

**HISTORIC HOUSE TOUR - LAKE CONCORD/ADAIR - DECEMBER 5, 1993**  
**THIRD ANNUAL HOUSE TOUR SPONSORED BY THE COLLEGE PARK**  
**NEIGHBORHOOD ASSOCIATION THROUGH ITS HISTORICAL COMMITTEE**

This History Handout is your ticket for the tour. Hold onto it!  
 The History Handout is organized chronologically, but for practicality, today's tour starts at #3A.

1. 800 EDGEWATER DRIVE  
 THE BOARDMAN/MOSES HOUSE

X. 800 Putnam Avenue (NOT OPEN)  
 The Hatch/Duckworth House

2. 918 ALAMEDA STREET  
 THE SEIBERT/SHULTS HOUSE

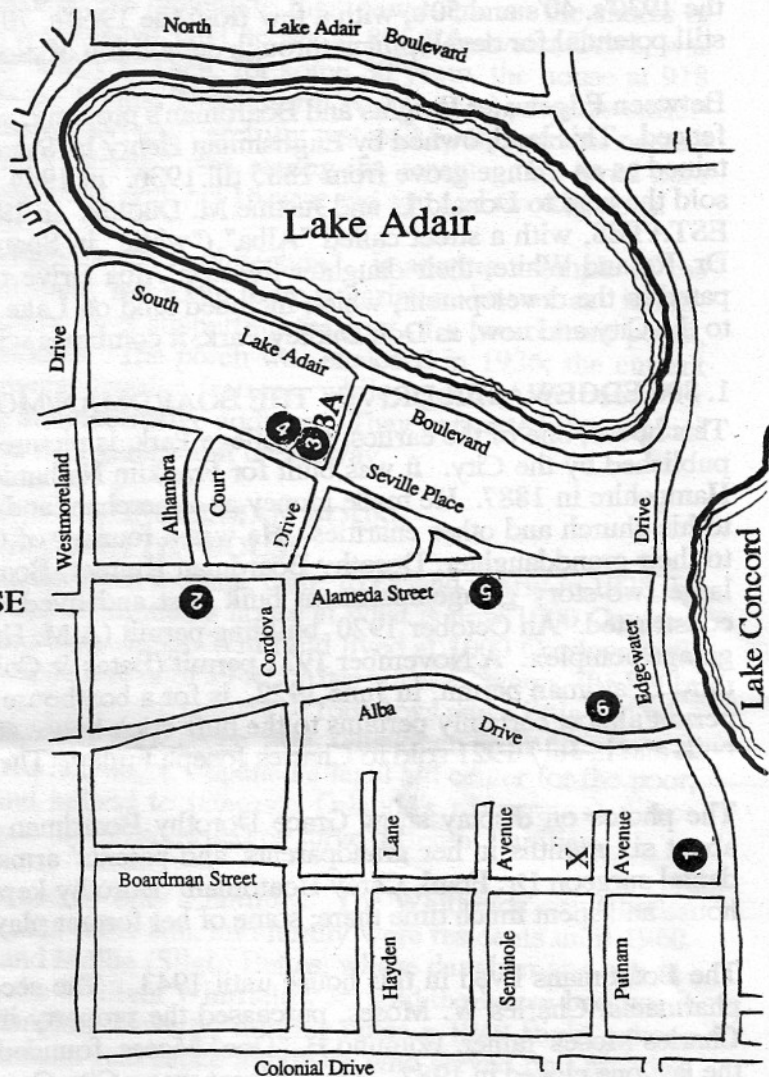
3A. 1000 CORDOVA DRIVE ANNEX  
TOUR HQ AND STARTING POINT

3. 1000 CORDOVA DRIVE  
 THE WHITFIELD/GLUCKMAN HOUSE

4. 907 SEVILLE PLACE  
 THE WHITFIELD/BETTES HOUSE

5. 804 ALAMEDA STREET  
 THE RICKER/SHEPARD HOUSE

6. 711 ALBA DRIVE  
 THE MCPHERSON/WARD HOUSE



The Lake Concord/Adair area of College Park was the subject of a 1984 Historic Resources Survey conducted for the City of Orlando. In 1989, College Park Neighborhood Association Historical Committee volunteers supplemented the survey. The committee continues to gather data. This History Handout shares the information compiled, with area history, descriptions of the six tour homes, and capsule descriptions of other houses that line the area's brick streets.

For many years after the settlement of Orlando, the southwestern section of today's College Park was mostly orange groves and oaks, with few houses. In 1878 real estate investor James P. Wilcox bought 70 acres of this land. Much of his purchase was acquired in 1910 by Orlando pioneer Thomas P. Warlow and associates, who created the Concord Park subdivisions near Lake Concord. In 1917 adjoining property was sold by Wilcox's heirs to F.N. Boardman. In 1919, 21 and 22, Boardman acquired additional pieces from T.H. Evans of Concord Park, the City and the Wilcoxes. He built a house and subdivided, creating BOARDMAN'S ADDITION in 1922.

Land north of the Wilcox purchase had been bought in 1875 by Adam Given. In 1922, as the Florida land boom took off, a tract near Lake Adair was platted as the Edgewater Subdivision by T.J. Walker, owner since 1906. It was sold in 1923 to the Gentile Brothers Company, dealers in

fruit and other commodities. They replatted the land in 1924 as EDGEWATER HEIGHTS. Bought later in 1924 by F.H. Thwing and Thomas H. Smith, the subdivision was promoted by the J.P. Holbrook Company. Holbrook described the area as "a combination of lakes, rolling high land, fine homes, broad streets, avenues of splendid trees, orange groves, a Country Club at the side door and a place close in to the heart of town." Some 20 homes were built here before the end of the boom and the onset of the Depression almost halted construction. Afterward, development proceeded at a slower pace, so that Edgewater Heights today contains homes from the 1930's, 40's and 50's, with a few from the 1960's, 70's and 80's and even the 1990's. There is still potential for development through demolition of older homes and subdivision of large lots.

Between Edgewater Heights and Boardman's property, some 15 acres remained undeveloped and fenced. This land, owned by Englishman Henry B. Sweetapple and his heirs, was actively maintained as an orange grove from 1885 till 1936. In 1944 Sweetapple's grandson Harry Hammond sold the land to Donald L. and Justine M. Dudley. In 1945 they subdivided it as EDGEWATER ESTATES, with a street called "Alba" ("white" in Spanish), after their friend and co-developer Dr. Roland White; their daughter lives on Alba Drive now. Austin Wigglesworth also participated in the development, which included land on Lake Concord owned by Dudley. He gave it to the City and now, as Don Dudley Park, it combines with Alba's oak trees to enhance the area.

### 1. 800 EDGEWATER DRIVE - THE BOARDMAN/MOSES HOUSE

This house, one of the earliest in College Park, is pictured in the 1991 Historic Orlando Calendar published by the City. It was built for Franklin Nathaniel Boardman, who came here from New Hampshire in 1887. He made money as a merchant and in real estate, and gave substantial sums to his church and other charities. He was a founder of College Park Baptist Church. According to their granddaughter, Dorothy Boardman Kramer, Boardman and his wife Wilhelmina had the large two-story garage/apartment built first and lived there while their new house was being constructed. An October 1920 building permit (A.M. Huggins, builder) probably pertains to the garage complex. A November 1921 permit (Bates & Cole builders) may pertain to the house. A third Boardman permit, in June 1922, is for a boathouse on Edgewater Drive. A February 1921 permit almost certainly pertains to the buff brick house at 808 Edgewater Drive which Boardman built and in July 1921 sold to Charles Joseph Finley. The Finleys lived there for many years.

The photos on display show Grace Dorothy Boardman Kramer, born May 1924, as a baby of about six months in her grandparents' and parents' arms. Her father was well-known Orlando dental surgeon Dr. Frank Carey Boardman. Dorothy kept her pony, Flossie, at her grandparents' house and spent much time there; some of her former playmates are helping at the house today.

The Boardmans lived in this house until 1943. The second notable family to live here, that of pharmacist Charles W. Moses, purchased the property in 1971 and lived here for two decades. Charles Moses' father, Edmund B. "Doc" Moses, founded a chain of four drug stores in Orlando; the last one closed in 1982. "Doc" Moses was a City Commissioner from 1949-53.

The buff brick house is a symmetrical example of the Prairie style developed by Frank Lloyd Wright and other Chicago architects. This subtype displays influences of other styles - its horizontal lines tend toward the Foursquare, and its hip roof and center dormers are covered with tile, as in the Mission style. Other features include overhanging eaves, stained glass windows and a broad front porch, later partially enclosed. The porch piers are echoed by the posts of the low brick wall that fronts the house. The Boardman House was designed so that almost every room has a view of Lake Concord. Intricately patterned tile on the floor of the sunroom, tiled fireplace with a wood mantel supported by columns, hardwood floors and some bathroom fixtures are noteworthy original features. During a 1976 renovation the Moses added a new kitchen and a pool. The pool blocked the driveway, with porte cochere, which led to the original garage. The Moses then converted the first floor of the old garage to a game room and built a new garage.

(X - Extra; not open: 800 Putnam -- THE HATCH/DUCKWORTH HOUSE. You may want to take a one-block detour to see the exterior of this special bungalow, with its fish-scale shingles and overhanging eaves. It was built about 1918 on the shores of Lake Dot for Cyrus and Evaline Hatch. From 1935 to 1980 Louise and Manly Duckworth lived and taught piano here. Linda Coffie bought the bungalow from them, and, in 1987-1988, perceiving threats from the planned arena, arranged to safeguard the house by moving it to its present location. From 1980-93 a resident of 716 Alba Dr., the late Mrs. Duckworth was an active and valued CPNAHC member.)

## 2. 918 ALAMEDA STREET - THE SEIBERT/SHULTS HOUSE.

The property was purchased from Thwing and Smith in 1926 by Eliza R. Seibert; the house was built in 1927-28 by contractor William E. Minter for the Seiberts. John J. Seibert, a sometime carpenter, was then in the citrus business on Lake Adair; he later became a heating contractor. Records fail to show that the Seiberts ever lived here. Well known Orlando lawyer C.A. Yergey and his wife resided here in the early 1930's before moving to their new home on the shores of Lake Concord at 505 Peachtree Road. (The Yergeys' next house, at 805 Edgewater Drive, was built for them in 1938 and remains in the family.) Then, for some 30 years, the house at 918 Alameda was owned by Fermon and Hedwige Shults. Thereafter it was a rental property suffering from progressive neglect until it was purchased and carefully restored by the current owners in 1990. A famous counterfeiter, Obadiah Chandler, was among the tenants. He lived here sometime in the 1970's, in hiding and unsuspected, with his 16-year-old son and two big dogs.

This house, featured in the book "Orlando History in Architecture", is another example of the Prairie Style, symmetrical, with horizontal lines, hip roofs (here a variation known as jerkin-head), overhanging eaves, substantial masonry piers supporting the roof of a broad front porch, and bands of "Queen Anne" casement windows. The porch was enclosed in 1936; the current owners restored the original porch and several interior features, while updating the house for current comfort standards and constructing an unobtrusive addition. They converted the original detached garage to a guest house, and built a new garage and breezeway.

## 3. 1000 CORDOVA DRIVE - THE WHITFIELD/GLUCKMAN HOUSE

### 4. 907 SEVILLE PLACE - THE WHITFIELD/BETTES HOUSE

When William Kinne Whitfield, a lawyer/ judge from Indiana, came to Orlando early in 1928, he bought two lots in Edgewater Heights and commissioned a house at what is now 1000 Cordova Drive, and another next door at 907 Seville Place. Judge Whitfield lived at 1000 Cordova until his death in 1940; his widow, Addah, remained there until 1946. After several owners, the house was bought in 1953 by Florence and Sidney Gluckman, parents of four boys and a little girl who is now the owner of Park Books. As her children grew older, Mrs. Gluckman spent less time at home. She attended medical school, earned a law degree, opened a legal aid center for the poor, founded a senior citizens' lobby group, and helped to integrate Orlando's restaurants. Since Florence Gluckman's death in 1968, the house has been owned by three different families.

The house at 907 Seville Place has been owned by only 2 families. The Whitfields' son Charles and his wife lived here briefly; William, Jr., the other son, and family were residents until 1960. Then they sold the house to friends, James and Mallie (Sligh) Bettes, whose daughter and son-in-law own it now. According to Jim Bettes, the William Whitfields, Jr. sold the house because it held too many memories of their avatrix daughter Beverly, missing since a 1949 flight, whose death they finally accepted. Bettes, a prominent real estate appraiser who served on Orlando's Planning and Zoning Boards, came here in the early 1920's from Jacksonville and recalled seeing the Whitfield Houses built.

To build the houses, Judge Whitfield contracted with Raymond C. Stevens (1897 -1985), the first builder in the area to offer design services. Although not trained as an architect, Stevens, who had come to Orlando about 1925, was experienced in construction and was a quick and determined learner. Probably his own house (on Lawrence Street) and the two Whitfield Houses were his first design efforts.

Designed in the Mediterranean Revival style, both Whitfield houses display Spanish tile roofs, stucco walls, arched openings, cable twisted columns, wrought iron ornament, small balconies, asymmetrical facades and casement windows, with pecky cypress woodwork outside and in, including exposed beams. The houses also feature walks and floors of random-laid, brightly colored broken tile. Such tilework, though used by other builders of the period, was a specialty of Stevens, who reportedly helped lay the tile himself. Another Stevens touch was the ship motif -- sailing was among his hobbies. At 1000 Cordova, the foyer floor includes a ship tile similar to one at Stevens' own home. At 907 Seville, there is a plaster ship over the fireplace.

Also noteworthy at 1000 Cordova are the entrance tower, winding staircase with risers of Mediterranean patterned tile, tiled patio fountain, and tile floor in a breakfast room incorporated into a large kitchen by Florence Gluckman, who spent her weekends cooking for family and friends. The current (since 1985) owners uncovered and preserved this tile as part of a kitchen renovation. In the living room they uncovered original oak floors by removing 1950's cork tiles. The garage and pool were added in 1968-9, replacing the porte cochere and detached garage.

At 907 Seville, the finely proportioned facade, pictured in "Orlando History in Architecture", is unmarred by an unobtrusive addition at the rear, built by the present owners in 1988. The porte cochere and original garage remain. The sun porch, like that at 1000 Cordova, was enclosed decades ago. The present owners possess the original plans signed by Stevens.

#### 5. 804 ALAMEDA -- THE RICKER/SHEPARD HOUSE

The story of this house is interwoven with that of the house next door. The 3 lots on which the houses now sit were purchased in 1925 by James J. Hickey, who had come to Orlando in 1923 as a retiree and real estate investor. With him were his brother William, mother, wife Wilo and teenage son Charles W. In July 1926, at the age of 51, James died suddenly at the house he had built at 728 Alameda. Charles, who had helped manage his father's investments and was an agent for Mizner Properties, was judged by the court capable of handling the property, but in a few years he sold his interest to his uncle William. In 1929, William sold the half on which 804 Alameda stands to Carl J. Ricker, also apparently a retiree. There may have been a structure here then, but the house we see today was built by Ricker in 1929, reportedly to resemble a former home. When the Rickers first lived in Orlando, they also maintained a home in Emporia, Kansas. They lived at 804 Alameda until about 1950. After several ownership changes during which the house deteriorated, it was purchased in 1963 by the present owners, who restored it.

This house is the illustration for the Colonial Revival style in the City of Orlando's book, "Orlando's Architectural Styles: 1880-1950." Features of the style seen here are a symmetrical facade, one story flat roofed wings, multi-paned windows with shutters, panelled front door with fan light, columned entrance porch. The house is believed to be the work of Raymond C. Stevens; J. Allyn Stevens recalls Carl Ricker as a favorite among his father's clients - Ricker gave the child nickels for remembering his name. The hearth and the floors of the entry porch, sunroom and small bathroom are of multi-colored broken tile. The current owners added the rear one-story addition in 1963, as well as the carport which balances the east wing in line with the Rickers' long-term plans. Termite damage forced demolition of the original garage. In the house, wood is termite resistant, with heart of pine windows, cypress floor joists and cypress shutters that latch. Octagons were added to the shutters by the current owners, as was a pool about 1968.

#### 6. 711 ALBA DRIVE -- THE MCPHERSON/WARD HOUSE

This 3/4 acre site was bought from the Dudleys in 1946 by attorneys James and Fletcher Rush, who sold their lots in 1950 to citrus man John R. McPherson. He and his wife Dorothy commissioned noted architect James Gamble Rogers II (1900-90) to design a house for them. In 1938 Rogers had designed the famous Colonial Revival mansion at 1030 Lake Adair Boulevard for Mrs. McPherson's parents, R.D. and Mary Keene. Harry C. Cone was the contractor for both houses. The McPhersons sold to the current owners in 1973.

An elegant example of the minimal traditional style, the McPherson House exemplifies Gamble Rogers' ability to design homes that suggest gracious living, whatever the style. The graceful, quarry-tiled loggia leading to the entrance, the sturdy yet also graceful chimney, and the large bow window distinguish the front facade. Particular features to note inside are the fireplace with marble hearth, numerous built-ins including much-admired corner cabinets in the dining room, decorative moldings, pocket doors, and a pine-panelled study reminiscent of those in some of Rogers' College Park mansions of the 1930's (Keene, Yergey/Johnson, and McEwan Houses).

Sources: Lake Concord/Adair Historic Resources Survey; building permit records; newspapers; Orange County land records; city directories; interviews. Compiled by CPNAHC Co-chair Grace Hagedorn. Edited and map drawn by Orlando Historic Preservation Officer Jodi Rubin.

(X - Extra; not open: 800 Putnam -- THE HATCH/DUCKWORTH HOUSE. You may want to take a one-block detour to see the exterior of this special bungalow, with its fish-scale shingles and overhanging eaves. It was built about 1918 on the shores of Lake Dot for Cyrus and Evaline Hatch. From 1935 to 1980 Louise and Manly Duckworth lived and taught piano here. Linda Coffie bought the bungalow from them, and, in 1987-1988, perceiving threats from the planned arena, arranged to safeguard the house by moving it to its present location. From 1980-93 a resident of 718 Alba Dr., the late Mrs. Duckworth was an active and valued CPNAHC member.

#### ALAMEDA STREET:

700 Neo-Norman/Tudor. 1989. Designed and built by Rex-Tibbs Construction.  
722 Mediterranean Revival. Porter/Round House, aka "Casa Alameda". 1930 and 1936. Designed by Maurice Kressly. Restored and renovated 1993 by Jones-Clayton Construction.  
726 Neo-French. 1986. Built by Bob L. Saxton.  
728 Prairie. Hickey/Swope House. 1926. Built by F.N. Cline. Oriental motifs added by current owners. Oliver P. Swope was WPA Administrator and prominent banker.  
810 Ranch. 1949. Built by Clayton Construction.  
818 Split Level. 1950. Designed by W. Kenneth Miller. Built by Eugene Tavel.  
826 Minimal Traditional. Miller/Yothers House. 1951.  
832 Contemporary. 1948. 838 Colonial Revival. 1938. 910 Tudor Revival. 1936.  
911 Minimal Traditional/Expanded Ranch. Steindler/Kramer House. 1952. 914 Colonial Revival. 1990.  
926 Dutch Colonial Revival. Higginbotham/Mebane House. 1926. Built by F.N. Cline.  
935 Minimal Traditional. 1947. Built by A.B. Struble.

ALBA DRIVE -- not yet studied

#### ALHAMBRA COURT:

906 Mediterranean Revival. Cunningham/Calhoun House. 1925. Built by Allardice & Allardice  
910 Mediterranean Revival Style. "Opera Singer's House." 1925. Built by C.C. Construction.  
916 Prairie Style/Neo-Mediterranean alterations. 1927. Built by and for Frank N. Anderson.

#### CORDOVA DRIVE:

900 Mediterranean Revival. 1926. Built by E.D. Kenyon; one-story addition built 1927 by Allardice & Allardice. Restored by current owners.  
909 Prairie. 1927. Probably designed and built by Raymond C. Stevens; 1930's alteration is on Stevens' project list. Lived in 1929-1939 by William T. Miller, Stevens' partner in the 1930's.

#### EDGEWATER DRIVE:

The 700 block of Edgewater is not a formal part of this tour, but contains many early homes. Information about these homes is on display at the tour house at 800 Edgewater.

805 Colonial Revival. 1938. Designed by R.O. Wheeler and built by W.A. McCree, Jr. for C. Arthur Yergey.  
806 Contemporary. 1958.  
808 Bungalowoid. 1921. See history under description of 800 Edgewater.  
850 Neo-Colonial. 1953. 854 Neo-Mediterranean. c1946.  
908 Tudor Revival - a pure example. 1928. Built by Allen E. Arthur, Sr.

#### SEVILLE PLACE:

715 Colonial Revival - a pure example. 1933. Built by W.A. McCree, Sr. for Joseph Clayton.  
719 Minimal Traditional. 1956.  
729 Colonial Revival. 1935. On Raymond C. Stevens' project list, so may have been designed by him. Built by W.A. McCree, Sr. for Matha Lewis.  
801 Mediterranean Revival (stripped of ornament in 1950's). 1926. Built as the winter home of William Neal Reynolds, partner and chairman of the board of R.J. Reynolds Tobacco.  
805 Mediterranean Revival. 1948.  
819 Mediterranean Revival. King/Abberger House. 1925. Built by Jerry Ahern for Lucie R. Prewitt, Secretary/Treasurer of the J.P. Holbrook Company. 1934, 1937 - additions, alterations.  
825 Neo-Colonial. 1979.  
833 Mediterranean Revival. Bargeon/Guernsey House. 1939. Designed by James Gamble Rogers II for wealthy businessman Harold Stein. Built by A.B. Struble. 906 Neo-Colonial. 1952.  
911 Colonial Revival. 1926. Built by Hibbs & Griffith for attorney Eugene Carpenter. Addition designed and built 1967 by McCree Construction for Charles Brumback of the Orlando Sentinel.  
916 Colonial Revival. 1948. Attributed to James Gamble Rogers II; on Raymond C. Stevens' project list.  
925 Mediterranean Revival. 1928. Built by Allen E. Arthur, Sr. for attorney J. Thomas Gurney.  
928 Mediterranean Revival. 1928. Built by Edward H. Allardice. Joseph Gentile, Jr. lived here in the 1930's before building the home at 1000 Lake Adair Boulevard.  
933 Neo Colonial. 1961. 939 Colonial Revival. 1927. 943 Minimal Traditional. 1950.