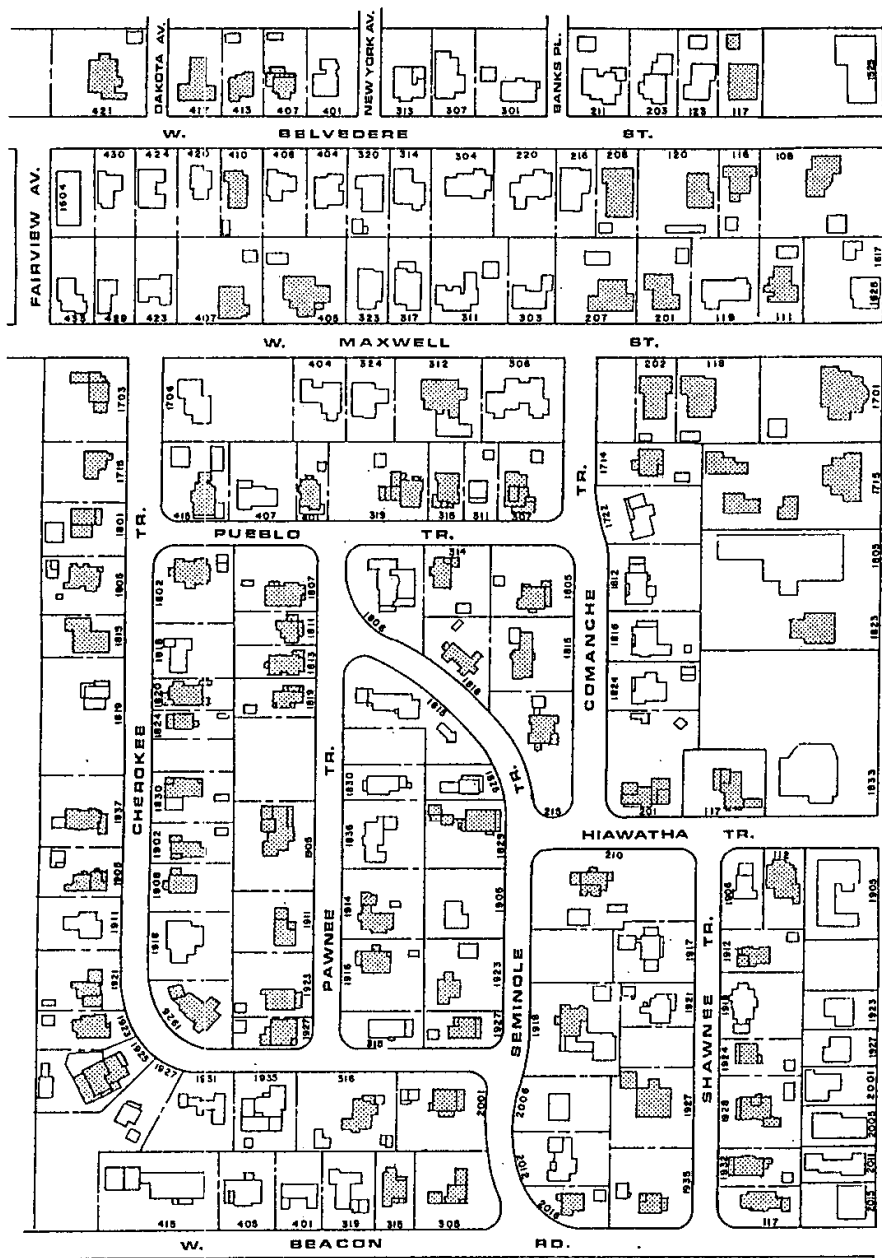
SURVEY BOUNDARY LINE

Community Development Dept. 3/1/90

BEACON HILL - ALTA VISTA NEIGHBORHOOD Survey Area

77

### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



**LEGEND**

Street Addresses	178
Non-Contributing Structures	
Contributing Structures	

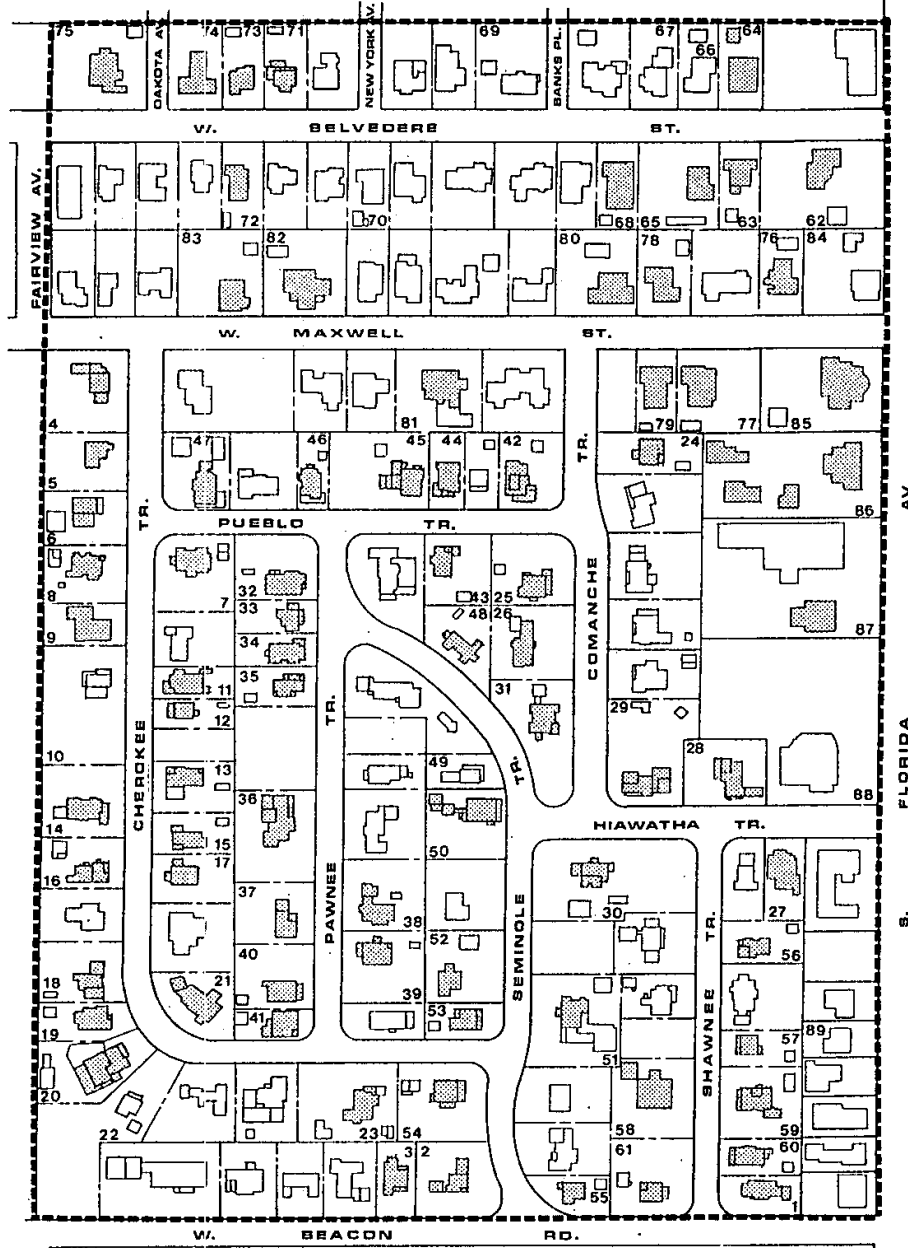
FLORIDA AV.

S.



CITY OF LAKELAND COMMUNITY DEVELOPMENT DEPARTMENT, 1991

### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



#### LEGEND

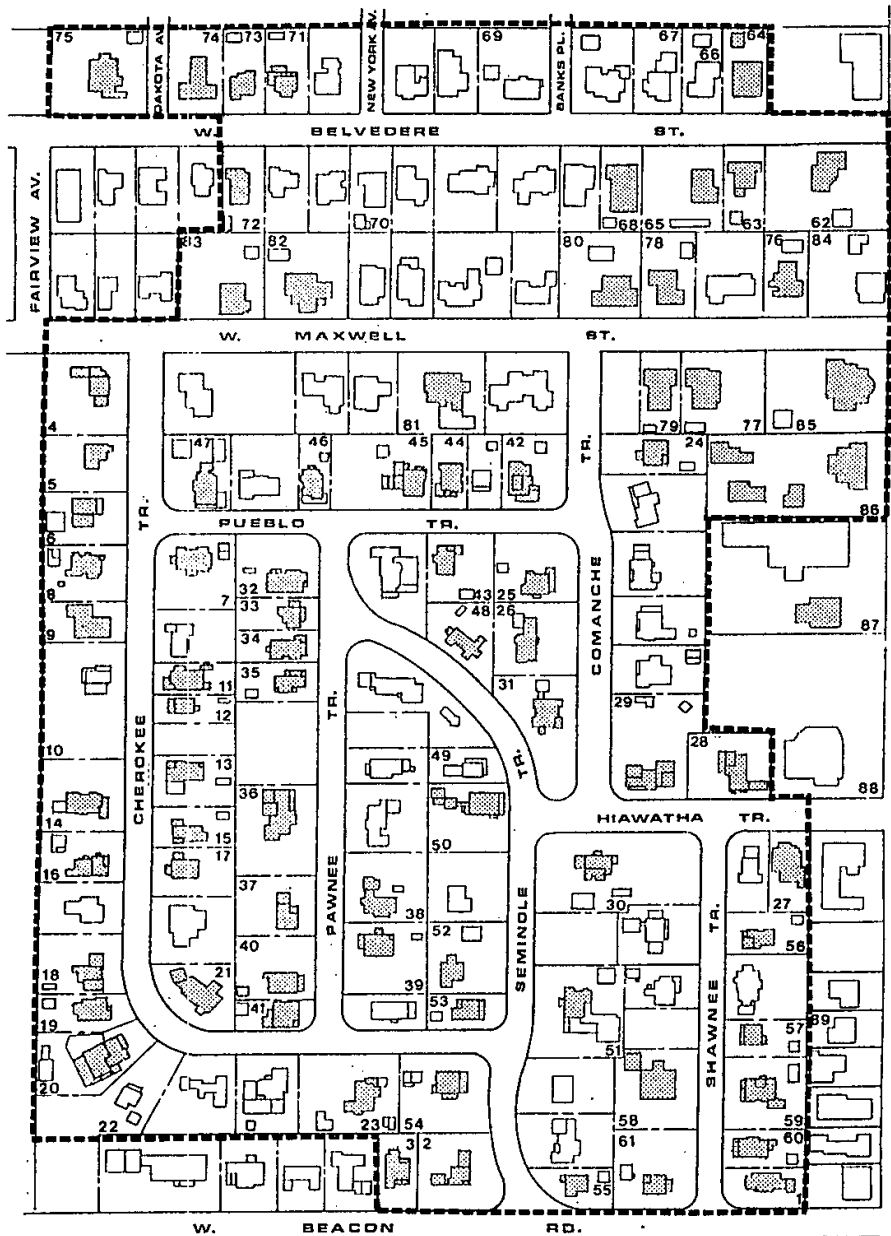
Recorded Structures	"34"
Non-Contributing Structures	
Contributing Structures	

PROPOSED BOUNDARY "A"



PO3308

### BEACON HILL - ALTA VISTA NEIGHBORHOOD SURVEY CONTRIBUTING STRUCTURES



#### LEGEND

Recorded Structures	"34"
Non-Contributing Structures	
Contributing Structures	

PROPOSED BOUNDARY "B"



CITY OF LAKELAND COMMUNITY DEVELOPMENT DEPARTMENT, 1991

81

December 31, 1993

Mr. Carl Shiver  
Florida Department of State  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough  
Tallahassee, Fl. 32390-0250

Re: Beacon Hill-Alta Vista Residential District

Dear Mr. Shiver:

I am writing this per our phone conversation on December 28, 1993. At that time we discussed my concerns about my home, located at 120 West Belvedere Street, Lakeland, Florida, being included in the above referenced residential district.

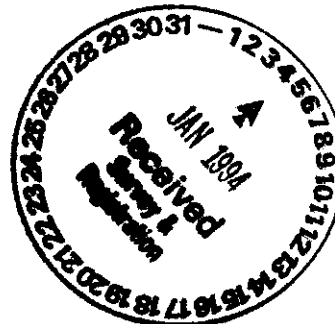
As I stated, I do not feel this house qualifies to be listed on the National Register of Historic Places due to the major rebuild and modernization that has been done to the house by the previous owner, Mr. Dan McIntosh, and myself. Two such alterations was the adding of the 1/2 story in 1956 by Mr. McIntosh and the vinyl siding I added about four years ago.

Of major concern to us is any restrictions, other than the customary and usual restrictions placed on a property by zoning laws and building codes, that might be put in place and would restrict or prevent us from pursuing projects to improve the house and property that we had in mind at the time we purchased the property. Some of these projects are aimed at reducing maintenance and improving the energy efficiency of the house, others include the rebuilding of the garage to house my model railroad and landscape work to make room for a garden railroad.

If you need any additional information about any work that has been done to the property or pertains to any planned projects, please contact me at (813) 682-4987 (home) or (813) 499-6498 (office) or write me at 120 West Belvedere Street, Lakeland, Fl. 33803.

Sincerely,

*Gary D. Wools*  
Gary D. Wools.





# City of Lakeland

CITY HALL  
228 S. MASSACHUSETTS AVE.  
LAKELAND, FLORIDA 33801-5086  
(813) 499-6011 (813) 499-6021  
FAX: 813-499-6249

JAMES S. VERPLANCK, AICP  
Director  
Community Development Department

*Division of*  
DEC 2 1991  
*Historical Resources*

November 26, 1991

Carl Shiver  
Florida Department of State  
Division of Historical Resources  
R.A. Gray Building  
500 S. Bronough  
Tallahassee, FL 32399-0250

Dear Mr. Shiver:

Enclosed is the Proposal for Nomination to the National Register of Historic Places for the Beacon Hill-Alta Vista Historic District. This submittal is for the February 1992 meeting of the Florida National Register Review Board.

If you have any questions, please contact Rebecca Spain Schwarz at 813/823-0491 or me at 813/499-6021. Mrs. Schwarz is the consultant that prepared this nomination and I am the Planner for the City of Lakeland's Historic Preservation Board.

Sincerely,

Karen Collins, Planner  
Community Development Department

KC:jk





FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building  
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office  
(904) 488-1480

Telecopier Number (FAX)  
(904) 488-3353

June 23, 1993

Honorable Frank J. O'Reilly  
Mayor of Lakeland  
City Hall  
228 Massachusetts Avenue  
Lakeland, FL 33801-5086

Re: Beacon Hill-Alta Vista Residential District

Dear Mayor O'Reilly:

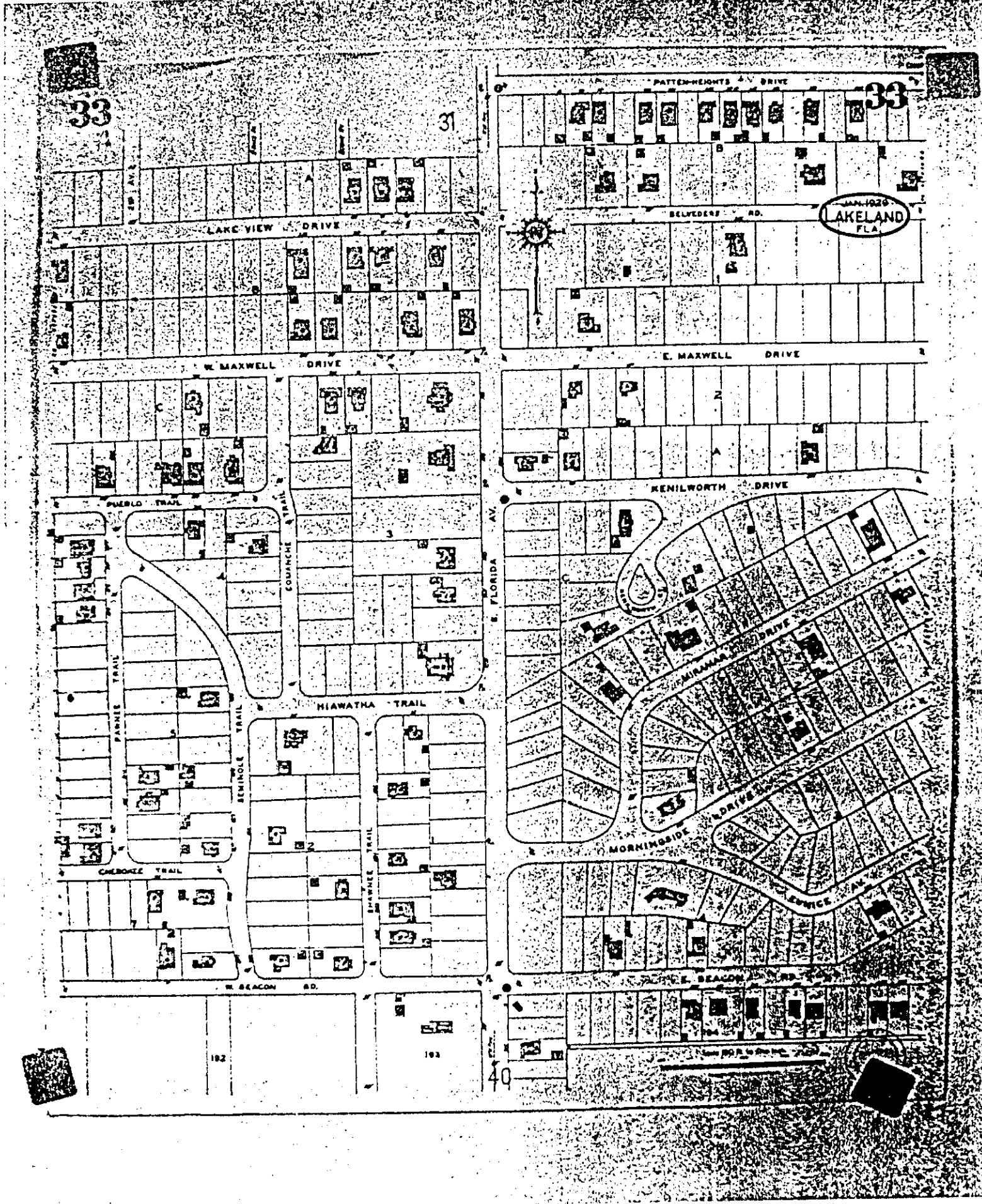
It is a pleasure to advise you that the above referenced site has been officially listed in the National Register of Historic Places as of February 4, 1993. Enclosed is a copy of the U.S. Department of the Interior information sheet announcing the listing.

The enclosed fact sheet outlines the effects of listing in the National Register with reference to major laws and Federal regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally assisted activities that may have an impact on listed properties.

Sincerely,

*Suzanne P. Walker*  
for George W. Percy  
State Historic Preservation  
Officer

GWP:wcs  
Enclosures





FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building  
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office      Telecopier Number (FAX)  
(904) 488-1480      (904) 488-3353

January 10, 1992

Address Reply to:

W. Carl Shiver  
Historic Sites Specialist  
(904) 487-2333

Chairman  
Polk County Board of  
County Commissioners  
County Commission Office  
185 N. Broadway  
Bartow, Florida 33830

Re: Beacon Hill-Alta Vista Historic District

Dear Commissioner:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on February 14, 1992. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, a formal nomination will be submitted to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on the protection provisions, financial incentives, or other aspects of the National Register program may be obtained by calling our Survey and Registration Section at (904) 487-2333.

Commissioner  
January 10, 1992  
Page Two

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by February 14, 1992.

Sincerely,

*Suzanne P. Walker*  
for George W. Percy  
State Historic  
Preservation Officer

GWP:wcs  
Enclosures



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building  
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office      Telecopier Number (FAX)  
(904) 488-1480      (904) 488-3353

January 10, 1992

Address Reply to:

W. Carl Shiver  
Historic Sites Specialist  
(904) 487-2333

Honorable Frank J. O'Reilly  
Mayor of Lakeland  
City Hall  
228 S. Massachusetts Ave.  
Lakeland, Florida 33801-5086

Re: Beacon Hill-Alta Vista Historic District

Dear Mayor O'Reilly:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on February 14, 1992. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, a formal nomination will be submitted to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on the protection provisions, financial incentives, or other aspects of the National Register program may be obtained by calling our Survey and Registration Section at (904) 487-2333.

Mayor O'Reilly  
January 10, 1992  
Page Two

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by February 14, 1992.

Sincerely,

*Suzanne P. Walker*  
*for* George W. Percy  
State Historic  
Preservation Officer

GWP:wcs  
Enclosures

LIST OF PHOTOGRAPHS

Non-contributing Resources

- 1. 1830 Pawnee Trail
- 2. Lakeland, Florida
- 3. Charles Vilushis
- 4. August 1991
- 5. City of Lakeland, Community Development Department
- 6. Northwest corner
- 7. #1 of 4

(The information for items 2, 4, and 5 is the same for the following photographs:)

- 1. 311 Pueblo Trail
- 3. Charles Vilushis
- 6. South elevation
- 7. #2 of 4

- 1. 423 W. Maxwell Street
- 3. Karen Collins
- 6. South elevation
- 7. #3 of 4

- 1. 429 W. Maxwell Street
- 3. Karen Collins
- 6. South elevation, from SE corner of lot
- 7. #4 of 4

LIST OF PHOTOGRAPHS

Contributing Resources

- 1. 117 W. Beacon Road
- 2. Lakeland, Florida
- 3. Karen Collins
- 4. August 1991
- 5. City of Lakeland, Community Development Department
- 6. South elevation, from SE corner of lot
- 7. #1 of 29

(The information for items 2, 4, and 5 is the same for the following photographs:)

- 1. 315 W. Beacon Road
- 3. Karen Collins
- 6. South elevation
- 7. #2 of 29

- 1. 1802 Cherokee Trail
- 3. Karen Collins
- 6. Northwest corner
- 7. #3 of 29

- 1. 1925 Cherokee Trail
- 3. Karen Collins
- 6. Northeast elevation
- 7. #4 of 29

- 1. 1714 Comanche Trail
- 3. Karen Collins
- 6. West elevation, from SW corner of lot
- 7. #5 of 29

- 1. 1815 Comanche Trail
- 3. Karen Collins
- 6. East elevation
- 7. #6 of 29

- 1. 112 Hiawatha Trail
- 3. Charles Vilushis
- 6. North elevation
- 7. #7 of 29

- 1. 201 Hiawatha Trail
- 3. Charles Vilushis
- 6. South elevation
- 7. #8 of 29



1. 210 Hiawatha Trail
  3. Charles Vilushis
  6. North elevation, from NE corner of lot
  7. #9 of 29
- 
1. 215 Hiawatha Trail
  3. Charles Vilushis
  6. South elevation
  7. #10 of 29
- 
1. 1807 Pawnee Trail
  3. Charles Vilushis
  6. Northeast corner
  7. #11 of 29
- 
1. 1811 Pawnee Trail
  3. Charles Vilushis
  6. East elevation
  7. #12 of 29
- 
1. 1819 Pawnee Trail
  3. Charles Vilushis
  6. Northeast corner
  7. #13 of 29
- 
1. 307 Pueblo Trail
  3. Charles Vilushis
  6. South elevation
  7. #14 of 29
- 
1. 314 Pueblo Trail
  3. Charles Vilushis
  6. North elevation, from NE corner of lot
  7. #15 of 29
- 
1. 319 Pueblo Trail
  3. Charles Vilushis
  6. South elevation
  7. #16 of 29
- 
1. 415 Pueblo Trail
  3. Charles Vilushis
  6. South elevation, from SE corner of lot
  7. #17 of 29

1. 1829 Seminole Trail
  3. Charles Vilushis
  6. Northeast corner
  7. #18 of 29
- 
1. 1918 Seminole Trail
  3. Charles Vilushis
  6. West elevation, from NW corner of lot
  7. #19 of 29
- 
1. 2001 Seminole Trail
  3. Charles Vilushis
  6. Southeast corner
  7. #20 of 29
- 
1. 2016 Seminole Trail
  3. Charles Vilushis
  6. West elevation
  7. #21 of 29
- 
1. 1912 Shawnee Trail
  3. Karen Collins
  6. West elevation, from NW corner of lot
  7. #22 of 29
- 
1. 108 W. Belvedere Street
  3. Karen Collins
  6. North elevation
  7. #23 of 29
- 
1. 116 W. Belvedere Street
  3. Karen Collins
  6. North elevation
  7. #24 of 29
- 
1. 111 W. Maxwell Street
  3. Karen Collins
  6. South elevation, from SE corner of lot
  7. #25 of 29
- 
1. 312 W. Maxwell Street
  3. Karen Collins
  6. North elevation
  7. #26 of 29

1. 407 W. Maxwell Street
3. Karen Collins
6. Southwest corner
7. #27 of 29

1. 1701 S. Florida Avenue
3. Karen Collins
6. East elevation
7. #28 of 29

1. 1715 S. Florida Avenue
3. Karen Collins
6. East elevation, from NE corner of lot
7. #29 of 29

P03308



# United States Department of the Interior

NATIONAL PARK SERVICE  
P.O. BOX 37127  
WASHINGTON, D.C. 20013-7127



*Handwritten signature*

IN REPLY REFER TO:

*Division of*  
*APR 18 1993*  
*...*

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call 202/343-9542.

MAR 12 1993

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 3/01/93 THROUGH 3/05/93

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number NHL Status, Action, Date, Multiple Name

ALABAMA, LAUDERDALE COUNTY, walnut Street Historic District (Boundary Increase), 415--609 N. Poplar St. (odd numbers), Florence, 92001836, BOUNDARY INCREASE, 3/04/93

~~MISSISSIPPI, ... 409 S. Park Ave., Apopka, 93000135, NOMINATION, 3/04/93~~

KENTUCKY, HARRISON COUNTY, Coleman--Desha Plantation, US 62 E, Oddville Pike, 1 mi. NE of Cynthiana, Cynthiana vicinity, 93000045, NOMINATION, 2/26/93

KENTUCKY, JEFFERSON COUNTY, Dogwood Hill, 7001 US 42, Lyndon vicinity, 93000043, NOMINATION, 2/26/93 (Louisville and Jefferson County MPS)

MISSISSIPPI, COPIAH COUNTY, Little, Dr. William, House, 1022 Collier St., Wesson, 93000143, NOMINATION, 3/04/93

MISSISSIPPI, FORREST COUNTY, Oaks Historic District, Roughly bounded by Hardy, Second, Railroad and 11th Aves., Hattiesburg, 93000136, NOMINATION, 3/04/93

MISSISSIPPI, JEFFERSON COUNTY, Blanton Plantation House, 3 mi. E of Red Lick on unmarked rd. off MS 552, Lorman vicinity, 93000145, NOMINATION, 3/04/93

MISSISSIPPI, LAWRENCE COUNTY, Lawrence County Courthouse, N. side Broad St. between Jefferson and Washington Sts., Monticello, 93000146, NOMINATION, 3/04/93

MISSOURI, OSAGE COUNTY, Bonnots Mill Historic District, Roughly Old Mill Rd., Riverside Dr., Highwater Rd., Iris Ave., Wildwood Ln., Hwy. A and Main, Short and Church Hill Sts., Bonnots Mill, 92001738, NOMINATION, 1/21/93

NEW HAMPSHIRE, MERRIMACK COUNTY, Pillsbury Memorial Hall, 93 Main St., Sutton, 93000147, NOMINATION, 3/04/93

NEW JERSEY, UNION COUNTY, Plainfield Central Fire Headquarters, 315 Central Ave., Plainfield, 93000131, NOMINATION, 3/04/93

UTAH, UTAH COUNTY, Harrington Elementary School, 50 N. Center St., American Fork, 93000064, NOMINATION, 3/04/93

UTAH, WASHINGTON COUNTY, Isom, Samuel and Elizabeth, House, 188 S. 100 West, Hurricane, 93000063, NOMINATION, 3/04/93



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building  
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office      Telecopier Number (FAX)  
(904) 488-1480      (904) 488-3353

January 10, 1992

Address Reply to:

W. Carl Shiver  
Historic Sites Specialist  
(904) 487-2333

Ms. Karen Collins, Planner  
Community Development Department  
City of Lakeland  
City Hall  
228 S. Massachusetts Ave.  
Lakeland, Florida 33801-5086

Re: Beacon Hill-Alta Vista Historic District

Dear Ms. Collins:

We are pleased to advise you that the above referenced property has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on February 14, 1992. A copy of the meeting agenda is enclosed. If the Review Board finds that this property meets the criteria for such listing, a formal nomination will be submitted to the Keeper of the National Register in Washington D.C., who will make the final decision whether or not to list the property.

The enclosed fact sheets explain the criteria for listing and the results of listing in the National Register, with references to the major laws and Federal regulations relating to listed properties. A copy of the nomination and additional information on the protection provisions, financial incentives, or other aspects of the National Register program may be obtained by calling our Survey and Registration Section at (904) 487-2333.

Karen Collins  
January 10, 1992  
Page Two

If you wish to comment on whether or not this property should be nominated for listing in the National Register, please send me your comments by February 14, 1992.

Sincerely,

*Suzanne P. Walker*  
for George W. Percy  
State Historic  
Preservation Officer

GWP:wcs  
Enclosures



Po 3308

FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building  
500 South Bronough

September 30, 1991

Tallahassee, Florida 32399-0250

Director's Office

Telecopier Number (FAX)

(904) 488-1480

(904) 488-3353

Ms. Rebecca Spain Schwarz  
2727 13th St. N.  
St. Petersburg, FL 33704

Re: Beacon Hill-Alta Vista Neighborhood Survey, Lakeland

Dear Ms. Schwarz:

I have examined the material that you sent me related to the above referenced survey. The xeroxes of the photographs included with the information seem to indicate that they may contain sufficient resources for a possible National Register District. However, I cannot provide any potential boundaries for the district based on the data at hand. It would have been more helpful if the addresses of the resources on the building list had been shown on the survey map and been keyed to the photographs. As presented, the material is too difficult to analyze.

The two maps of the area that were included with your information package further confused me somewhat. Some buildings appear to be contributing on one map and noncontributing on the other. I realize that the legends of the maps are different, but the situation is still unclear. It would have been better to send me one map clearly representing the contributing and noncontributing resources. The best course of action is to send me a completed draft nomination proposal with all of the necessary forms, photographs, maps, and other necessary data so it can be fully reviewed. We are returning the material you sent us and are looking forward to receiving the nomination proposal for the Beacon Hill-Alta Vista Historic District.

If I can be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,

W. Carl Shiver, Ph.D.  
Historic Sites Specialist

WCS  
Enclosure

LAKELAND LEDGER PUBLISHING CORP., INC.

POST OFFICE BOX 408  
LAKELAND, FLORIDA 33802  
(813) 687-7000



The Ledger

A New York Times Company

Po 3308

DATE OF INSERTION	DESCRIPTION	AD SIZE	RATE	AMOUNT DUE
1/10/92	159430 M-53	675	20.3500	137.36

INVOICE DATE: 1/10/92

018926 L  
FL BUREAU HISTORIC PRES.  
R.A. GRAY BUILDING  
500 S. BRONOUGH ST.  
TALLAHASSEE, FL.

THE RATES AND AMOUNTS SHOWN ON THIS INVOICE AS NOW BEING DUE MAY BE SUBJECT TO AN ADJUSTMENT AT THE CONCLUSION OF THE CONTRACT PERIOD BASED ON TOTAL ADVERTISING SPACE PURCHASED. ADVERTISING RATE CARDS LISTING VOLUME AND FREQUENCY DISCOUNTS ARE AVAILABLE UPON REQUEST.

32399

PLEASE RETURN ONE COPY TO INSURE PROPER CREDIT

PAYMENT NOW DUE



LIST OF PHOTOGRAPHS

Contributing Resources

- 1. 117 W. Beacon Road
- 2. Lakeland, Florida
- 3. Karen Collins
- 4. August 1991
- 5. City of Lakeland, Community Development Department
- 6. South elevation, from SE corner of lot
- 7. #1 of 29

(The information for items 2, 4, and 5 is the same for the following photographs:)

- 1. 315 W. Beacon Road
- 3. Karen Collins
- 6. South elevation
- 7. #2 of 29

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- 1. 108 W. Belvedere Street
- 3. Karen Collins
- 6. North elevation
- 7. #23 of 29

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- 3. Karen Collins
- 6. North elevation
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- 3. Karen Collins
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1. 1715 S. Florida Avenue
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LIST OF PHOTOGRAPHS

Non-contributing Resources

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- 2. Lakeland, Florida
- 3. Charles Vilushis
- 4. August 1991
- 5. City of Lakeland, Community Development Department
- 6. Northwest corner
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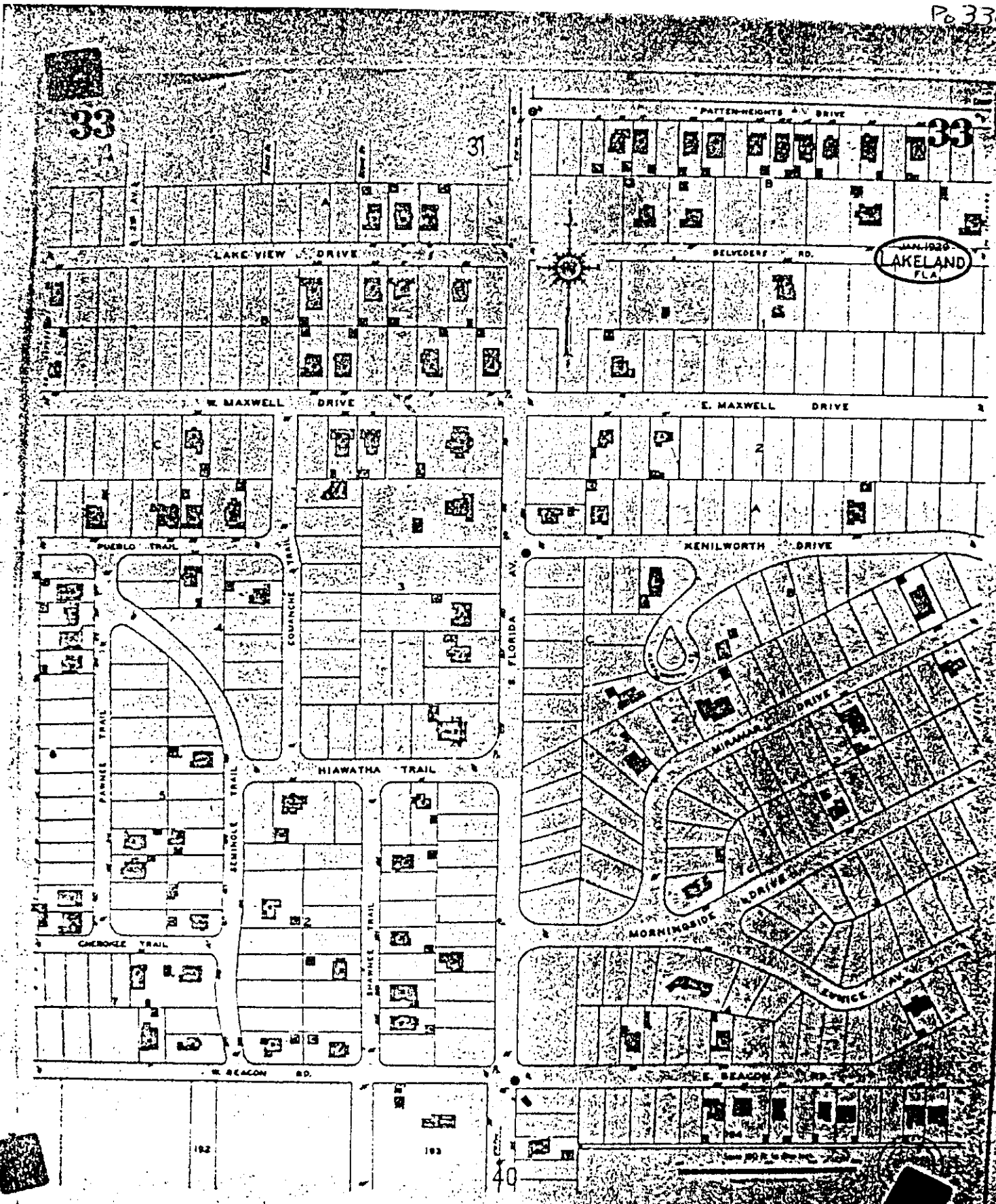
- 1. 429 W. Maxwell Street
- 3. Karen Collins
- 6. South elevation, from SE corner of lot
- 7. #4 of 4

33

31

33

JAN. 1929  
LAKELAND  
FLA.





# City of Lakeland

CITY HALL  
228 S. MASSACHUSETTS AVE.  
LAKELAND, FLORIDA 33801-5086  
(813) 499-6011 (813) 499-6021  
FAX: 813-499-6249

JAMES S. VERPLANCK, AICP  
Director  
Community Development Department

January 10, 1991

Carl Shiver, Historic Sites Specialist  
Florida Department of State  
Division of Historical Resources  
R.A. Gray Building  
500 S. Bronough  
Tallahassee, Florida 32399-0250

Dear Mr. Shiver:

Enclosed are the additional twelve copies of the Beacon Hill-Alta Vista Neighborhood Proposal, the extra set of black and white photographs and two 11" x 17" copies of each of the neighborhood maps with and without the boundaries. The twelve copies of the photographs are attached to the end of the proposals.

If there is anything else you need, please contact me at 813/499-6021 or Rebecca Spain Schwarz at 813/823-0491.

Sincerely,

*Karen Collins*

Karen Collins, Planner  
Community Development Department

KC:jk

Enclosures

*RANDY MATTHEWS*

P6 3308

*Division of*

JAN 14 1992

*Historical  
Resources*

PB 3308

# AFFIDAVIT OF PUBLICATION

## THE LEDGER Lakeland, Polk County, Florida

Case No. ....

STATE OF FLORIDA)  
COUNTY OF POLK )

Before the undersigned authority personally appeared Stephen DeWitt, who on oath says that he is Controller of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

*Notice*

in the matter of

*Historic Places*

in the

Court, was published in said newspaper in the issues of

*January 10, 1992*

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed *[Signature]*  
Controller

Sworn to and subscribed before me this *10<sup>th</sup>*

day of *January*, A.D. 19 *92*

(Seal) *[Signature]*  
Notary Public

My Commission Expires *[Signature]*  
Notary Public, State of Florida at Large  
My Commission Expires Nov. 11, 1994.

A public meeting of the Florida National Register Review Board to consider the proposed nomination to the National Register of Historic Places of the Beacon Hill-Alla Vista Historic Districts will be held on Friday, February 14, 1992 in Tallahassee in Room 307 of the R.A. Gray Building at 500 South Bronough Street. The meeting will begin at 9:30 a.m., and members of the public are welcome to attend the meeting and to speak in favor of, or against, the proposed nomination of this district.

The proposed Beacon Hill-Alla Vista district is roughly bounded on the north by West Selveder Street, on the east by South Florida Avenue, on the south by West Beacon Road, and on the west by Cherokee Terrace and Fairview Avenue.

Maps indicating the precise boundaries of these districts are available on display at the meeting and can be made available upon request from the State Historic Preservation Office in Tallahassee. Listing in the National Register, the federal government's official list of historic properties worthy of preservation, results in the following for historic properties:

Consideration in planning for federal, federally licensed, and federally assisted programs; The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. For further information see 36 CFR 600.

Eligibility for federal tax provisions: The Federal Internal Revenue Code encourages preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation and also provides for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information see 36 CFR 67.

Consideration of historic values: In the decision by the state or federal government to issue a surface coal mining permit where coal is located. For further information see 30 CFR 70 et seq.

Eligibility for grants-in-aid: Whenever funds are appropriated by Congress. For further information contact the State Historic Preservation Office.

Owners of private property nominated to the National Register may concur in or object to the nomination in accord with 36 CFR Part 60. Any owner or partial owner who objects to listing should submit a notarized statement certifying ownership and objection to listing to George W. Percy, State Historic Preservation Officer, Division of Historical Resources, Department of State, The Capitol, Tallahassee, Florida 32399-0250 by February 14, 1992. Each owner or partial owner may register one objection, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, it will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the Register. If the property is determined eligible but not formally listed, the Advisory Council must still be given an opportunity to comment on federal projects which may affect the district. A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the State Historic Preservation Office at the above address, or telephone inquiries can be made at (904) 487-2333. Comments on the nomination should be received by the State Historic Preservation Office before the nomination is considered by the Review Board on February 14, 1992. M-53 - 1-10; 1992

*M-53*

*Division of*

JAN 26 1992



P03308

# ALTA VISTA

*On Beautiful Florida Avenue Lakeland's Principal Boulevard  
Today for the First Time in the History of Lakeland*

*You are given an opportunity to invest in what is considered, THE MOST EXTRAORDINARY REAL ESTATE DEVELOPMENT Ever Offered THE INVESTING PUBLIC HERE*

**You Are Invited to Come Out and Inspect**  
*This Highly Restricted Property, Consisting of*

## EIGHTY VILLA SITES BEAUTIFUL

*Not ordinary City Lots, but lovely spacious Villa Sites 65 feet wide and 140 feet deep, provided with every element that makes for Comfort, Beauty and Class. Asphalt Streets Concrete Curbs and Gutters. Water, Lights and Gas included without cost to you. Stately palms and other tropical shrubbery to adorn every villa site.*

### *History Repeats Itself.*

Plant your investment in a high class restricted section and you are bound to profit by it.

PRICES RANGE:

## \$600 to \$2,000

10% down, then \$20 per month. No interest or taxes for two years.

LIBERAL DISCOUNT FOR CASH. Bond for deed executed by Polk County Trust Company, Trustee to every purchaser. Upon completion of payments Warranty Deed and Title Insurance Policy FREE.

*Field office open daily (except Sunday). Courteous salesman on grounds from 10 a. m. to 5 p. m. Sale Starts 10. a. m. today. Don't put off till tomorrow, act today: They won't last long.*

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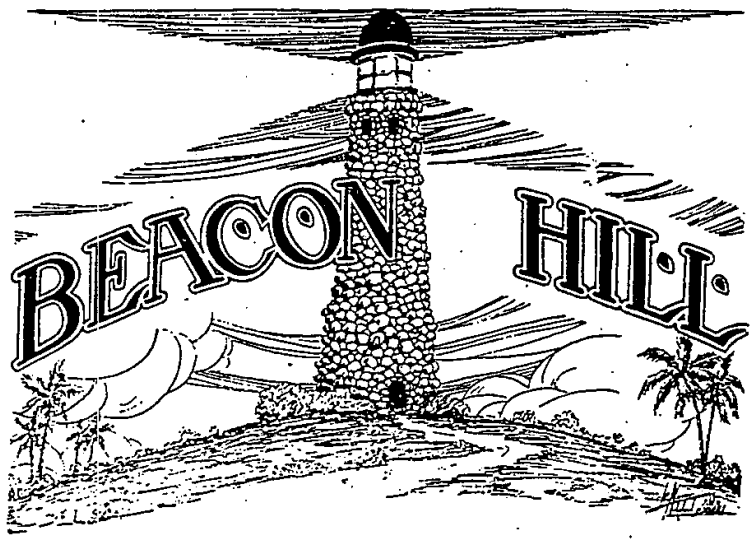
## A. H. DeVANE, DEVELOPER

HENRY ROSENTHAL, Sales Mgr.

Office on Grounds

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# LAKELAND AND BEACON HILL

Synonymous with Genuine Contentment

## That is why "I am proud" to live in Beacon Hill!

I am proud to live among good neighbors who are congenial, sociable, and friendly.

I am proud to live in a beautiful home well kept with loving care, a source of visible pleasure to the passerby and extending a sincere welcome to those who may qualify as guests.

I am proud to live in a community free from petty selfishness, free from the small-minded, small town aristocracy that considers people acceptable only if their ancestors be recorded among the social elite of a century ago.

I am proud to live where real history is being made every day, where every accomplishment is another stone in the structure that will make my home town the residential metropolis of the State.

I am proud to live where living is free from the hardships that were never intended by the great cause to be borne by man, from whom the best may be expected only when his mind is free to think constructive thoughts and when his body is healthy, supple, and unhampered.

I am proud to live among men who unselfishly are giving the best that is in them to make the home town bigger and better—not only geographically bigger or materially better, but with the spirit which prompted the Golden Rule.

I am proud to live among the pioneers who are building a city and a development safe for the real democracy and who are earnestly endeavoring to make its streets safe for the well-meaning—and slippery for the charlatan and parasite that preys upon the innocence and confidence of the stranger within its gates.

I am proud to live and work with and among men of integrity, character, and dependability, whose outstanding altruistic thought is the upbuilding of the city and the betterment of the welfare of the community, and who hate deceit, chicanery, falsehood and misrepresentation.

And you who seek a homesite where the environment will be ideal, and a well chosen spot which you will always be proud of, consider the above, and ask yourself this, "Where else can I find anything with all the potential opportunities so great as those offered in Beacon Hill?" Your ponderance over this subject will convince you that Beacon Hill does now, and will continue to stand out as Lakeland's most beautiful residential suburb.

Prices Range From \$2500 to \$4500 - Terms 20 per cent Cash, Balance 4 Years

M. G. WARING  
Developer

W. R. HAYDEN  
Sales Manager  
11 Deen-Bryant Bldg. Phone 1215

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**It is Human to Desire  
TO OWN THE BEST**

To those who desire to own the best, Beacon Hill offers the strongest appeal; for, combined in this development may be found every realization of the home builder who wishes to have his home surrounded by the best of everything.

The broad winding trails outlining the beautiful homesites give a feeling of freedom that is best for those that want to live away from the cramped quarters usually associated with the big cities of the North.

**BEACON HILL**

Offers city conveniences that are an established fact, and most important to "the man who pays the bills" are the prices of these most desirable homesites in Beacon Hill.

Investigation of prices of other property having somewhat similar characteristics will reveal the fact if "the best is none too good" then the man who wishes to have the best will have to look far and long before he finds values near as favorable as those offered in Beacon Hill. Beacon Hill has a beautification program that is unique and so extensive that it will establish its preeminence over all other cities in its class.

*Only 15 Days Until Prices Increase 10 Per Cent*

**M. G. Waring**  
DEVELOPER

**W. R. Hayden**  
SALES MANAGER  
11 Deen-Bryant Bldg.  
Phone 1215

The Lakeland  
Evening Ledger  
May 16, 1925  
page 14.

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## Courage That Matches Conviction

Many a man has lost out because he lacked courage to act in accordance with his conviction. An opportunity was presented. His thoughtful judgment told him the proposition was a good one. But fear and doubt held him back, and he missed a fortune.

Lakeland's history holds many such instances. The rapid growth of population has increased property values at every turn, but many did not invest as they might have done, and they now look back with regret.

Fortunately, Lakeland and Beacon Hill offers you just as great an opportunity today as in the past. And to make the most of this opportunity, look over the greater Lakeland area thoroughly. Your judgment will tell you the property that is most easily and quickly accessible to the heart of Lakeland, will reap the largest benefit from Lakeland's expansion.

### MATCH YOUR CONVICTION WITH COURAGE

Now the opportunity is offered. June 1st will see a 10 per cent increase on every lot in Beacon Hill. Make the most of the wonderful opportunity offered in Beacon Hill. Visualize its possibilities and its strategic location, directly in the path of progress, and its extensive beautification program that will make it the most desirable residential home community in Lakeland.

*10 per cent Increase June the 1st*

**M. G. WARING**  
DEVELOPER

**W. R. HAYDEN**  
SALES MANAGER

11 Deen-Bryant Bldg.

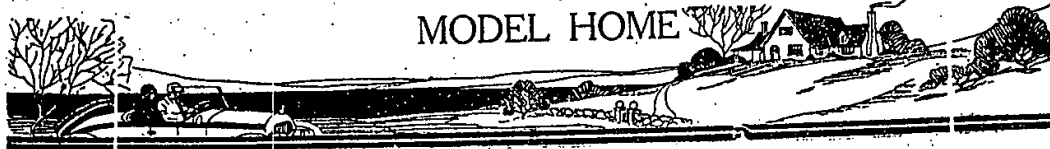
Phone 1215

The Lakeland  
Evening Ledger  
May 9, 1925  
page 9.

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FLORIDA

MODEL HOME



# YOU ARE INVITED TO VISIT AND INSPECT THE— FLORIDA MODEL HOME

ON SEMINOLE AND HIAWATHA TRAILS IN BEACON HILL

Open  
To  
Visitors

2 to 6 P. M.

7 to 9 P. M.

Every day this week  
and Monday and Tuesday  
of next week.

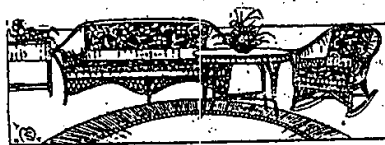
Bass-Hamlin  
Company  
Phone 1091



You  
Will  
Agree

That this is the best  
built and the best  
adapted home in Florida.

Bass-Hamlin  
Company  
Phone 1091



YOU WILL BE IMPRESSED WITH THE ARTISTRY OF THE  
FURNISHINGS OF THE FLORIDA MODEL HOME IN BEACON  
HILL

You will realize that an air of exclusive, home-like harmony can be  
created without extravagance.  
The rich colors and the deep softness of the floor coverings will please  
you, the polished surface of the furniture reflects the images of every  
thing near by, and you will be surprised to learn how little it costs to  
completely furnish a home in perfect taste.

EVERY LADY WILL RECEIVE A FLOWER AS A SOUVENIR

McKay Furniture Co.

320 So. Kentucky

Interior Decorations By Mrs. Geo. Gaut.

Phone 414



THERE IS A BIG DIFFERENCE BETWEEN A HOUSE AND A  
HOME

The thing about the model home in Beacon Hill that appeals to home  
lovers is the quality that has been built in.

Don't overlook the fineness of detail in the construction, the smooth  
hardwood floors, the harmony of the decorations, and the skilled work-  
manship.

Before you build your home consult

THE LAKELAND MANUFACTURING COMPANY

Phones: 1176 and 1177.

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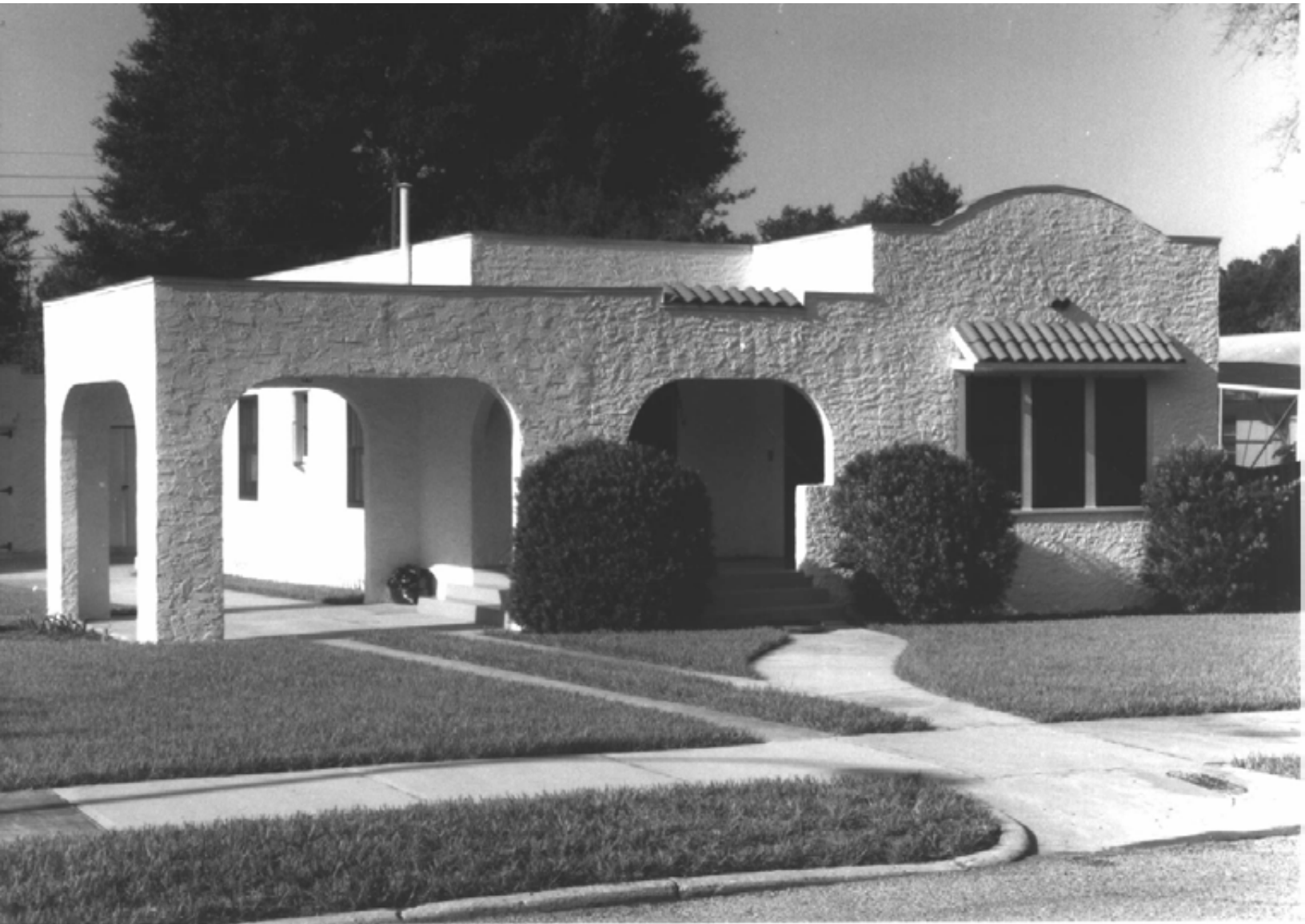
























































United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Photographs

List Of Photographs (Contributing Structures)

1. 117 W. Beacon Road, Beacon Hill/Alta Vista Residential District
2. Lakeland (Polk County), Florida
3. Karen Collins
4. August 1991
5. City of Lakeland, Community Development Department
6. South elevation, Looking Northwest
7. No.1 of 33

The information for items 2, 4, and 5 is the same for the following photographs:

1. 315 W. Beacon Road
3. Karen Collins
6. South (Main) Facade, Looking North
7. No.2 of 33

1. 1802 Cherokee Trail
3. Karen Collins
6. North Elevation, Looking Southeast
7. No.3 of 33

1. 1925 Cherokee Trail
3. Karen Collins
6. Northeast (Main) Facade, Looking Southwest
7. No.4 of 33

1. 1714 Comanche Trail
3. Karen Collins
6. West (Main) Facade, Looking Northeast
7. No.5 of 33

1. 1815 Comanche Trail
3. Karen Collins
6. East (Main) Facade, Looking West
7. No.6 of 33

1. 112 Hiawatha Trail
3. Charles Vilushis
6. North (Main) Facade, Looking South
7. No.7 of 33

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6

Photographs

1. 201 Hiawatha Trail
3. Charles Vilushis
6. South (Main) Facade, Looking North
7. No.8 of 33

1. 210 Hiawatha Trail
3. Charles Vilushis
6. North (Main) Facade, Looking Southwest
7. No.9 of 33

1. 215 Hiawatha Trail
3. Charles Vilushis
6. South (Main) Facade, Looking South
7. No.10 of 33

1. 1807 Pawnee Trail
3. Charles Vilushis
6. East (Main), Facade & North Elevation, Looking Southwest
7. No.11 of 33

1. 1811 Pawnee Trail
3. Charles Vilushis
6. East (Main) Facade, Looking West
7. No.12 of 33

1. 1819 Pawnee Trail
3. Charles Vilushis
6. East Elevation and North (Main) Facade, Looking West
7. No.13 of 33

1. 307 Pueblo Trail
3. Charles Vilushis
6. South (Main) Facade, Looking North
7. No.14 of 33

1. 314 Pueblo Trail
3. Charles Vilushis
6. North (Main) Facade, Looking South
7. No.15 of 33

1. 319 Pueblo Trail
3. Charles Vilushis
6. South (Main) Facade, Looking North
7. No.16 of 33

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

Photographs

- 
1. 415 Pueblo Trail
  3. Charles Vilushis
  6. South (Main) Facade, Looking North
  7. No.17 of 33
- 
1. 1829 Seminole Trail
  3. Charles Vilushis
  6. East (Main) Facade & North Elevation, Looking West
  7. No.18 of 33
- 
1. 1918 Seminole Trail
  3. Charles Vilushis
  6. West (Main) Facade, Looking East
  7. No.19 of 33
- 
1. 2001 Seminole Trail
  3. Charles Vilushis
  6. East (Main) Facade & South Elevation, Looking Northwest
  7. No.20 of 33
- 
1. 2016 Seminole Trail
  3. Charles Vilushis
  6. West (Main) Facade, Looking East
  7. No.21 of 33
- 
1. 1912 Shawnee Trail
  3. Karen Collins
  6. West (Main) Facade, Looking East
  7. No.22 of 33
- 
1. 108 W. Belvedere Street
  3. Karen Collins
  6. North (Main) Facade, Looking South
  7. No.23 of 33
- 
1. 116 W. Belvedere Street
  3. Karen Collins
  6. North (Main) Facade, Looking South
  7. No.24 of 33
- 
1. 111 W. Maxwell Street
  3. Karen Collins
  6. South (Main) Facade, Looking North
  7. No.25 of 33

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 8

Photographs

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1. 312 W. Maxwell Street
3. Karen Collins
6. North (Main) Facade, Looking South
7. No.26 of 33

1. 407 W. Maxwell Street
3. Karen Collins
6. South (Main) Facade & West Elevation, Looking Northeast
7. No.27 of 33

1. 1701 S. Florida Avenue
3. Karen Collins
6. East (Main) Facade, Looking West
7. No.28 of 33

1. 1715 S. Florida Avenue
3. Karen Collins
6. East (Main) Facade, Looking Southwest
7. No.29 of 33

List Of Photographs (Noncontributing Structures)

1. 1830 Pawnee Trail
3. Charles Vilushis
4. August 1991
6. West (Main) Facade & North Elevation, Looking Southeast
7. No.30 of 33

1. 311 Pueblo Trail
3. Charles Vilushis
6. South (Main) Facade, Looking North
7. No.31 of 33

1. 423 W. Maxwell Street
3. Karen Collins
6. South (Main) Facade, Looking North
7. No.32 of 33

1. 429 W. Maxwell Street
3. Karen Collins
6. South (Main) Facade, Looking North
7. No.33 of 33

## RESOURCE GROUP FORM

Site #8: PO03308

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date): 199301

Cultural resource type: Resource group (hist. district or bldg complex)

Resource Group Type Buildings and NR structures, non-archaeolog. only

FORM TYPE CODE NORMAL form (new System 3 forms)

form status code Active Form code

FORM QUALITY RANKING Newly scattered form of standard quality

Field Date: 01/15/1993

Form Date: 01/15/1993

Staffer: Heather Percy - FMSF Staff

Date of FMSF computer entry: 07/05/2001

National register category: District, a coherent group of bldgs, strux, sites

Site number of FMSF building complex included within district \*\* blank \*\*

Manuscript # for the survey report on the district or complex \*\* blank \*\*

Resource Group Name BEACON HILL/ALTA VISTA RESIDENTIAL DIST

[Other name(s)]: \*\* blank \*\*

Project name: \*\* blank \*\*

### LOCATION & IDENTIFICATION

City/town: LAKELAND

In current city limits? Definitely within the limits of city

County or Counties: POLK

Ownership Categories: Private-individual

Describe Boundary of RG: S.FLORIDA AVE., W.BEACON R., W.BELVEDERE ST., CHEROKEE TRAIL

Name of pubtract (e.g., park): \*\* blank \*\*

### MAPPING

USGS map name/year of publication or revision: LAKELAND/\*\*

Township/Range/Section/Qtr: 28 South/23 East/25/\*\*

Landgrant: \*\* blank \*\*

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION & HISTORY

Total number of individual resources in this RG 102

Total # individual resources contributing to RG 77

Primary time period(s) of significance 1923-1940

Narrative description: THE BEACON HILL-ALTA VISTA RESIDENTIAL DISTRICT RETAINS THE MAJORITY OF THE BUILDINGS ERECTED DURING THE HISTORIC PERIOD OF SIGNIFICANCE.

### SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: \*\* blank \*\*

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: Architecture; Community planning & development

[Other historical associations]: \*\* blank \*\*

Summary of Significance THE DISTRICT IS SIGNIFICANT UNDER CRITERION C IN AREAS OF ARCHITECTURE AND COMMUNITY PLANNING & DEVELOPMENT FOR ITS VARIETY OF RESIDENTIAL STYLES AND FOR THE DISTINCTIVE CHARACTER OF THE NEIGHBORHOOD PLAN.

### DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe All documents and collections at same repository/Florida Division of Historical Resources, ex-DAHRM/\*\*/\*\*

RECORDER

**Recorder name (last name first):** SHIVER, W. CARL

**Recorder address and phone:** R.A.GRAY BLDG., 500 S.BRONOUGH ST., TALLAHASSEE, FL 32399-0250 (850)487-2333

**Recorder affiliation:** Florida Division of Historical Resources, ex-DAHRM

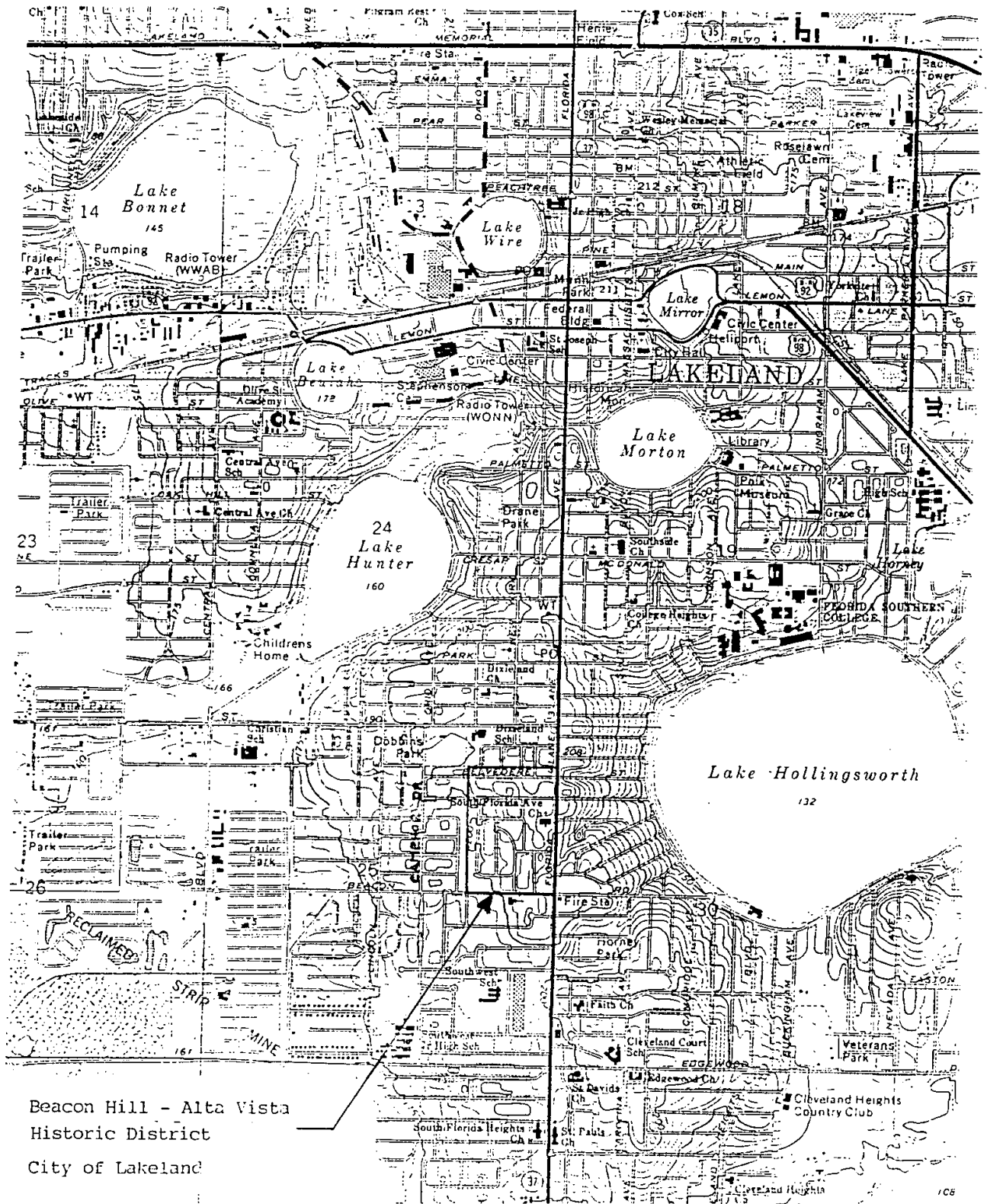
**[Other affiliation]:** \*\* blank \*\*

**TEXT ONLY SUPPLEMENT FILE STATUS** NO SUPPLEMENTARY INFORMATION EXISTS or is required

**Memo information status:** NO supplementary INFO BY SURVEYOR for this form

**Form comments by FSF staff:** Eacon Hill is the 3rd and final of the 3 Subdivisions which contain the District (see "SUBDIV" field.)

PD3308



Beacon Hill - Alta Vista  
 Historic District  
 City of Lakeland

Quad  
 Lakeland, Florida USGS map 1975 photorevised 1987

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