

The **College Park Neighborhood Association** has held Historic Homes Tours since 1991. This year, to celebrate our 20th anniversary, we are visiting houses of many different architectural styles. These styles help tell the story of College Park's development from earliest settlement of the area all the way through the Great Depression. **Please enjoy the tour this year and, as always, please respect others' property. In the end, we hope you learn a little something about our wonderful neighborhood.**

While many houses are of a distinctive architectural style, others are identified by their form. These houses, which were part of a building tradition passed down generation to generation, are called **Frame Vernacular** structures. They are identified by number of stories, roof shapes and room layouts and not architectural detailing.

During the 1920s Florida Land Boom, several architectural traditions became fully developed. Some of these styles were throwbacks of earlier times and others were thoroughly modern.

The **Colonial Revival** style was a movement started in the late 19th century after Philadelphia's Centennial Exhibition of 1876 reawakened Americans to their colonial past. These usually were two stories tall with side facing gable roofs, symmetrical front facades with accented doorways, groupings of windows and one story side wings.

The **Mission Revival** is another traditional style. It was based on Spanish churches along the Camino Real from San Diego to San Francisco. The style was most popular out West, where there was a reaction against the eastern styles which had dominated California architecture. Mission Revival houses features stucco walls, parapet walls and false bell towers.

The modern **Craftsman** style was developed in California by the Greene brothers, who designed houses from 1893 to 1914. A reaction to Victorian opulence, the style incorporated clean lines, sturdy structure and natural materials. The Craftsman style of architecture features wide overhanging eaves, groupings of windows, large front porches, porte cocheres and simple wood interior trim with built-in buffets, bookcases and breakfast nooks.

The excitement of the Florida Land Boom started waning in the mid 1920s. Foreclosures were common, banks closed, hurricanes hit South Florida. The downward spiral accelerated after the stock market crash of 1929 (does much of this sound familiar?). Few homes were built in Orlando during the Great Depression. When the Federal Housing Administration was created in 1934, it changed the lending industry. In the 1940s, the GI Bill encouraged home construction for veterans returning from duty. Because of these practices, things started to change in College Park.

Out of this period of economic uncertainty and war grew a new style that melded the traditional architecture of the past with a new modernism that

was prevalent in Europe. The **Minimal Traditional** style was formed. The style incorporates Colonial, Tudor and Mediterranean forms with the Modernists' preference for no ornamentation. Nevertheless, Minimal Traditional homes continued to have traditionally detailed built-ins and woodwork though somewhat simplified. This style has asymmetrical facades, narrow eaves, small porches and corner windows. This style was the first to feature attached garages with regularity. The style was prevalent here until it was supplanted by the Ranch style around 1950.

**1) 2414 Helen Avenue** This frame vernacular house is located in Anderson Park, a subdivision that was platting in February 1924. According to the Property Appraiser, it was built in 1930. It is said that the owner of Mills Nebraska Lumber may have been the first occupant. It has a front gabled roof, enclosed front porch and a pent roof above the second story windows on the side facades.

**2) 225 Emory Place** The Property Appraiser's records say this house dates from 1901, but little other information is known prior to the 1920s. The skewed placement of the house on the lot points to its presence prior to platting. This frame vernacular structure is an I-house, a type that dates from colonial times and that was popular in the eastern half of the country. The I-house was so named in the 1930s by Fred Kniffen, a specialist in folk architecture. He chose the name "I-house" because of its common occurrence in the rural areas of Indiana, Illinois and Iowa.

**3) 19 West Princeton Street** The Erricsson-Harper House was constructed circa 1882 on an 80 acre parcel. John Erricsson, a former Union soldier, homesteaded the land in 1875. He granted partial interest to James Harper, who developed a citrus grove. The property was lost due to financial difficulties and it passed through several hands until the early 1900s. Martha and JC Johnson acquired the property, which stayed in the family until 1949. The house is distinctive with its wrap around porch, 2 over 2 windows and its dormers which project through the roof. Several additions have been made over time. Historic photographs show delicate wood columns topped with scroll cut brackets adorning the front porch.

**4) 40 East Harvard Street** This one-story Mission Revival house was built circa 1924 by Lee and Louise Beauvais. He was a travelling salesman and they owned this house and the Mediterranean Revival house next door. The family owned the house until the 1960s. The house is located in the 1923 Rosemere 2nd Addition. This subdivision was platted by Walter W. Rose, who not only was a land developer of some repute, but was also a State Senator. This Mission Revival house has the stucco walls and parapets common to the style, but the fanciful parapets on the side walls and the stone fireplace are unique, especially on such a small house.

**5) 47 East Yale Street** The building permit obtained late in 1927 by J.S. Dinkel was for this \$4,000 Craftsman style house. During the 1940s, it was

a boyhood home of record-breaking balloonist and parachutist Joe Kittinger. His father, Joseph W. Kittinger, Sr. was the proprietor of Florida Business Equipment. In 1957 Joe, then an Air Force Captain, set a new altitude record for manned lighter than air flight. After breaking other records, he was inducted into the International Space Hall of Fame in 1989. This house has some English influences, including the stucco walls, triangular brackets under the eaves, small porches, tiny diamond windows in the gables and a prominent chimney. Make sure to see the interior staircase that has a delightful curving rail reminiscent of the curve on the chimney.

**6) 2002 Elizabeth Avenue** According to building permit records, this Minimal Traditional house was built in 1936 for \$4,500. Hansell and Frances Robertson were the original occupants and lived here until 1984. He was an accountant for Gentile Brothers, a local citrus enterprise. The house's small entry porch supported by large brackets, multiple gable roofs with close eaves, a small porch and an attached garage are typical of the style.

**7) 1210 Eastin Avenue** In the late 1970s, this two-story Colonial Revival house was moved from its original location at the corner of Edgewater and Lakeview when the condominiums were constructed. It was originally built circa 1938 for John and Doris Freeman. The house has all the typical details of the style—two-stories, side gabled roof, one story wing and multi-paned windows. The extraordinary thing about the house is the exquisite detailing, including the dentil moldings, wrought iron rails and columns. These types of details were not often found here in the 1930s, as there was a movement toward simplicity.

**8) 951 Stetson Street** This frame vernacular house first shows up in the 1929 City Directory as the home of Edward and Serena Knotts. The house had many different occupants, including an entomologist for the US Department of Agriculture, a golf instructor at Dubsdread and a cab driver. The residents who were in the house the longest were Arthur and Thrya Pittman (1940-1987). He was an employee of the First National Bank at Orlando. This house is unusual with its steeply pitched hip roofs, small entry porch and asymmetrical facades. Details typical of the era include a fireplace, arched openings between rooms and a breakfast nook.

**9) 1411 West Smith Street** This bungalow first shows up in the 1928 City Directory, but is vacant until 1930 when Thomas and Harriet Griffin are noted as the occupants. He was a salesman for the Seybold Baking Company. Edgar and Clara Murray were the longest occupants, living there from 1932 until 1962. This quaint bungalow has a small entry porch, side facing gable roof and original fireplace.

***This brochure was prepared by Jodi Rubin with research assistance from Grace Hagedorn and Tana Porter, librarian at the Orange County Regional History Center. The City of Orlando's Office of Communications and Neighborhood Relations graciously donated the printing.***





- ### Legend
- HQ 2393 Elizabeth Avenue
  - 1) 2414 Helen Avenue
  - 2) 225 Emory Place
  - 3) 19 West Princeton Street
  - 4) 40 East Harvard Street
  - 5) 47 East Yale Street
  - 6) 2002 Elizabeth Avenue
  - 7) 1210 Eastin Avenue
  - 8) 951 Stetson Street
  - 9) 1411 West Smith Street

The College Park Neighborhood Association's  
 20th Annual  
**Historic Homes Tour**  
 Sunday, November 14, 2010  
 12:30 PM to 5:00 PM  
 You may take the tour in any order.

Please keep this ticket  
 Show it at each home

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