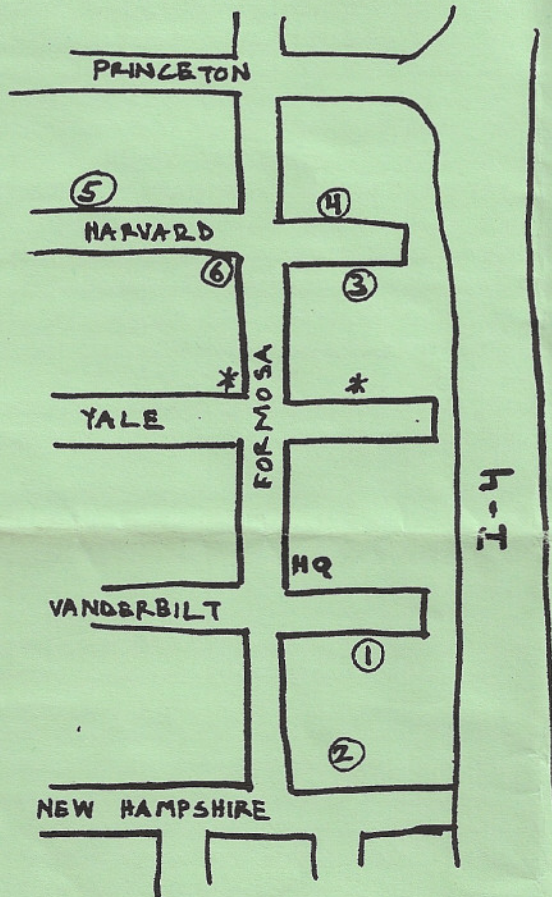


# 9th COLLEGE PARK HISTORIC HOMES TOUR

DEC. 5, 1999 - IN THE SHADOW OF INTERSTATE 4

A PROJECT OF THE COLLEGE PARK NEIGHBORHOOD ASSOCIATION

**THIS IS YOUR TICKET!! SHOW IT AT EACH HOME**



- Headquarters 101 East Vanderbilt Street
- ① 112 East Vanderbilt Street
  - ② 109 East New Hampshire Street
  - \* Outside stop 47 East Yale Street
  - \* Outside stop 111 East Yale Street
  - ③ 110 East Harvard Street - PORCH Refreshments and Resource People
  - ④ 107 East Harvard Street
  - ⑤ 25 East Harvard Street
  - ⑥ 48 East Harvard Street

Almost 80 years ago, long before Interstate 4 was dreamed of, developer Walter W. Rose transformed groveland into building lots with streets he named for colleges and universities. Our tour includes homes from his Dec. 1921 Rosemere subdivision and from the adjacent Bentwood subdivision, filed Jan. 1922 by A.L. and Rilla D. Bently, Joseph M. and Viola M. Brady, and Martha Dudley.

Rose's salesmen were among the first to buy and build in this early center of College Park history. Prominent Orlandoans soon settled here in homes that housed them for decades or sheltered later generations of notables. Some lost their homes when I-4 was built.

The resource people for our tour, Dick Norris and his sister-in-law Virginia Gibson Norris were children here in the 1930's and 40's. Their memories have helped to create the tour. They are sharing these memories today at 110 E. Harvard, where Virginia grew up.

You are starting the tour at headquarters (HQ), 101 E. Vanderbilt. Numbers on the brochure are for convenience only. Visit the homes in any order. Along the way, note the antique autos on display courtesy of the Model A Club of Greater Orlando.

Descriptions of the tour homes follow.



*Yes, this house is much altered.*

HQ - 101 E. Vanderbilt has been in the ownership of the Roper family since 1929. Amos A. Roper and wife Blanche were the first family members to live here, followed by son Amos and wife Mona, and grandson John and wife Nancy. Now a great-grandson lives here. John Roper enlarged and remodelled the house in the 1980's. Note the picture-board display.

Amos Roper came to Orlando about 1916 and invested in real estate. He was owner of A.A. Roper Real Estate and, with son George O. Roper, a partner in ABC Rental Agency.

He purchased this property from Bentwood subdividers Joseph and Viola Brady, who had bought it from Samuel and Cora Craig in 1919. The Bradys apparently built the nucleus of this house in 1924, taking out permits in July for a one story house and garage, to cost \$3500 and \$250 respectively. From 1926-1929, J.L. and Riddie Wimbish lived here. They were assignees of a contract for deed between the Bradys and Isaac and Fannie Teller. The Wimbishs evidently couldn't make payments, and the Bradys took back the property.

The 1980's remodelling included a rear addition, porch alterations, new windows and vinyl siding, but the home's Colonial Revival origins are evident. Typical of the style are the one-story wings (including a former carport), symmetrical facade, and wide overhanging eaves.

#1 - 112 E. Vanderbilt is best known as the home of attorney, municipal judge (1942-44) and communist fighter Brantley Burcham and his wife Caroline. He wrote "Red Challenge to America", a book published in 1955. During the Depression, Burcham was part of a committee to improve business conditions. He served on the school board for 30 years.

Burcham got building permits for the house and garage in Nov., 1928. Estimated cost of the garage was \$400, and the house, \$3400; Burcham found the actual cost was \$3300.

From branches of a fallen oak tree in the then-vacant lot next door, neighborhood children would swing for hours on a home-made bag swing. The Burcham children grew up here; in 1950 the family moved to a new home at 1720 Ivanhoe Blvd. The Vanderbilt house has been in the family of the present residents since 1967.

The owners love their home's original features - its beamed cathedral ceiling, hardwood floors, textured stucco, and arched openings. They are involved in ongoing renovation.

Tudor Revival was not quite as popular as some styles of the 1920's, but this particular model is repeated in several places in Orlando, including examples in the Lake Copeland Historic District and the Lake Lawsona Historic District. The half-timbered house has nice detailing typical of the style, including wood casement windows, pointed arches in the gable vents, an arched plank front door and a curved eave over the main entry.

#2 - 109 E. New Hampshire was begun in 1925 for Krikor E. Manookian and his wife Rose Mae, who bought the property from the Bradys. Joseph M. Brady was the contractor. The house and garage were to cost \$7000 and \$350 respectively. In 1926, the Manookians opened a new French dry cleaning plant at 327-29 America St. adjacent to their existing building, with an office at 36 W. Central. With over 30 employees, the new plant was the largest in Orlando. Manookian was company president and his wife was vice-president. Their firm was called "Pete the Tailor, Inc." *B.P. 10/5/25. Frame, comp. 2*

The Manookians lived in their fine home "along the northeast shore of Lake Ivanhoe" until 1932, when they moved to 27 W. Harvard. From 1934-1938, the residents were Jonibel and Kermit D. Rippey, Secretary-Treasurer of Yowell-Drew Department Store. Then Mary and Theodore K. Hastings, whose businesses included a service station, real estate and insurance, bought the property. The family lived here for some 40 years.

The present owners, who took possession in 1998, love the charm and character of their home, with its spacious rooms, hardwood floors, fireplace, and even a basement. They appreciate the work done by their predecessors.

This 2-story Colonial Revival is one of the finest examples in College Park. Details such as the one-story wings, small entry porch and multi-paned windows with shutters are characteristic of the style. The dentil molding under the eaves is a refined touch not often seen.



\*47 E. Yale (not open) was a boyhood home of record-breaking balloonist and parachutist Joe Kittinger. His family lived here from 1940 to 1942, and from 1944 to 1947; then Elizabeth and Harry West moved in. Joe was about 10 when his parents bought the house from J.F. and Annie Thompson. He was always into mischief, say former playmates.

Joseph W. Kittinger, Sr. was the proprietor of Florida Business Equipment. His wife, Ida Mae, was in real estate. Among the family's addresses was 38 E. Yale. The senior Kittingers were living there in 1957 when Joe, then an Air Force Captain, set a new altitude record for manned lighter than air flight. After breaking other records and signing on with Church Street Station, he was inducted into the International Space Hall of Fame in 1989.

This house and a garage were built in 1928 by J.S. Dinkel, to cost \$4000 and \$300 respectively. The first listed tenants were Elsie and accountant/tax specialist Harold J. Boyd.

*B.P. 12/21/27 Frame comp; 2 story, 1 story*

The Arts and Crafts inspired Craftsman style house has distinctive English elements including the stucco walls, triangular brackets under the eaves, relatively small porches, tiny diamond windows in the gables, a prominent chimney and unusual casement windows.

\*111 E. Yale (not open) was the boyhood home of the Meiner brothers, Charlie and Mack. Their father Eddie was Orlando's first caterer and the proprietor of Meiner's Fine Foods; grandfather Charles began the family food empire by opening Meiner's Grocery in 1917.

Edward and Nellie Meiner bought this house in 1942 and lived here until 1971. In 1942, Charlie, 11, and in 1946, Mack, 13, were recognized for aiding the war effort by collecting scarce materials. The property at 111 included vacant lots where neighborhood kids gathered, next to what they called this "up-in-the-air house."

Attorney Charlie Meiner is noted for reusing threatened historic homes as an inn and for Cheap Charlie's Antiques. The latter was taken over by Mack, a well-known restaurateur.

The house was built in 1924 for Grace Woodward and her husband Fred. He was a sales manager for Rose. The building permit called for a one-story house estimated to cost \$4000 and a garage at \$200. This home was to be open today, but family illness prevents.

One of the most unusual Mediterranean Revival houses in the city, this structure has a curious enclosed porch that sits high off the ground. The porch is detailed with arched openings supported by Tuscan columns. Other unusual details include the 3-part Palladian window on the left side and the arched windows marching up the right wall, denoting a staircase. The tiled hip roof, stucco walls and arched openings are all typical of the style.

#3 - 110 E. Harvard was the home of Bunyan A. and Lois Gibson from 1938-62. Their daughter Virginia is a resource person for the tour. She married the boy next door, Paul Norris, whose brother Dick is a local history source. B.A. Gibson was a milk wholesaler.

R.R. McCain applied to build a one-story house and garage here in 1924 at an estimated cost of \$4000. In 1925 William T. Walker made a \$1200 addition to the house, also adding to the garage. He had come from Kentucky in the 1880's and bought a citrus grove on Lake Ivanhoe with his brothers. They expanded to more groves, a packing plant and a nursery. Walker and wife Viola, daughter of a pioneer merchant, moved to this house in 1926.

The house was influenced by the Colonial Revival and Craftsman styles, in a rather naive fashion. The resulting mix is commonly referred to as the Frame Vernacular Style. The two-story house has a full width front porch with a pedimented entry, three over one Craftsman style windows and a hip roof with wide overhangs.

#4 - 107 E. Harvard was built in 1928 for 26-year-old C. Walton Rex, Secretary-Treasurer of Rex-McGill Investment Company. House and garage were estimated to cost \$6000 and \$350 respectively. Rex and his wife Lottie lived there for 2 years. The next residents were Frank and Pearl McCready. He was a salesman, and she worked for the Orange County Citrus Exchange and later ran The Hosiery Shop. She lived here until 1944.

From 1944 until 1949, this was the home of Byron W. and Louise Evans. He was the pro-



prietor of Evans Auto Supermarket, a bowling alley and a teen night club. In the 1960's, the Charles Goodrich family lived here.

The current residents love the spaciousness and flow of the house, the arched openings including an alcove in the dining room, and the fireplace. While they believe few alterations have been made to the main house, they know that a former resident converted the garage into an entertainment area he called the "Tiki Lounge". There's an apartment above.

This Colonial Revival house is another that has details that are usual for the style. The two-story house has one-story wings, an arched window over the pedimented entry porch, and multipaned windows.

**#5 - 25 E. Harvard** was owned by one family for more than 60 years. In 1926, the City Directory listed Joseph R. and Sadie Clark, and Miss L. May Clark, a bookkeeper, at 1220 Palmer. Later that year Miss Clark bought the Harvard property from Theo and R.R. McCain. R.R. was a contractor who built many houses in Rosemere. The building permits for this house and garage were dated Oct. 24, 1925. Estimated costs were \$4,000 and \$150 respectively. This lot was one of those that C.O. Spessard, a Rose salesman, bought from Rose in 1923. Mr. and Mrs. Clark soon moved to #25 and raised their 4 children here. In later years they operated their photography business from the home. They also ran the Dixie Studio downtown. Clark was the photographer for Princeton School. Neighbors said he was nicknamed "Cakes" because of his fondness for pancakes.

In the 1940's or 1950's, the Clarks replaced the kitchen cabinets. The vinyl siding was installed during their ownership. Other than upgrading systems and combining two small rooms, the present owner has made no changes, so that the house has many original features. The residents consider the built-in bookshelves essential, and they love the layout of the house, the hardwood floors, woodwork, fireplace AND the vintage gas stove.

This classic Craftsman style bungalow is one-story in height, has a porch stretching across half of the front facade and has tapered columns sitting atop stuccoed piers. The original front door, wood windows and garage have been maintained intact.

**#6 - 48 E. Harvard** is one of 9 Rosemere lots purchased in April 1923 by a Rose salesman, Clayton O. Spessard, and Harvey R(ichard) Spessard, also a salesman. In the 1924 and 25 City Directories both were listed as living on Harvard. No street numbers were given, but since C.O. got a permit to build a one-story garage here in 1925, it's likely #48 was his residence. In June, 1927, he pulled permits to build across the street; he had the house and garage at #47 built for approximately \$4700 and \$300 respectively. He and his wife Carmelita lived there in 1929 -30, while salesman Duane W. Hadswell lived at #48. From about 1947 to 1959, Lee Beauvais, a travelling salesman, his wife Louise and his relative Gordon lived here. The family had lived at #40 (then next door to #48) since 1924. June Beauvais, a nurse, moved into #40 in the early 1950's. For years #48 was rental property.

The current resident, owner since 1971, moved in about 3 years ago after having the house completely restored. The original roof tiles were removed, repaired and reinstalled, and the original casement windows and exterior and interior light fixtures were refinished. Inside, note the sconces, the hand-blown globes in the dining room chandelier, the oak flooring, and the bathroom with its original tile and cast iron sunken tub.

The owner also owns the 1950's house next door. Apparently most original owners bought 2 lots; in the late 1950's a Mr. Murphy built on the vacant lots.

This house is designed in the Mediterranean Revival style, also known as Spanish Eclectic, and is a fine example of a smaller home in this style. It has a tiled hip roof, casement windows, an arcaded entry porch, an unusual terrace and rope columns. One of the most interesting details is the corner fireplace.

Sources: City Directories, building permit records, real estate records, homeowners and former residents, "Orlando - A Centennial History" by Eve Bacon, newspapers, City historic resources survey. History compiled and written by CPNAHC Co-chair Grace Hagedorn. Architectural descriptions and map by Orlando Historic Preservation Officer Jodi Rubin. Printing courtesy of the Orlando Neighborhood Services Office. For information about the College Park Neighborhood Association, call Sue Arms at 426-9288.