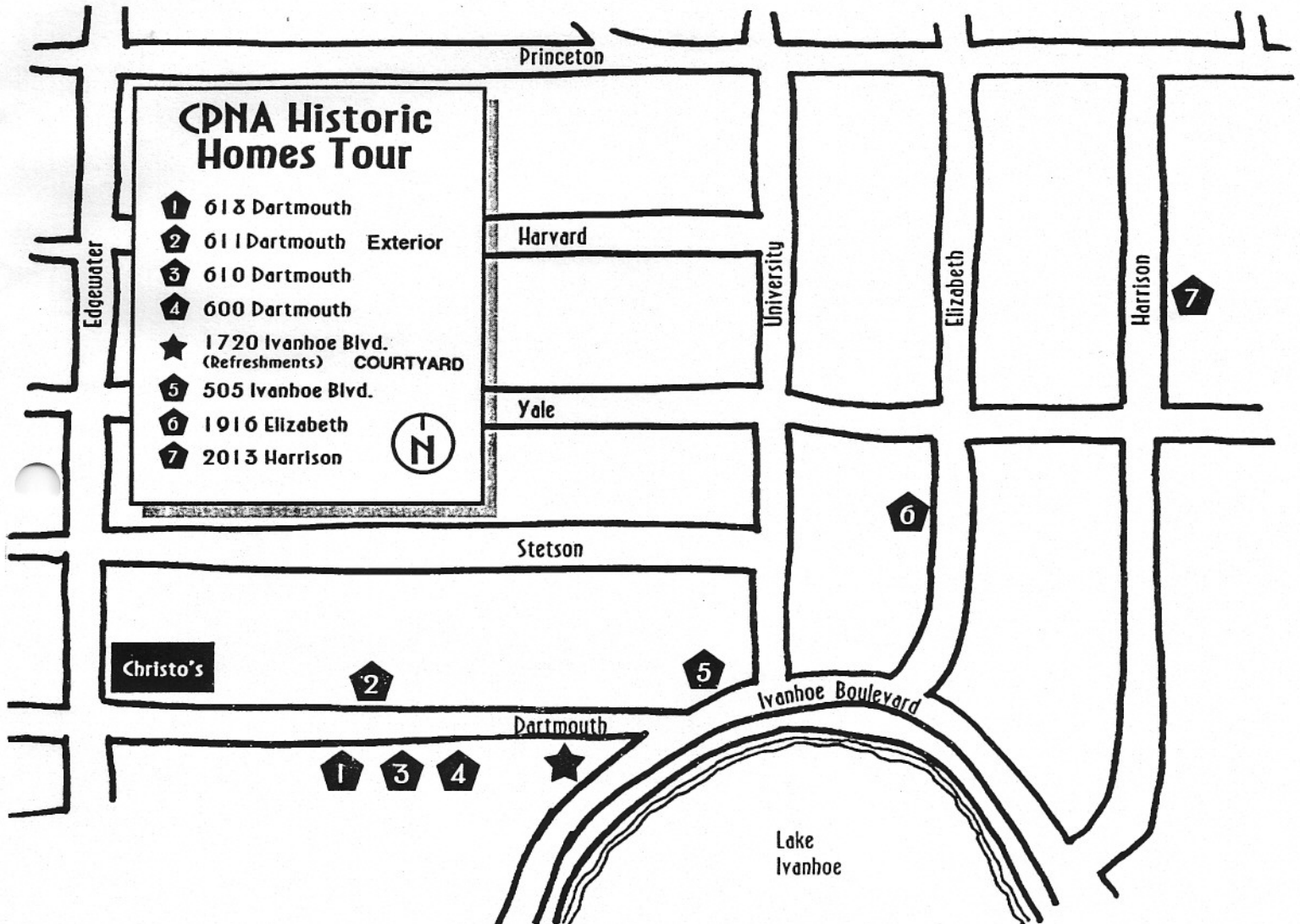


COLLEGE PARK HISTORIC HOMES TOUR - IVANHOE AREA; DEC. 3, 1995

FIFTH ANNUAL HISTORIC HOMES TOUR SPONSORED BY
THE COLLEGE PARK NEIGHBORHOOD ASSOCIATION
THROUGH ITS HISTORICAL COMMITTEE

**THIS IS YOUR TICKET - YOU'LL BE ASKED TO
SHOW IT AT EACH HOME**



On the shores of Lake Ivanhoe, near where Dartmouth Street meets the lake, ground was broken Feb. 26, 1925 for the first subdivision to be called College Park (north to Princeton, west to Edgewater, east to University). The developers of this former citrus grove property were David A. Cooper, S. Howard Atha, and Harry W. Barr, partners in CABCO, the Cooper-Atha-Barr Real Estate and Mortgage Co. The firm later created seven more College Park subdivisions, extending west to Rio Grande and as far as from Golfview to Bryn Mawr. Their success caused our much larger neighborhood to be called College Park.

Another major developer, Walter W. Rose (later State Senator), had already capitalized on the appeal of college-named streets -- his 1921 Rosemere subdivision included Princeton, Harvard, Yale and Cornell streets. Closer to what was to be the "cornerstone" of College Park, Rose created Rose Terrace in 1924; the north/ south streets were briefly called Severn and Newborn instead of Elizabeth and Harrison.

College Park, Rosemere, Rose Terrace and other developments were part of the frantic Florida boom of the 1920's. According to David Cooper's son Wayne, then a young salesman, "we'd sell 100 lots in a day....Half the people down here were real estate people selling to each other..... I'd get a contract to buy a house,...sell it to (a colleague),... then we'd sell it to someone else," always for a higher price. With speculation rampant, the boom was bound to "bust" before all the lots could be built on. As property values dived, many lots remained vacant for years. Thus in addition to 1920's homes, there are homes from the 1930's, 40's and 50's, sometimes in the same block.

From Tour Headquarters at Christo's Subs and Salads on the north-east corner of Edgewater Drive (called Apopka Rd. in the 1920's) and Dartmouth Street, turn east on Dartmouth to enter a block with an unusual variety of traditional architectural styles.

Home 1, 618 DARTMOUTH, was built in 1927 by contractor B.F. McElroy for the (Oliver P.) Swope Land and Investment Company. CABCO had deeded the land to Swope with the proviso that any dwelling to be built there must cost at least \$3,500 and that no stock could be kept on the premises. The building permit shows the cost of the house as \$3,900 and a detached garage, \$100. There is a tradition that the house was designed by the University of Florida School of Architecture; it is quite possible that the house was designed by UF students, and the plans were transferred with the deed. Wayne Cooper was a UF student.

The first noted resident was H.A. Baldwin (1929). From 1935 to 1960 Sarah and Julius C. Townsend, Jr., a statistician for the U.S. Dept. of Agriculture, lived here. The owner from 1961-1985 was Cora Paul Blair, an agriculture department clerk and widow of Fred Johnson Blair.

This house is a classic example of a front gabled Craftsman style bungalow. The highlight of the structure is the full width front porch supported at the ends by large tapered columns resting on massive rock-faced concrete piers. Note the original windows and front door, showing typical details of the Craftsman style.

Note 617 Dartmouth, a 2-story Colonial Revival house built in 1943, presumably for Harry D. Loucks of Orlando Plumbing and Heating Company and his wife Mary, and lived in for a time by Swope's son Sidney, Orlando Transit chief. Notice the nicely detailed front entry porch with its brick stairs, wrought iron rail and denticulated pediment supported by square wood columns.

Home 2 (Exterior Only; Historical Display Table), 611 DARTMOUTH, is a Minimal Traditional home with English influences that was designed and constructed starting in 1937 by noted Orlando architect/builder Raymond C. Stevens. His project list shows the cost of the house as \$9,850. His clients were William D. Ray, President of Orange Belt Truck and Tractor Company, and his wife Ruth. Mrs. Ray died this year at age 100. The Rays resided in the house from

1939-1966, when it was purchased by the current owners, one of whom is a grandson of College Park developer David Cooper.

The home is distinguished by a projecting central bay with a front facing gable roof. In the projection is a large bay window with a curved copper standing seam roof. The current owners have Stevens' plans.

Home 3, 610 DARTMOUTH, was built about 1942, reportedly for Richard C. Steck, a citrus broker, and his wife Helen, secretary at the First Presbyterian Church. They lived here until about 1955. From about 1956 to 1970, the owners were Jonathan Plunkett, a real estate agent, and his wife Harriet. From 1970 to about 1987, James H. and Patricia Anne Stone lived here. Mr. Stone was president of the hardware store founded by Landis Stone and bearing his name.

Colonial Revival in style, the two-story frame house is distinguished by such typical stylistic features as groupings of multi-paned windows, symmetrical facade, and small entry porch. The pedimented porch is supported by fluted columns.

En route to the next stop, note 605 Dartmouth and 601 Dartmouth.

An Arts and Crafts bungalow, 605 was built in 1927 by contractor B.J. Lord for George Wettstein, Jr., a salesman for Walter Rose, who lived here until about 1930. The house cost \$3000; the garage, \$250. In 1964 the sale price, including furniture and appliances, was \$12,500. During the 1930's attorney/trust officer Rupert B. Griffith and his wife Mildredge lived here; they later built the large home across Lake Ivanhoe at 1330 Ivanhoe Blvd. Note the arched windows and the tile design imbedded in the stucco of the gable end. The front of the house was added onto in order to create a larger sun room from the original open porch.

An impressive frame vernacular residence, 601 was built in 1927. Feed company cashier Manuel H. Jones was the first noted resident (1928). Several others lived here before the Leo E. Smyth family moved in about 1943. He was president of Smyth Lumber Company. The house has the horizontal orientation commonly associated with the Prairie style of architecture and also the large tapered columns on brick piers and full width front porch often found on Craftsman houses.

Home 4, 600 DARTMOUTH, was built in 1926 by contractor P.A. Horne. The first owners were Mattie and William E. Martin, who paid \$5,500 for the house and \$500 for the garage. Martin, after teaching at Fairvilla School and pioneering pine apple culture, was elected Orange County Tax Collector in 1904. He continued in office until about 1930. In 1937 prominent builder and former Councilman James G. Manuel made repairs to the house, then owned by the Guernsey Estate. Then or earlier the upper story was added. By 1938 Marie and Wallace Snow were here. Esther Burke, a Memorial Jr. High teacher, lived here from the mid 1940's to mid 1950's. Hilda and George Loehr then owned the property for some two decades.

This is one of the finest examples of Craftsman architecture in College Park. It has an open front porch, the original 4 over 1 double hung windows, exposed rafter ends and large triangular roof brackets. The upper story was a sleeping room where one could sleep comfortably in summer by opening windows on four sides to let in cooling breezes. Original interior features include built in curio cabinets.

★ **A Refreshment Stop in the COURTYARD of 1720 IVANHOE BLVD.** is accessed from Dartmouth. Admire the ancient oak trees, here long before they shaded the ground-breaking for the College Park subdivision. (The house was built about 1950 for attorney and judge Brantley Burcham and his wife Caroline. During the Depression, he was active in a program to revitalize Orlando.

Continuing eastward, note the 1926 Colonial Revival at 529 Dartmouth, with eyebrows in its roofline. Dr. Samuel F. Ricker and his family lived here in the 1940's.

Home 5, 505 IVANHOE BLVD., was built for Edith and Bernard C. Elliott in 1939. The street number then was evidently 1740. Mrs. Ethel T. Elliott lived in the home until about 1977. For a time the family was in the restaurant business.

This masonry vernacular house with Mediterranean influences has a barrel tile roof and a small front porch. This beautiful lakefront residence still has some of its steel casement windows. Inside, note the floor of the living room -- wide oak planks with mahogany pegs (recent), and of the sunroom - terra cotta tile with ornamental inserts, the arched hallway ceiling and the original tile in the bathrooms.

Continue 1 block east to the beginning of the Rose Terrace subdivision. Turn left on Elizabeth.

Home 6 (Piano Music), 1916 ELIZABETH, is a 1 1/2 story frame residence that is a variation of the bungalow type so prevalent in the Orlando of the 1920's and 30's. It was built in 1930 - a year of few new homes because of the Great Depression - at a cost of \$4000, plus garage at \$175, for Charlotte Haley. From 1933-37, Mary A. Halley, widow of Belton, is listed as living here; then Charlotte is listed until about 1955. After a decade of ownership by Bernard and Mary Edenfield, the home was purchased in 1967 by a College Park native and her attorney husband. She is the daughter of Orlando's first female bank teller, Agnes Morgan Newell, and long time Orange County circuit court clerk and comptroller Arthur Newell. She will play some of her own piano compositions.

Note the fluted columns of the porch, formerly open across the front, the original diamond shaped shingles on the side gabled roof and the original Craftsman windows. Unlike many early Orlando homes, this house has a basement.

Continue north to Yale, turn right, go one block and turn left onto Harrison.

Home 7 (Decorated for the holidays), 2013 HARRISON, was built in 1927. The first residents were Ruth and W. Arthur Humphries, district manager for an insurance company. When he died, she returned north. George M. and Pearl DeMent moved here in 1930. From 1936 for several years, Lillian and Wallace R. Roy, a research chemist with the U.S. Agriculture Dept., lived here. For more than 45 years, until 1992, Hilda and J. Lucien Wolcott, an Orlando Utilities Commission superintendent, owned the home.

One of the few Dutch Colonial Revival style residences in this area, the house features a gambrel roof, a gabled entry porch with an arched opening all supported by wood columns and a rock faced concrete block foundation. The shed roofed porte cochere and sun room balance each other and add to the symmetry of the design. The Wolcotts built the two-story and one-story additions at the rear in the early 1980's, respecting the exterior and interior details of the original house. The kitchen has the original built-in decorative shelves.

Sources: Ivanhoe Historic Resources Survey, city and phone directories, real estate records homeowners, interview with Wayne Cooper. Compiled and written by CPNAHC Co-chair Grace Hagedorn. Architectural descriptions and map by Orlando Historic Preservation Officer Jodi Rubin.