

1. Magnolia Heights Historic District -  
Railroad Cut, Western Boundary of  
District
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Looking North at Railroad Cut
7. Photo 1 of 32

LE6660

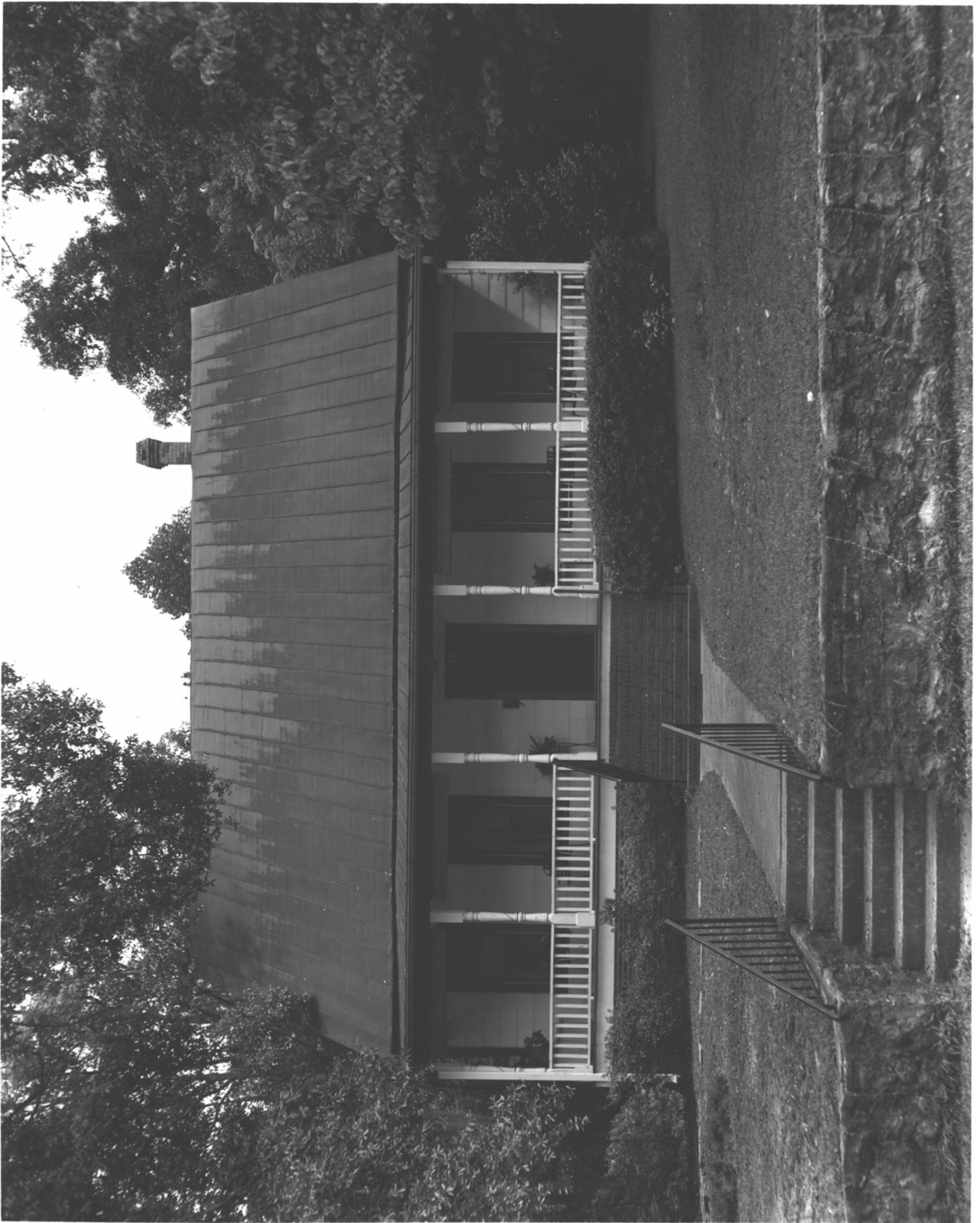




1. Magnolia Heights Historic District -  
East Park Avenue
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Looking West on East Park Avenue,  
Including 804 and 750 East Park Avenue
7. Photo 2 of 32

CE660







1. Magnolia Heights Historic District,  
Cureton House, 125 Cadiz St.
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Main (west) facade
7. Photo 3 of 32

LE660

T 74



1. Magnolia Heights Historic District -  
Pichard House, 730 East Park Avenue  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (south) facade
6. Photo 4 of 32
- 7.

LE660





1. Magnolia Heights Historic District  
Magnolia Village  
non-conforming structure, 100 Cadiz St.  
Tallahassee (Leon County), Florida  
Ron Jones  
1980
- 2.
- 3.
- 4.
5. Florida Division of Archives, History  
and Records Management  
Main (east) facade  
Photo 5 of 32
- 6.
- 7.

LE660





1. Magnolia Heights Historic District,  
Temple House, 114 Cadiz Street  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (east) facade
6. Photo 6 of 32
- 7.

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1. Magnolia Heights Historic District,  
713 East Park Avenue  
Tallahassee (Leon County), Florida  
Ron Jones  
1980
- 2.
- 3.
- 4.
5. Florida Division of Archives, History  
and Records Management  
Main (North) Elevation  
Photo 8 of 32
- 6.
- 7.

CE660





1. Magnolia Heights Historic District,  
San Mateo Apartments, 110 Broward St.,  
excluded from District  
Tallahassee (Leon County), Florida  
Ron Jones  
1980
2. Florida Division of Archives, History  
and Records Management  
Main (North) facade  
Photo 9 of 32

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1. Magnolia Heights Historic District -  
Eppes House, ~~825 East Park Avenue~~  
Tallahassee (Leon County), Florida
2. Unknown
3. Circa 1910
4. Florida Photographic Archives
5. Main facade and eastern elevation
6. Photo 10 of 32
- 7.

*On Eppes House  
Magnolia Heights  
Historic District  
Tallahassee, FL*

LE660







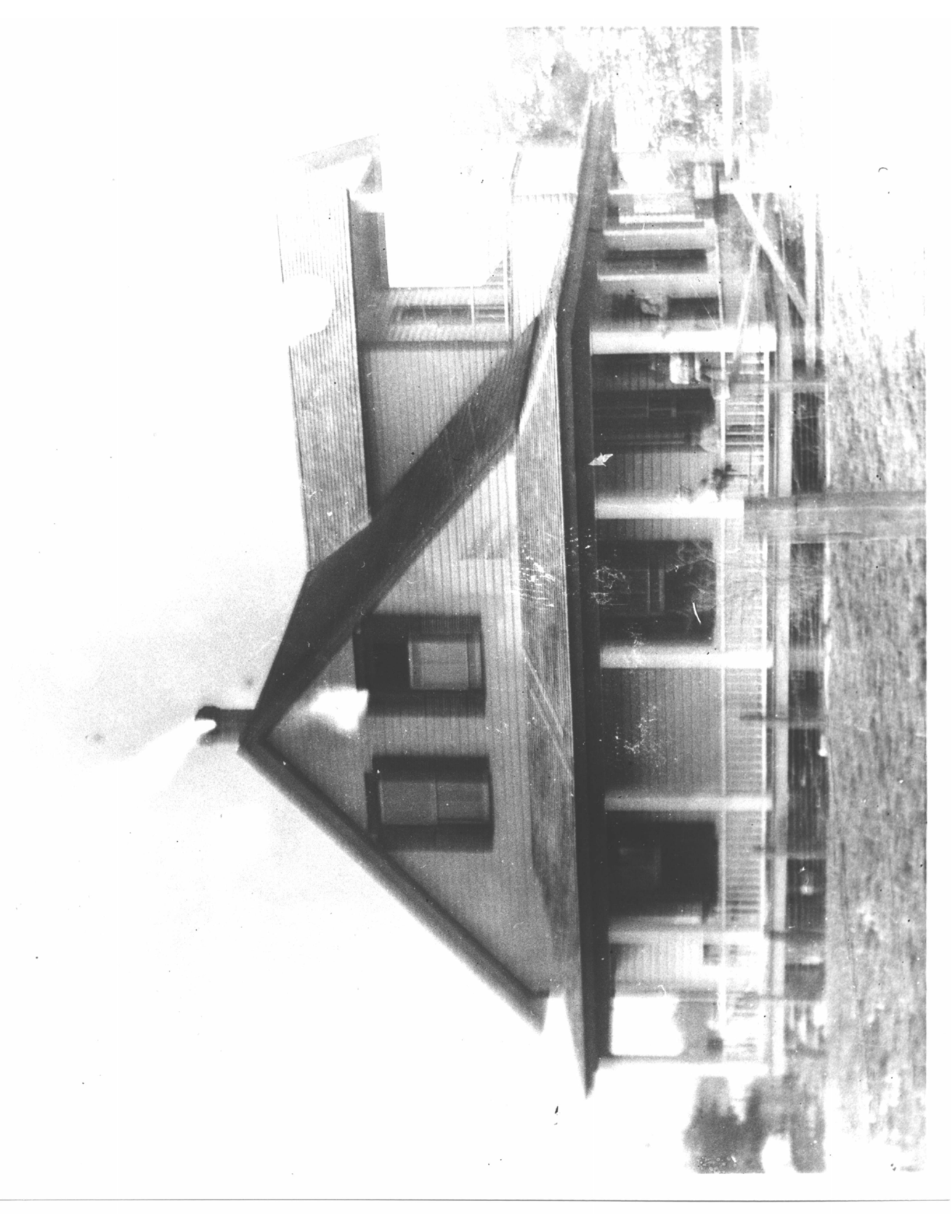
1. Magnolia Heights Historic District -  
Moon House, 833 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Main (north) facade
7. Photo 11 of 32

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1. Magnolia Heights Historic District -  
845-847 East Park Avenue  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (north) facade
6. Photo 12 of 32
- 7.

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1. Magnolia Heights Historic District -  
Walker House, 853 East Park Avenue  
Tallahassee, (Leon County), Florida
2. Charles P. Walker
3. Circa 1924
4. Florida Photographic Archives
5. East elevation and portion of main facade
6. Photo 13 of 32
- 7.

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1. Magnolia Heights Historic District -  
Patterson House, 907 East Park Avenue  
Tallahassee (Leon County), Florida  
Ron Jones  
1980
- 2.
- 3.
- 4.
5. Florida Division of Archives, History  
and Records Management  
Main (north) facade  
Photo 14 of 32
- 6.
- 7.

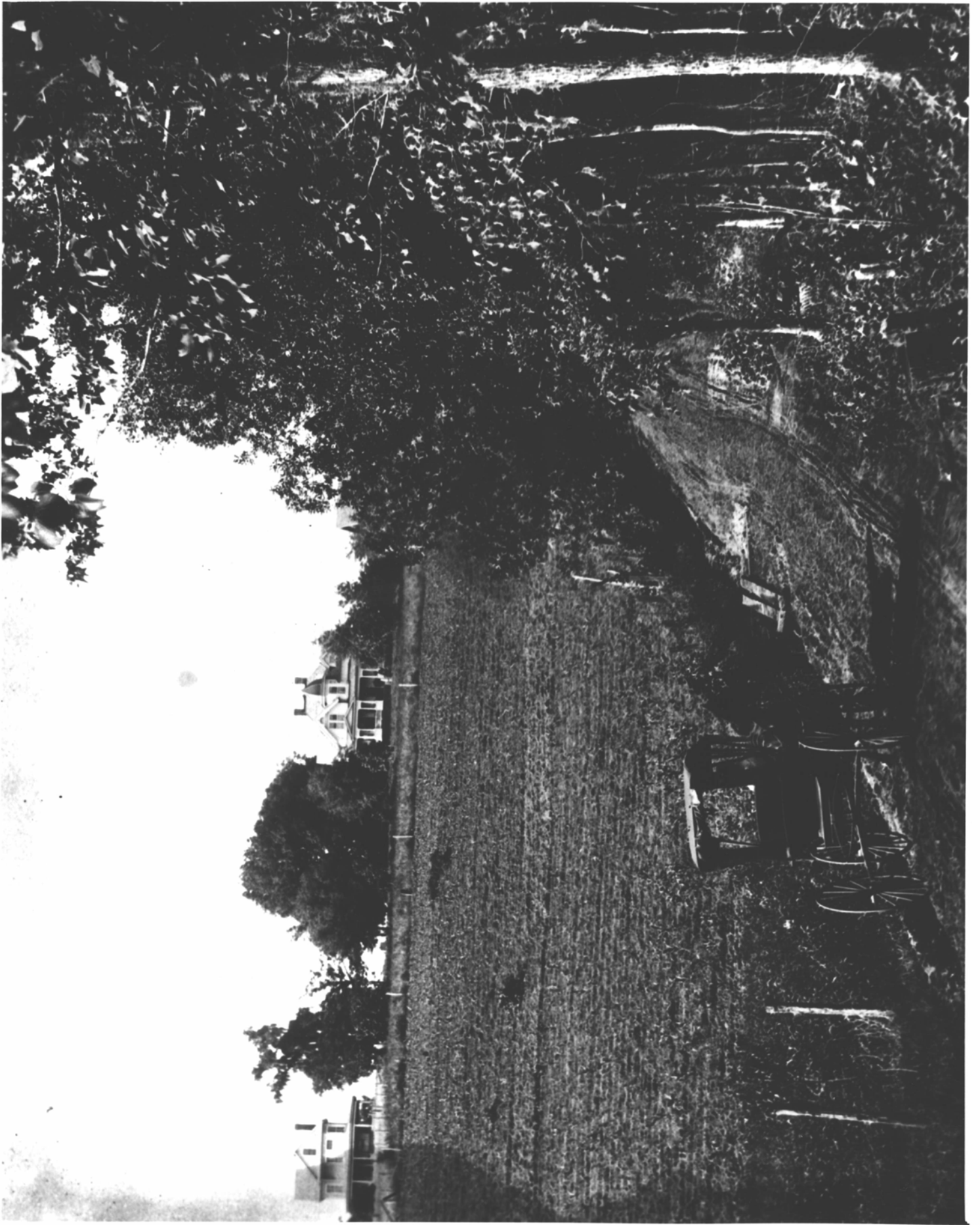
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1. Magnolia Heights Historic District,  
Goodbody House, 911 East Park Avenue  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (north) facade
6. Photo 15 of 32
- 7.

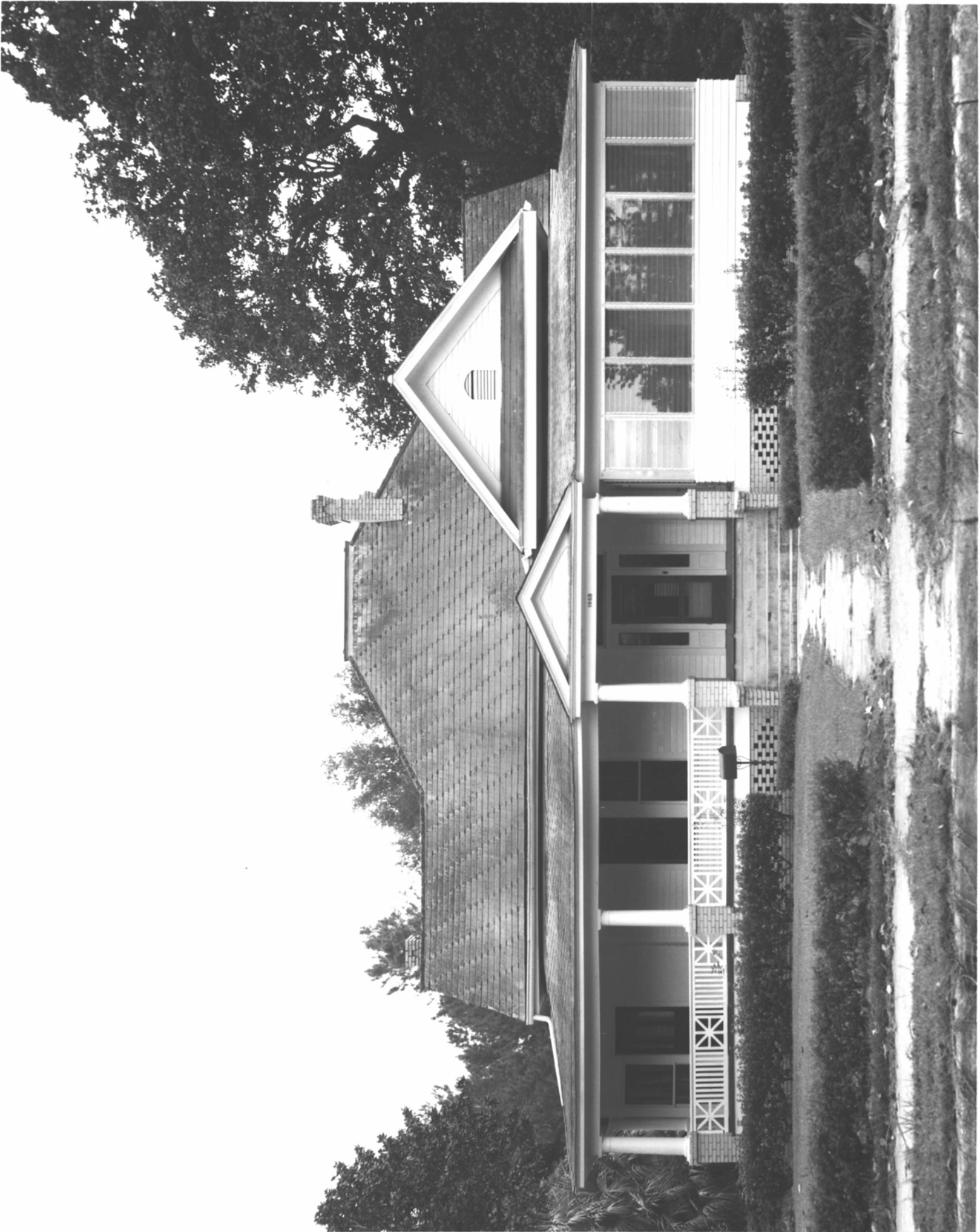
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1. Magnolia Heights Historic District -  
Goodbody Lane looking north to East  
Park Avenue
2. Tallahassee (Leon County), Florida
3. Jesse Hays
4. Circa 1915
5. Florida Photographic Archives
6. Shows 906 and 864 East Park Avenue in  
background
7. Photo 16 of 32.

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1. Magnolia Heights Historic District -  
Smith House, 1005 East Park Avenue  
Tallahassee (Leon County), Florida  
Ron Jones
2. 1980
3. Florida Division of Archives, History  
and Records Management
4. Main (north) facade
5. Photo 17 of 32
- 6.
- 7.

LE660



1. Magnolia Heights Historic District -  
Hays House, 906 East Park Avenue  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (south) facade
6. Photo 18 of 32
- 7.

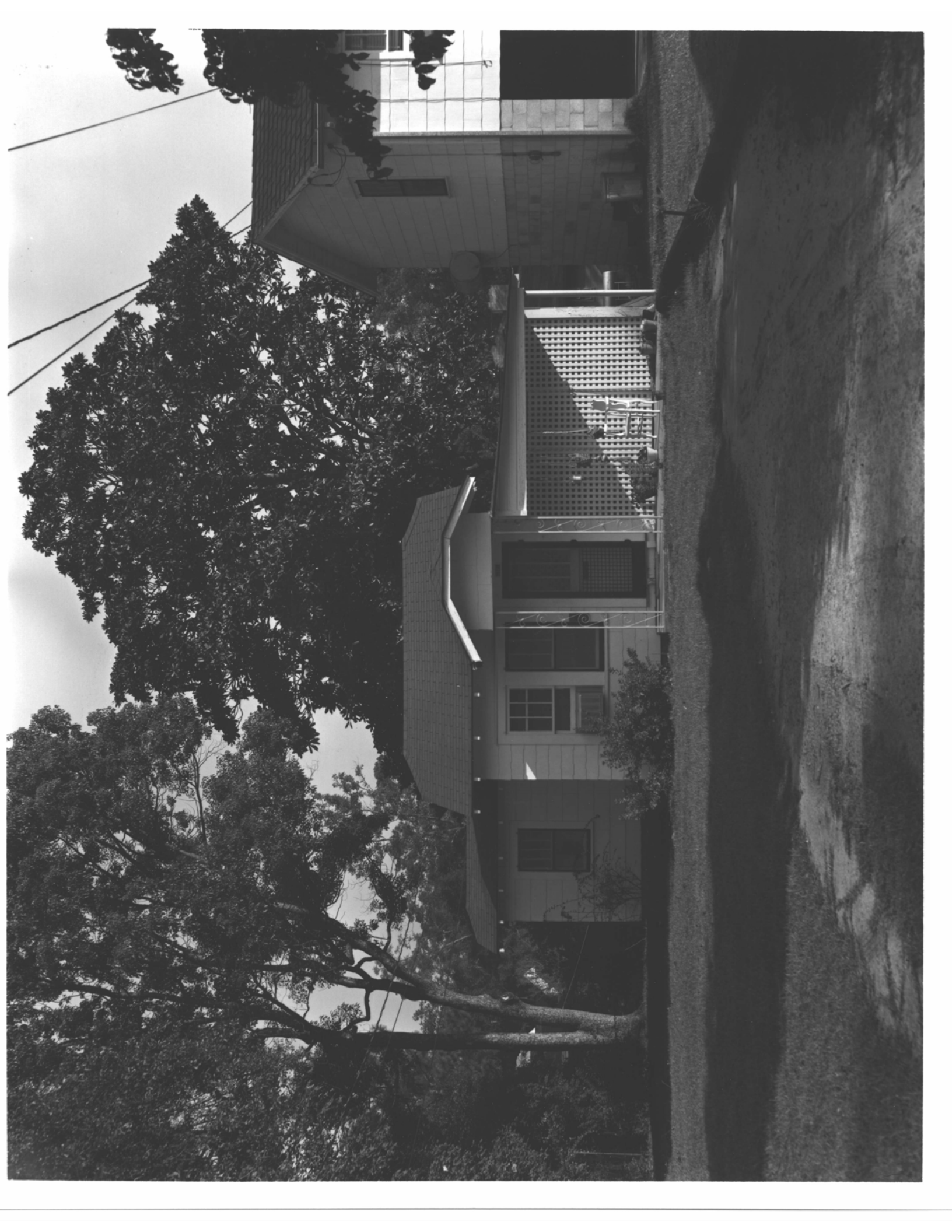




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1. Magnolia Heights Historic District -
  2. 906 East Park Avenue, Hays House
  3. Tallahassee (Leon County), Florida
  4. Jesse Hays
  5. Circa 1912
  6. Florida Photographic Archives
  7. Main facade and eastern elevation
- Photo 19 of 32

LE660





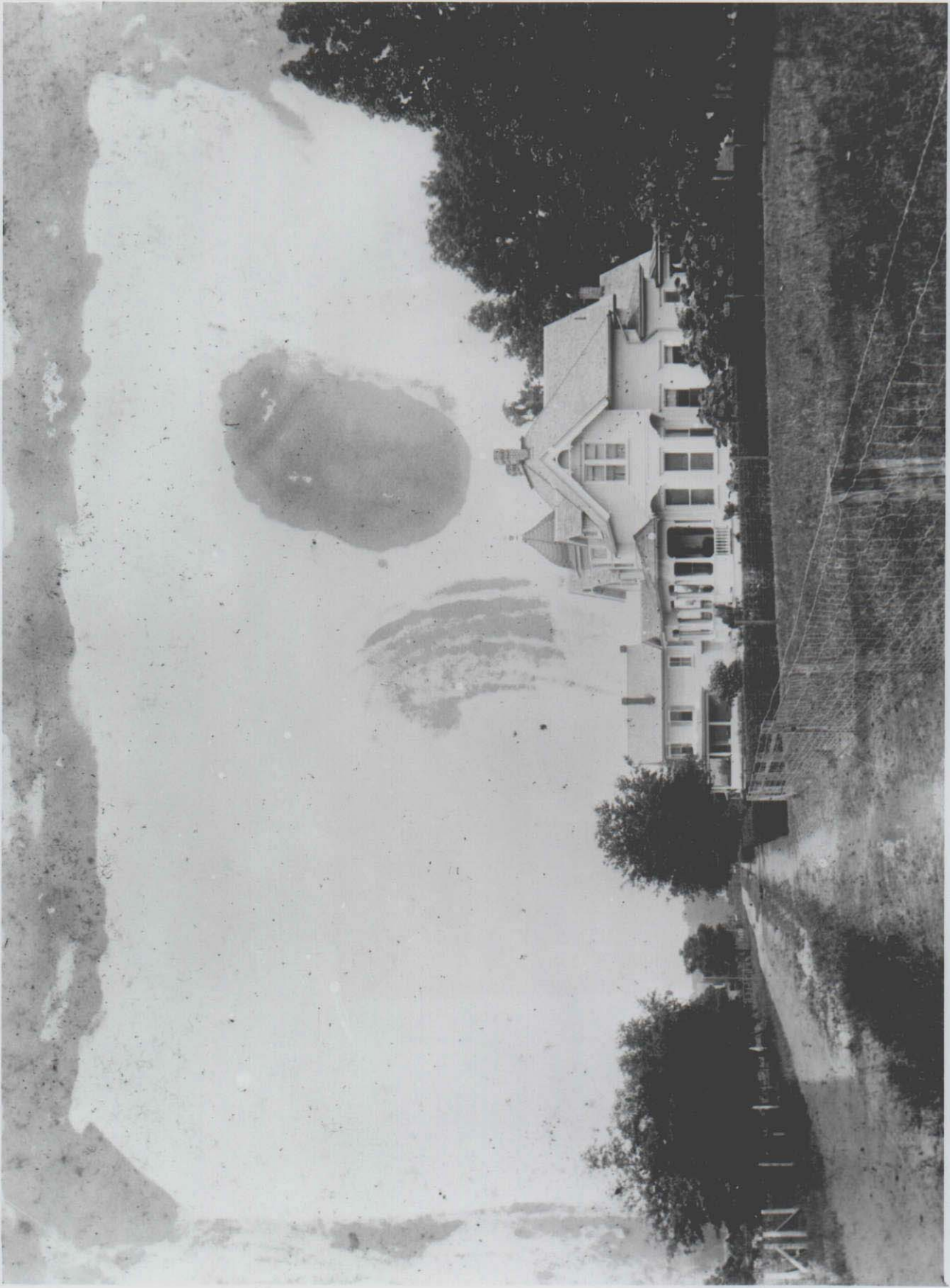
1. Magnolia Heights Historic District -  
Hays House, 910 East Park Avenue  
Tallahassee (Leon County), Florida
2. Ron Jones
3. 1980
4. Florida Division of Archives, History  
and Records Management
5. Main (south) facade
6. Photo 20 of 32
- 7.

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1. Magnolia Heights Historic District -  
Hays House, 916 East Park Avenue  
Tallahassee (Leon County), Florida
2. Jesse Hays
3. Circa 1926
4. Florida Photographic Archives
5. Main facade and eastern elevation
6. Photo #21 of 32
- 7.

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1. Magnolia Heights Historic District -  
Looking west on East Park Avenue
2. Tallahassee (Leon County), Florida
3. Jesse Hays
4. Circa 1915
5. Florida Photographic Archives
6. Shows 906 and 864 East Park Avenue in  
the foreground
7. Photo #22 of 32

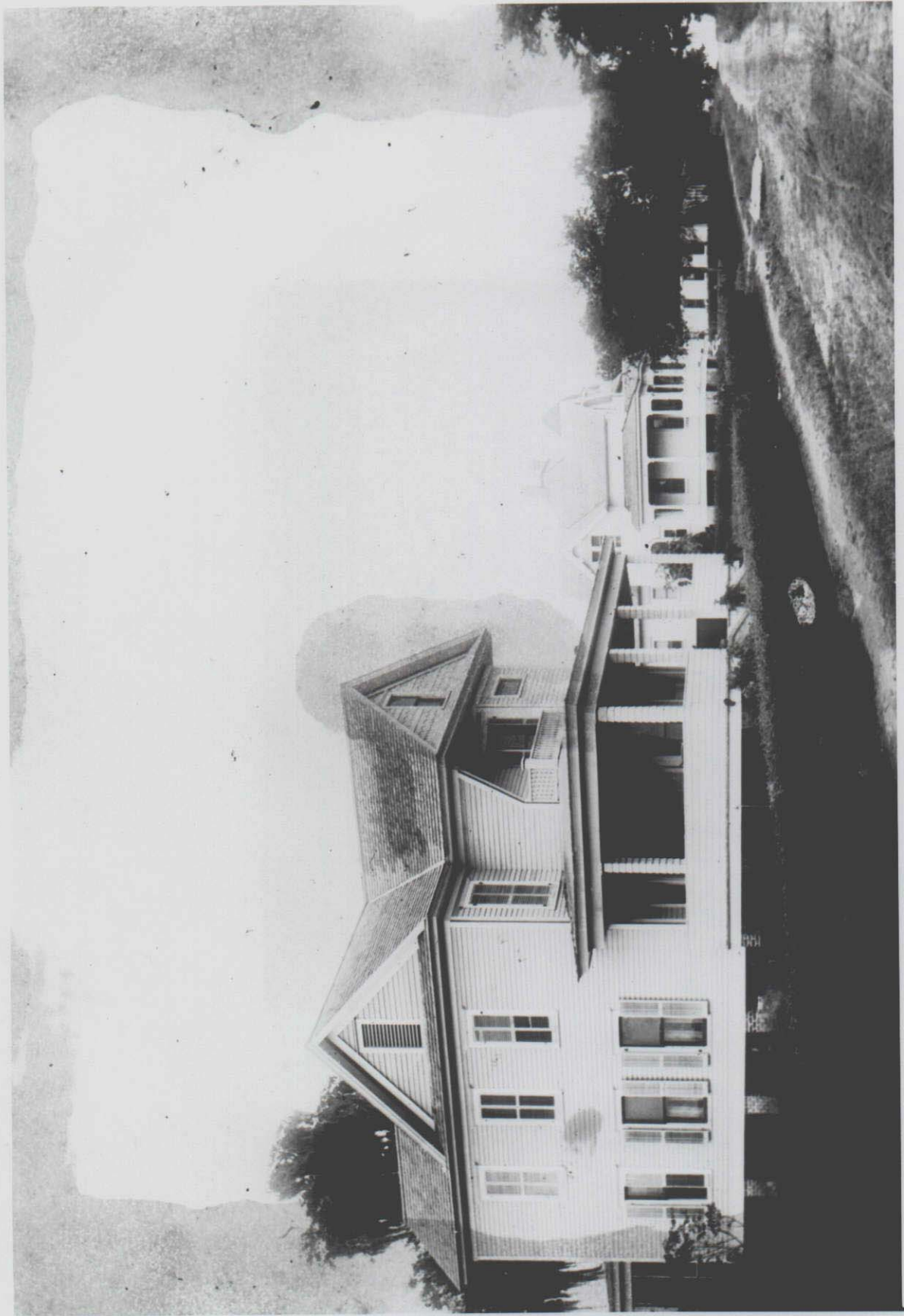
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1. Magnolia Heights Historic District -  
Corbett House, 864 East Park Avenue  
Tallahassee (Leon County), Florida  
Ron Jones
2. 1980
3. Florida Division of Archives, History  
and Records Management
4. Main (south) facade
5. Photo 23 of 32
- 6.
- 7.

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- 115
1. Magnolia Heights Historic District -  
Looking east on East Park Avenue, north  
side.
  2. Tallahassee (Leon County), Florida
  3. Jesse Hays
  4. Circa 1915
  5. Florida Photographic Archives
  6. Shows 864 and 906 East Park Avenue and  
Eastward
  7. Photo 24 of 32.

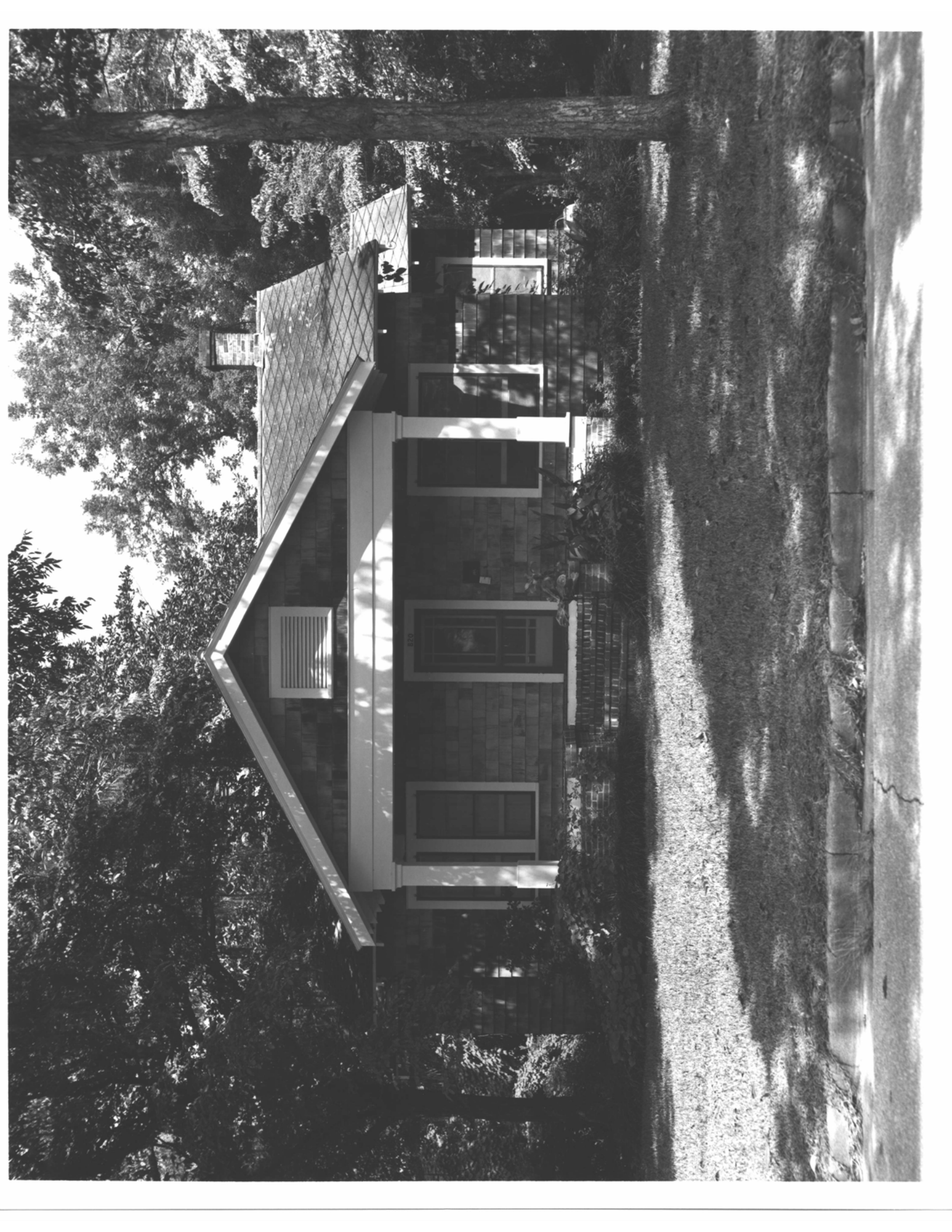
LE660



1. Magnolia Heights Historic District,  
826 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Main (South) facade
7. Photo 25 of 32

CE660





1. Magnolia Heights Historic District,  
East Park Avenue, Humphress House,  
820 East Park Avenue  
Tallahassee (Leon County), Florida  
Ron Jones  
1980
- 2.
- 3.
- 4.
5. Florida Division of Archives, History  
and Records Management  
Main (south) facade  
Photo 26 of 32
- 6.
- 7.

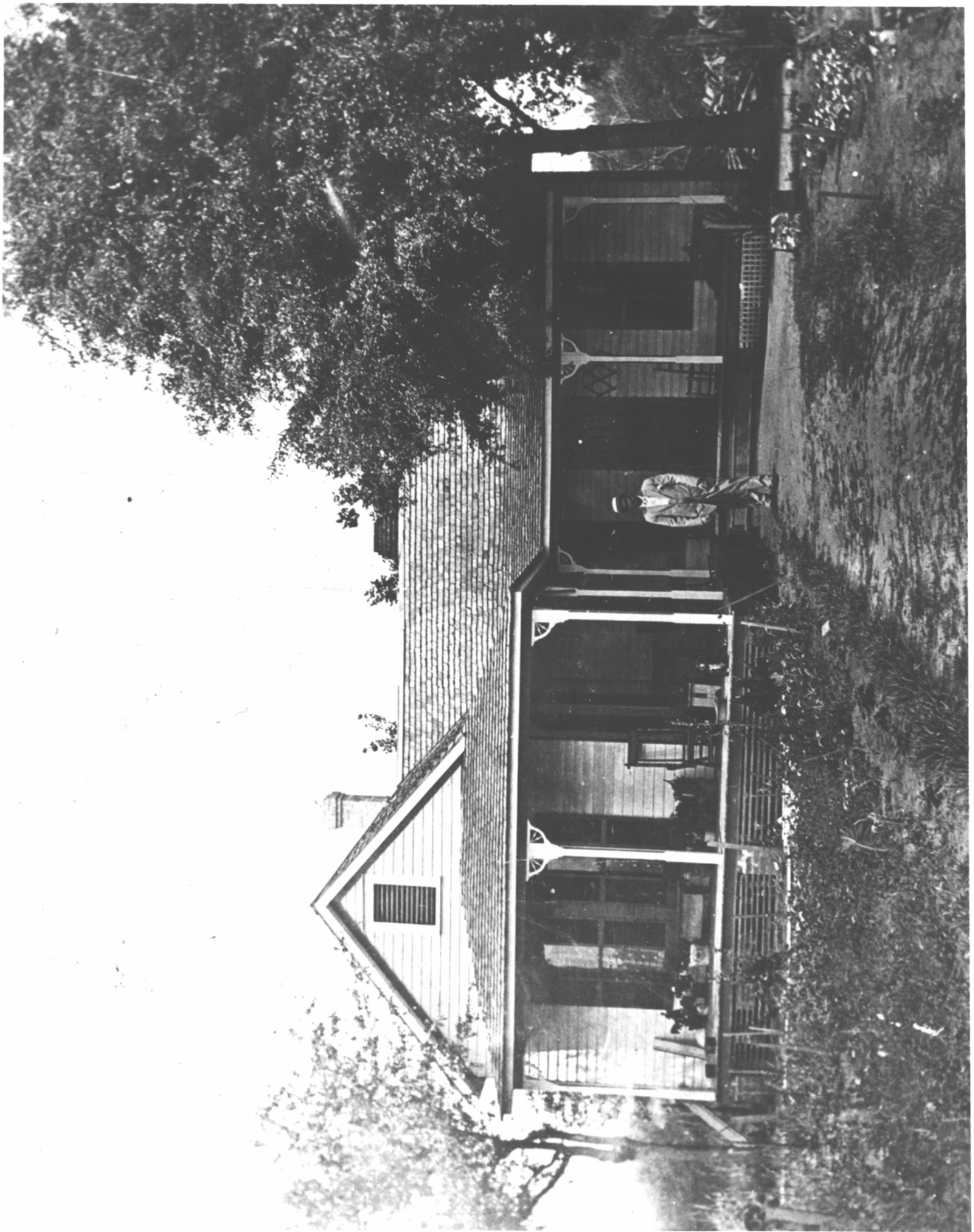
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1. Magnolia Heights Historic District -  
Humphress House, 820 East Park Avenue,  
with Mr. and Mrs. John H. Humphress  
Tallahassee (Leon County), Florida  
Unknown
2. Circa 1905
3. Florida Photographic Archives
4. Main facade before drastic remodelling
5. Photo 27 of 32.

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1. Magnolia Heights Historic District -  
Humphress House, 820 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Unknown
4. Circa 1928
5. Florida Photographic Archives
6. Main facade before drastic remodelling
7. Photo 28 of 32

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1. Magnolia Heights Historic District,  
812 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Main (south) facade
7. Photo 29 of 32

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1. Magnolia Heights Historic District -  
738 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. Main (south) facade
7. Photo 30 of 32

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1. Magnolia Heights Historic District -  
Looking East from Western End of the  
District
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. 707 East Park Avenue & Eastward
7. Photo 31 of 32

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1. Magnolia Heights Historic District -  
Looking West
2. Tallahassee (Leon County), Florida
3. Ron Jones
4. 1980
5. Florida Division of Archives, History  
and Records Management
6. 906 & 864 East Park Avenue
7. Photo 32 of 32

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Map (#40)

1. Magnolia Heights Historic District -  
East Park Avenue Looking Southeast
2. Tallahassee (Leon County), Florida
3. Kevin McGorty
4. 1983
5. Historic Tallahassee Preservation Board
6. Main (north) Facade
7. Photo 14 of 25

LE660



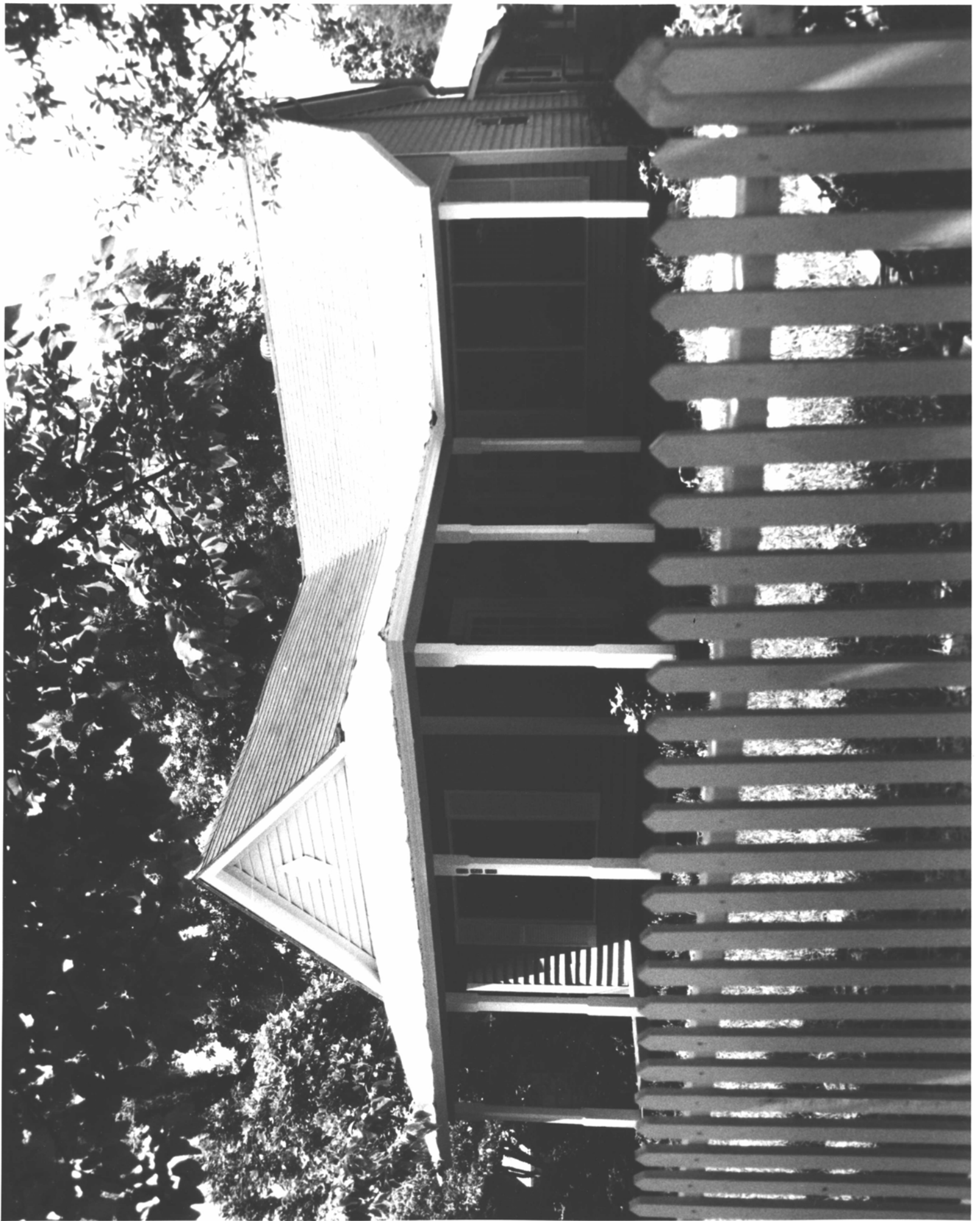


Map (#14)

1. Magnolia Heights Historic District  
738 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Kevin McGorty
4. 1983
5. Historic Tallahassee Preservation Board
6. Main (south) Facade
7. Photo 23 of 25

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107)

Map (#27)

1. Magnolia Heights Historic District  
850 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Kevin McGorty
4. 1983
5. Historic Tallahassee Preservation Board
6. Main (south) Facade
7. Photo 24 of 25

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Map (#38)

1. Magnolia Heights Historic District  
926 East Park Avenue
2. Tallahassee (Leon County), Florida
3. Kevin McGorty
4. 1983
5. Historic Tallahassee Preservation Board
6. South Elevation
7. Photo 25 of 25

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2<sup>nd</sup> mailing to N.R.

United States Department of the Interior  
National Park Service

*nomination with corrections*

For NPS use only

# National Register of Historic Places Inventory—Nomination Form

received MAR 14 1984

ORIGINAL - NOT TO BE REMOVED FROM FILES

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic Magnolia Heights Historic District

and/or common N/A

## 2. Location

street & number 701-1005 E. Park Ave. and Cadiz St.

N/A not for publication

city, town Tallahassee N/A vicinity of

state Florida code 012 county Leon code 073

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name (See Continuation Sheet)

street & number (See Continuation Sheet)

city, town Tallahassee N/A vicinity of state Florida

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Leon County Courthouse

street & number 301 South Monroe Street

city, town Tallahassee state Florida

## 6. Representation in Existing Surveys

title Tallahassee Capitol Center Survey has this property been determined eligible?  yes  no

date 1975  federal  state  county  local

depository for survey records Florida Division of Archives, History and Records Management

city, town Tallahassee state Florida

**SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)**

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United States Department of the Interior  
 National Park Service

National Register of Historic Places  
 Inventory—Nomination Form

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Continuation sheet One

Item number 4

Page 1

Map#	Owner	Map#	Owner
1	E.K.R. CAP Corp. of Fla. <sup>1</sup> c/o Easley McCaleb Assoc. P. O. Box 98309 Atlanta, Georgia 30359	12	Edward & Joan McAra 1313 Crowder Road Tallahassee, Florida 32308
2	Francis C. Henley 103 Cadiz Street Tallahassee, Florida 32301	13	Charles A. Branagan 735 East Park Avenue Tallahassee, Florida 32301
4	Associates Five, Ltd. 5401 Williams Road Tallahassee, Florida 32301	14	Perez, Lynch, Rice Enterprises 103 Meridian Street Tallahassee, Florida 32301
3,5	Clyde E. Spencer, et al 124 Cadiz Street Tallahassee, Florida 32301	15,16	Edith Elkins 748 East Park Avenue Tallahassee, Florida 32301
6	Effie L. Cureton, et al 125 Cadiz Street Tallahassee, Florida 32301	17	Nellie P. DeMilly, et al 1315 Dillard Street Tallahassee, Florida 32301
7	Barnett W. Allen 818 Lakeshore Drive Tallahassee, Florida 32303	18,19,20	Leon T. Simpkins Post Office Box 1135 Tallahassee, Florida 32302
8	Judi K. Sears 707 East Park Avenue Tallahassee, Florida 32301	21,22 23,25 28,29	Fenton Langston, et al Post Office Box 12189 Tallahassee, Florida 32302
9	Frances W. & J. F. Shoemaker 1510 Mitchell Avenue Tallahassee, Florida 32301	24	Dola C. Varner, et al 842 East Park Avenue Tallahassee, Florida 32301
10	Annie T. Anderson <sup>1</sup> 719 East Park Avenue Tallahassee, Florida 32301	26	William T. Elkins, Jr. 110 E. Meridianna Drive Tallahassee, Florida 32312
11	Carrie Chambless <sup>1</sup> 719 East Park Avenue Tallahassee, Florida 32301	27	W. E. Carlton, III, et al 211 Orleans Drive Tallahassee, Florida 32301
		30	Lea S. Manifold, et al 3506 Limerick Drive Tallahassee, Florida 32308

(See Continuation Sheet)

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
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Continuation sheet Two

Item number 4

Page 2

Map#	Owner
31,33 36	Michael Egan Post Office Box 1386 Tallahassee, Florida 32302
32	Anne Sherwood 864 East Park Avenue Tallahassee, Florida 32301
34	D. L. & R. J. Hood 906 East Park Avenue Tallahassee, Florida 32301
35	Paul & Kate Harrell 315 Johns Drive Tallahassee, Florida 32301
37	Lawton M. Chiles, III 412 Beard Street Tallahassee, Florida 32303
38	Eric J. Miller 7484 Skipper Lane Tallahassee, Florida 32301
39	Kenneth & D. M. Dunson 1004 East Park Avenue Tallahassee, Florida 32301
40	William Smith, Jr. Post Office Box 5737 Tallahassee, Florida 32301

4

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Representing Tallahassee's first twentieth century suburb, the Magnolia Heights Historic District is comprised of 40 buildings primarily dating from 1899 to 1934. Although recent construction of apartment complexes and townhouses have encroached upon the character of the area, enough early building stock remains intact to form a cohesive district visually reflecting the suburb's slow development during a time when Tallahassee inched towards urbanization.

Magnolia Heights is located on a hill (Photo #1) six-tenths of a mile east of downtown Tallahassee. The Historic District is concentrated along two roads, Cadiz Street and East Park Avenue which intersect perpendicularly at the western end of the District. The spine of the area is the half-mile section of East Park Avenue running from the railroad cut (Photo #2) on the west to the Smith House (#40) (1005 East Park Avenue) on the east - the same distance as the original unpaved road graded in 1900.<sup>1</sup>

Much of Park Avenue, especially within the center of the District, is tree-lined. Large live oaks and flowering trees accent the neighborhood (Photo #3) and provide, at various points, a natural barrier minimizing the impact of some apartment complexes. Most of the native magnolia trees that once graced the landscape were leveled by 1915 (Photo #4) to make way for new housing. A small magnolia grove, however, remains between Goodbody Lane and the Smith House (#40) and is included in the District.

More than 70% of the buildings in the District were constructed prior to 1934 during three periods of development, 1899-1910 (15 houses), 1911-1920 (5 houses), and 1921-1934 (10 houses). Ten additional houses, used mostly as rental units, were built between 1936 and 1946. Two apartment complexes, along Cadiz Street, were constructed in 1973. With the exception of the apartment complexes, the District is generally characterized by modestly scaled, frame houses of less than two stories, with a porch or veranda. The majority were built as single-family dwellings and are setback from the street about twenty-five feet on tree-shaded lots measuring less than one acre..

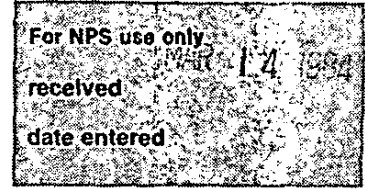
Due to the slow development of Magnolia Heights, architectural styles vary from the simple Frame Vernacular structures of its first period of growth to the popular Bungalow and Colonial Revival styles that were fashionable during the 1920s-30s. Two homes, the Corbett House 1905 (#32) and the Hays House 1910 (#34), contain Queen Anne style elements with the latter being the most pretentious building in the District.

The diversity of architectural styles, the use of wood as the predominant exterior fabric and the general setting of the buildings distinguish the District from its neighboring subdivisions. To the northwest is the East Highlands Subdivision which contains late 1940s-50s one-story ranch style tract housing. To the northeast is the Magnolia Manor Subdivision consisting of one-story brick dwellings and two-story townhouses. Bordering the District on the south, along East College Avenue, are contemporary single family homes and apartments.

The pattern of development in Magnolia Heights is clearly traced on the 1916, 1926 and 1930 Sanborn Insurance Company Maps.<sup>2</sup> The 1916 map shows the distribution of dwellings followed a linear pattern along Park Avenue from the wooden bridge over the railroad cut to the Smith House (#40). Reflecting the area's slow development between 1916 and the early 1920s, the 1926 map shows little change in lot sizes and the number of dwellings, particularly along the south side of East Park Avenue. By 1930, however, the suburb

(See Continuation Sheet)

**United States Department of the Interior  
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Continuation sheet Three

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is almost fully developed as newer, smaller buildings, constructed as rental units, share lots with larger older homes.

Today, in the western portion of the District on the east side of Cadiz Street stands the only pre-1900 dwelling retaining most of its original form, the Cureton House 1899 (#6). This 5-bay Frame Vernacular house (Photo #5) is characterized by a steeply pitched roof and one-story porch. The house was built for David D. Cureton, a local tinsmith who had his shop just north of the house. The shop no longer remains as it was destroyed by a fire. To the south of the Cureton House is the two-story Park Place Apartment building, 1973 (#4), one of 12 noncontributing structures in the District. The apartment complex replaced a one-story frame house built in 1902. On the northeast corner of Park Avenue and Cadiz Street is the Alphonse Pichard Home (#12) built in 1912. Similar to the Cureton House, this pivotal Frame Vernacular home (Photo #6) retains much of its original charm. The house is a good representative of the 1½ story, hip roof, ornament restrained homes common throughout the District built before 1916.

The opposite side of Cadiz Street, which borders the railroad cut, was originally a single parcel of land owned and developed by the Hirt family and their relatives. Now in the lot bordering East Park Avenue is the U-shaped Villa Versailles two-story concrete apartment complex (#1) (Photo #7). It replaced the Hirt House (720 East Park Avenue) (1899), a 1½-story frame structure with an ample veranda, a bungalow (712 East Park Avenue) (c. 1920s), and four outbuildings. Standing north of the apartment complex are two small 1-story Frame Vernacular dwellings. One, the c. 1907 Temple House (#3) (Photo #8) now serves as a rental unit and a c. 1922 tinsmith shop (currently used for storage) is located to the northwest. The other dwelling is the altered 1921 Williamson House (#5) which faces the Cureton House.

On the south side of East Park Avenue, opposite the Cadiz Street area, stand two Colonial Revival style houses in fair condition with three small 1-story bungalows between them. Both of the Colonial Revival style dwellings have been converted into apartments. The 1½-story Jackson House 1916 (#7) stands next to the railroad cut and sits back approximately 125 feet from the road. Originally it was located on 2.75 acres with a workshop in the rear, and had replaced a simple pre-1900s dwelling. The other Colonial Revival style dwelling is the 2-story 1914 Collins House (#11) which faces the Pichard House (Photo #9). Like many of the early dwellings, the Collins House originally had a fence bordering the street and a shed in the rear. Just east of the Collins House stands another 1-story bungalow, the Powell House 1934 (#13). From 719 East Park Avenue eastward up the hill to 819 East Park Avenue lie eight lots within the Eastman's Subdivision, the first created in Magnolia Heights (1905). The five easternmost lots, which contain two apartment complexes and a non-contributing 1950 house, have been excluded from the District. Originally two pre-1910 houses stood in this area.

Farther east on the south side of East Park Avenue between the excluded section and Goodbody Lane are four lots, each of which contain two or more dwellings. The largest and westernmost lot contains four frame dwellings, the earliest being the 1-story 1904 Frame Vernacular style Moon House (#21) (Photo #10). Behind it lies a 1-story residence (#22) remodeled in the 1940s from a beekeeping shed.

(See Continuation Sheet)

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**United States Department of the Interior  
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Continuation sheet Four

Item number 7

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The adjacent lot contains both the Walker House (#28) (Photo #11), a 1905 1½-story Frame Vernacular house, and a second, smaller, 1-story house (#29) built later in 1937. Next door is the 2-story Colonial Revival style c. 1930 Lee House (#31) which has to its rear three simple frame structures erected in the 1930s. Between the Lee House and Goodbody Lane is the lot on which the 1½-story 1940 English Cottage style Patterson House (#33) and the 1-story Frame Vernacular 1905 Goodbody House (#36) (Photo #12) are situated. Most of this acreage, which runs back to College Avenue, was cleared for cultivation in the early 1900s (Photo #13). The Patterson House, built for a Goodbody daughter, is the only brick dwelling in the District.

The sole dwelling on the south side of East Park Avenue between Goodbody Lane and Magnolia Drive (a three-and-half block distance), is the 1915 Smith House (#40) (Photo #14) which represents the farthest development of Magnolia Heights from downtown Tallahassee. The house is a 5-bay 1½-story Frame Vernacular style structure with a commodious veranda. Recently restored, an enclosed porch on the west facade was reopened. The building converted from an office back into a residence for the original owner's grandson.

On the north side of East Park Avenue at the eastern end of the District are five lots within the Hays Subdivision (1910). This subdivision, bounded on the west by Oak Street and on the east by Smith Street, contains the finest structure in the District, the 2-story Queen Anne style Hays House (#34) (Photos #15, 16). When built in 1910, it had one of the few lawns in the Tallahassee area.<sup>3</sup> Its lot originally included the adjacent land on which a diminutive 1-story bungalow sits (#35) (Photo #17), the smallest dwelling in the District. Farther east is another 1-story Hays bungalow (#37) built in 1925. Standing on the same block is a 1910 1-story Frame Vernacular style house with art glass windows (#38). The easternmost Hays Subdivision house (1004 East Park Avenue) (#39) is a 2-story altered 1905 dwelling now containing apartments.

West of Oak Street the land on the north side of East Park Avenue is uninterrupted by roads until Cadiz Street. Occupying the west corner of East Park Avenue and Oak Street is the 2-story Queen Anne style Corbett House (#32) (Photos #18, 19) built in 1905. It is second only to the 1910 Hays House in the variety of its detailing. The next house of some note is 850 East Park Avenue (#27). Built in 1902 it is one of the earliest structures in the District. Continuing westward past the noncontributing Oak Terrace Apartments (excluded from the District) are two well proportioned Bungalow style houses. Constructed c. 1930, the bungalow at 826 East Park Avenue (#20) (Photo #20) has a porte cochere on its east side. Its neighbor, the Humphress House (#19) was originally a Frame Vernacular dwelling (Photo #21) built in 1899 for the Blackburn family. The house was moved and remodeled around 1930 to resemble its present configuration (Photo #22).<sup>4</sup> West of the Humphress House is a 1-story Frame Vernacular structure (#18) built in 1909 by Alphonse Pichard as his first home. The remaining five homes on this portion of East Park Avenue were occupied by the Pichard families. The 1-story, 3-bay Frame Vernacular house (#14) (Photo #23) at 738 East Park Avenue was constructed in 1900. This structure reflects the prevailing vernacular building tradition utilizing a simple house form rather than the more rambling Queen Anne forms. Relying on a steeply pitched gable roof shape and overhanging porch rather than applied ornamentation, the building projects an orderly and unified appearance.

In general, the building stock in the Magnolia Heights Historic District reflects through its size and style the middle-class status and taste of its original residents. Void of the high-style designed homes found elsewhere in the city, the building tradition in the area followed a conservative pattern incorporating simple Frame Vernacular forms

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with some Colonial Revival detailing and symmetry succeeded by the more informal Bungalow style cottages. Although the neighborhood is in transition from a single-family residential area to a mixed community (professional services/multifamily) some of the older homes have been restored and adapted to their new use while preserving their architectural character.

FOOTNOTES

<sup>1</sup> Leon County, Proceedings of the County Commission, Book 2, p. 256.

<sup>2</sup> Sanborn Map Company. Insurance Maps of Tallahassee, Florida, 1916 (Section 7); 1926 (Section 25); 1930 (Section 27).

<sup>3</sup> Interview with Mary Hays Self, Tallahassee, June 23, 1980.

<sup>4</sup> Interview with John Y. Humphress, Tallahassee, June 7, 1983.

NOTE:

This proposal was started in 1980. The photographic documentation for the proposal was completed at that time. Photographs have been updated for every property which has undergone any visual changes between 1980 and January 1984.

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Criteria for Building Classification:

Contributing/Pivotal:  
(Red)

buildings dating from the period of the district's significance (1899-1934) which possess distinct architectural and/or historical importance. These buildings act as landmarks within the architectural matrix of the district.

Contributing:  
(Red)

buildings dating from the period of the district's significance which have some architectural and/or historical importance and which visually contribute to the cohesiveness of the district.

Contributing/Altered:  
(Yellow)

buildings dating from the period of the district's significance which have experienced some alterations to their windows, porches or entrances but could be considered certifiable for the tax program.

Non-Contributing:  
(Blue)

buildings dating outside the period of the district's significance and structures which detract from the integrity of the district by incompatible proportions, scale or materials.

Historic Green Spaces  
(Green)

Number of Contributing buildings -	20
Contributing but altered -	8
Non-contributing -	<u>12</u>
Total -	40

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CADIZ STREET

	<u>Address/Name</u>	<u>Const. Date</u>	<u>Use</u>	<u>Style</u>	<u>Classification</u>	<u>Photo No.</u>
1.	100 Villa Versailles	1973	Apts.	Modern	NC	7
2.	103	1938	Apts.	Frame & Masonry Vernacular 2-story	NC	
3.	114 Temple House	c.1907	Res.	Frame Vernacular 1-story, associated tinsmith's shop	C	8
4.	119 Park Place Apartments	1973	Apts.	Modern	NC	
5.	124 Williamson House	1921	Res.	Frame Vernacular 1-story	C/A	
6.	125 Cureton House	1899	Res.	Frame Vernacular 1½-story 1-story porch with turned posts	C/P	5

EAST PARK AVENUE

7.	701 Jackson House	1916	Apts.	Colonial Revival 1½-story frame 1-story porch with panelled columns	C	
8.	707	1924	Res.	Bungalow 1-story frame, porch with battered columns	C	
9.	713	1934	Res.	Bungalow 1-story frame	C	

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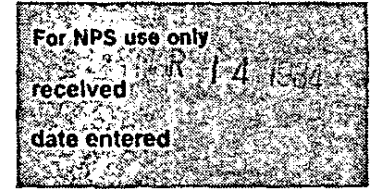
	<u>Address/Name</u>	<u>Const. Date</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>	<u>Photo No.</u>
10.	719	1933	Res.	Bungalow 1-story frame	C/A	
11.	725 Collins House	1914	Apts.	Colonial Revival 2-story frame 1-story porch	C/A	9
12.	730 A. Pichard House	1912	Res.	Frame Vernacular 1½-story frame Palladian window	C/P	6
13.	735 Powell House	1934	Res.	Bungalow 1-story frame	C	
14.	738	c.1900	Off.	Frame Vernacular 1-story	C/P	23
15.	748	1941	Res.	Colonial Revival 1-story frame	NC	
16.	750	1914	Res.	Frame Vernacular 1-story	C	
17.	804 C. Pichard House	1910	Res.	Frame Vernacular 1½-story frame 1-story veranda	C	
18.	812	1909	Res.	Frame Vernacular 1-story frame bay window	C	
19.	820 Humphress House	c.1899 re-modeled c. 1927-30	Res.	Bungalow 1-story, shingled	C	22
20.	826	c.1930	Res.	Bungalow 1-story, shingled	C/P	20
21.	833 Moon House	1904	Res.	Frame Vernacular 1-story frame porch with chamfered posts	C/A	10

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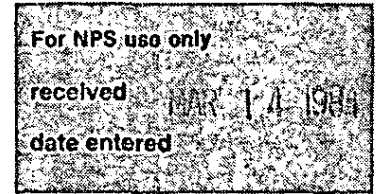
	<u>Address/Name</u>	<u>Const.</u>		<u>Style</u>	<u>Classi- fication</u>	<u>Photo No.</u>
		<u>Date</u>	<u>Use</u>			
22.	835	c.1907 remodeled 1944	Res.	Frame & Masonry Vernacular 1-story	NC	
23.	837	1934	Res.	Frame Vernacular 1-story	C	
24.	842	1929	Res.	Frame Vernacular	C	
25.	845-847	1936	Res.	Bungalow 1-story frame duplex	NC	
26.	848 Elkins House	1938	Res.	Frame Vernacular	NC	
27.	850	1902	Res./Off.	Frame Vernacular 1-story veranda	C/P	24
28.	853 Walker House	1905	Res.	Frame Vernacular 1½-story veranda	C/A	11
29.	857	1937	Res.	Frame Vernacular 1-story	NC	
30.	858-60	1946	Res.	Frame Vernacular 1-story duplex	NC	
31.	863 Lee House	c1930	Off.	Colonial Revival 2-story frame, porch with paired columns, 4 rear outbuildings	C	
32.	864 Corbett House	1905	Res.	Queen Anne 2-story frame art glass window	C/P	18, 19

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	<u>Address/Name</u>	<u>Const. Date</u>	<u>Use</u>	<u>Style</u>	<u>Classification</u>	<u>Photo No.</u>
33.	905 Patterson House	1940	Res.	Brick Vernacular with English Cottage influence, entrance porch with stepped reveals	NC	
34.	906 Hays House	1910	Res.	Queen Anne 1½-story frame veranda, turret, Palladian and bay windows	C/P	15, 16
35.	910	1938	Res.	Bungalow 1-story	NC	17
36.	911 Goodbody House	c.1905	Res.	Frame Vernacular 1-story frame bay window	C/A	12
37.	916	1925	Off.	Bungalow 1-story frame, porch with battered brick piers	C/A	
38.	926	1910	Off.	Frame Vernacular 1½-story, art glass windows	NC	25
39.	1004	1905	Apts.	Frame Vernacular 2-story, porch with battered columns	C/A	
40.	1005 Smith House	1915	Res.	Frame Vernacular with Colonial Revival details, 1-story frame, veranda	C/P	14

# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Community Development

**Specific dates** 1899-1934      **Builder/Architect** Various

### Statement of Significance (in one paragraph)

The Magnolia Heights Historic District is locally significant because it illustrates the early stages of suburban development in the Capital City. The slow development of this middle class neighborhood between 1899 and 1934 was typical of other subdivisions at this time when Tallahassee was still a small Southern town in gradual transition from an agriculturally based economy into an important government and educational center. Magnolia Heights differed from other subdivisions, however, by its rural character and family orientation. In addition, while other neighborhoods exhibit similar architectural styles, their maturation, in general, did not come about until after the post-World War II population boom.

Selected in 1824 as the Capital of Florida, Tallahassee was one of the State's first urban planned cities. The original town plan was a symmetrical design in which streets were aligned following a grid pattern. Legislative Acts in 1827 extended the city limits to include all of Section 36 of Township 1 North, Range 1 West (known as the Old Plan, County Quarter, North Addition and Northwest Addition).<sup>1</sup>

Throughout most of the nineteenth century, residential development had been concentrated in this square mile area forming Old Tallahassee. An 1885 aero-view map shows a northward development from Gaines to Georgia Street and between Gadsden and Bronough Streets. The western quarters of this section (County Quarter and the Northwest Addition) was primarily undeveloped. Most of the stately townhouses were located along Park Avenue and North Calhoun Street (National Register Historic Districts) with the more modest cottages and workers' dwellings situated between Duval and Macomb Streets in the southern section and between Gadsden and Bronough Streets in the northern part of the city.<sup>2</sup>

During the nineteenth century, Tallahassee's growth and prosperity depended more on the price of cotton cultivated on nearby plantations than its designation as the capital seat. When "King Cotton" ruled during the ante-bellum period, Tallahassee was the Planters' marketplace plus their social and political base. The elaborate Classical Revival townhouses and prominent churches attested to the area's wealth. After the Civil War and the demise of the plantation system, cotton never again achieved its pre-war prominence. But through the rest of the century and even well into the next, agriculture, although on the decline, was the economic backbone for both Leon County and Tallahassee. For the city, however, that dependency began to wane during the first decade of the new century.

Between 1900 and 1910 the population of Tallahassee grew from 2,981 to 5,018, a 68 percent increase.<sup>3</sup> Most of the increase came from annexation when the city extended its limits by a quarter mile in 1903, thus doubling its size.<sup>4</sup> This growth represented a move towards urbanization and redistribution of population in Leon County. As increasing numbers of farmers failed in retaining their land and many black families sought opportunities in the industrial North, Leon County continued to decline in population. Many of the former cotton plantations became winter homes and hunting preserves of wealthy Northern industrialists.<sup>5</sup>

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As economic opportunities declined in rural Leon County, they increased in Tallahassee with the growth of state government and educational institutions. In 1900 a statewide referendum blocked an attempt to move the capital from Tallahassee. Two years later the Capitol building was renovated to house the expanding agencies. During the first decade of the new century, the Old West Florida Seminary, which had operated under various names, became the Florida State College for Women (now Florida State University) and the Florida State Normal and Industrial School for Negro Youth (1887) was expanded into a four year institution called the Florida Agricultural and Mechanical College for Negroes (now Florida A. & M. University). Although the editor of the city newspaper was exaggerating in his claim that more buildings were being constructed in Tallahassee than in any other Florida city, his editorial did reflect the "spirit of progress" of the local citizens who repeatedly approved bond issues for city improvements including an electric light plant, a sewerage system and paving of streets.<sup>6</sup> As Tallahassee continued to grow, the popularity of the automobile gave further impetus to the establishment of outlying residential areas.

Magnolia Heights was the first of these new neighborhoods in the 1900s. The area was an obvious choice for its development: the land was less than one-half mile from the eastern town limit, today's Meridian Street, its raised elevation avoided flooding problems, and cleared areas and stands of magnolias offered an attractive natural landscape.

The suburb of Magnolia Heights was founded in the late 1890s from the lands formerly owned by Patrick Houston. At that time most of the land was held in large parcels; there was no lot or block designations. At least four families were living there on the brink of the new century: the Hirts on the northwest corner of what is now Cadiz Street, the Curetons across the street, the Blackburns at what is now 820 East Park Avenue, and the Hays family north of present-day 910 East Park Avenue. The general area within which these houses were located remained the focus of settlement on the hill for the next two decades. Subsequent development, beginning in the 1930s, along adjacent streets and the farther extension of East Park Avenue was never considered to be part of the original neighborhood.

Within the first few years of the new century, residents chose the name Magnolia Heights for their area. For the most part, the settlers were newcomers to the Tallahassee area, choosing to move there from other counties or states. For example, the Hays, Cureton and the Hirt families were attracted by economic opportunities in Florida from Pennsylvania, Alabama and Georgia. Only a minority of residents were people with local roots. Such was the pattern for more than three decades of development. In that period neighborhood wage earners could be characterized generally as independent craftsmen, owners and employees of small businesses or stores, and public employees. Few were wealthy or had large landholdings.

Many residents were employed by the State. Jesse Hays (#34) worked as a state drainage engineer. His neighbor, James M. Lee (#31) was the State Comptroller from 1933 to 1946. Associates of Lee who worked in the Comptroller's Office evidently did not mind living near their boss, as Harry Chance, Assistant State Comptroller (#10), Accountant Clarence F. Greene (#20), Analyst George C. White (#9) and Cashier Harold G. Hays (#37) all resided nearby.

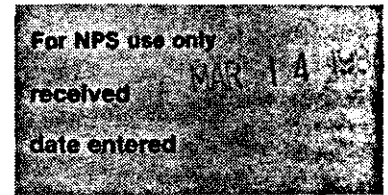
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The most famous former resident of Magnolia Heights is Governor LeRoy Collins (January 4, 1955 - January 3, 1961), who grew up in the neighborhood at 725 (#11) East Park Avenue. Other prominent Tallahasseeans who resided in Magnolia Heights included the Eppes family who built a large two-story house at 825 East Park Avenue (demolished) in 1905. Mrs. Susan Bradford Eppes moved her family to Magnolia Heights one year after the tragic death of her husband Nicholas Ware Eppes who was murdered. The Bradford and Eppes were two of Leon County's most powerful families of the slaveholding oligarchy during the ante-bellum period. After the death of her husband Mrs. Eppes could no longer maintain the family's Pine Hill Plantation and was forced to move. Mrs. Eppes continued, however, to be a leader in the social and cultural life of Tallahassee.

Another prominent family were the Smith's, who resided at 1005 (#40) East Park Avenue. W.H. Smith was president of the Smith-Vereen Company - a large lumber and naval stores enterprise operating from Wakulla County. He was also vice-president of the Capital City Grocery Company of Tallahassee and a director in the Capital City Bank. Later his sons became presidents of two local banks. Unlike most of his neighbors, Smith was a large landowner. One of his holdings included 2,000 acres east of his modest home in Magnolia Heights. Before a portion of the property was subdivided in the 1920s he built and maintained Tallahassee's first air strip near the (present day) corner of Magnolia Drive and Governor's Square Boulevard.

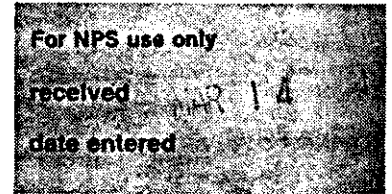
During the early years of the neighborhood, one of the first concerns of the few families who lived in Magnolia Heights was the construction of a public roadway. Residents petitioned the county government and a road was graded in 1900. Today, its route is composed of East Call Street from Meridian Street to Cadiz Street, the full length of Cadiz Street, and East Park Avenue from Cadiz Street to about where Smith Street now intersects. Other significant changes in the first decade of the twentieth century included the construction of approximately nineteen houses and the platting of two subdivisions, Eastman and Hays.<sup>9</sup> Although the subdivision owners helped to develop the area by the sale of lots, most of the construction within the subdivisions or on the other lots was initiated by the first owners and occupants of the houses. Generally, residents built their dwellings about twenty-five feet from the road on large rectangular lots. None are known to have employed an architect. Few of the structures have pretensions to high style; they reflect the shared tastes and economic status of the middle-class settlers in Magnolia Heights. Most of the houses were constructed and many designed by locally trained builders.

Early residents favored two architectural styles then prevalent in the Tallahassee area, Frame Vernacular and Queen Anne. Simple Queen Anne style houses had been built locally at least since the 1880s. Although the Queen Anne was fashionable nationally between the 1870s and 1890s, it was popular locally well into the early 1900s. The Frame Vernacular dwellings represent a local and southern building tradition which had existed for decades. Within the county many of the houses built in the two styles have been destroyed over the years: most that were farmhouses have been lost through abandonment and many of the houses in town have been destroyed because of shifting and more intensive land use.

Of the Magnolia Heights houses surviving from the first decade, only one dwelling, the 1899 Cureton House (#6) (Photo #5) remains largely unaltered from the 1890s. The original Hays and Hirt houses have been demolished, while the 1899 Blackburn house, later owned by the Humphress family (#19), has been radically altered into a bungalow (Photo #22). Frame Vernacular, in style, the Cureton House shares with the great majority of the Magnolia Heights houses the following features: a porch, frame construction, a height of less than two stories and modest scale. David Cureton, the owner, designed the house.

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he and William Taylor, of the Tallahassee construction firm Taylor and Child, erected it.<sup>10</sup>  
Other early extant Frame Vernacular houses which are similar to the Cureton House include the Walker House (1905) (#28) (Photo #11) and the house at 738 East Park Avenue (1900) (#14). Both of these houses have a gable roof, are rectangular in plan and have a full-length front porch.

Two examples of Queen Anne style houses survive from the first decade, the 1905 Corbett House (#32) (Photos #18, 19) and the 1910 Hays House (#24) (Photos #15, 16). The Hays House is more elaborate in detailing and massing. It was built by the Pichard brothers from a pattern book design selected by Jesse Hays. Profits from the sale of adjoining lots enabled the family to build the larger home.<sup>11</sup>

Besides Magnolia Heights, by the end of 1910 there were seven subdivisions recorded outside the city limits; actual building starts were concentrated, however, within the Old Tallahassee area, the section near the Florida State College for Women and Magnolia Heights.<sup>12</sup> According to the Weekly Tallahassee Democrat, new residences were being constructed throughout the town and in "College Park and Magnolia Heights the suburbs of the City."<sup>13</sup>

During the next decade (1911-1920) growth in Tallahassee stagnated with only a minimal (620 people) rise in population as nearby farms continued to fail.<sup>14</sup> While a new building to house the State Supreme Court and Railroad Commission was completed in 1913 the explosion of state government would still have to await the boom years of the 1920s and the infusion of New Deal dollars during the mid 1930s.

The small suburb of Magnolia Heights reflected the limited development in Tallahassee during this decade as only five new homes were built in those years. One of the more commodious of those dwellings was built for William H. Smith. The Smith House (#40) (Photo #14) was constructed by the Pichard Brothers firm in 1915. Of the 2,000 acres Smith owned near his house, forty acres were retained as a magnolia grove and later subdivided.<sup>15</sup> A section of the magnolia grove is preserved and stands west of the house. Recently restored, with the removal of contemporary alterations, the one-story, three bay, Frame Vernacular house is a good example of the craftsmanship of the Pichard Brothers. The Pichard family had a major influence in the development of Magnolia Heights and house construction in Tallahassee.

Members of the family included immigrant father, Hippolyte, and the building contractor sons Alphonse, Claude and Eugene, born, raised and trained in the area. By 1914, the Pichards, working as individuals or as part of the Pichard Brothers construction firm, had built the following houses for family members: 812 East Park Avenue (1909) (#18), 804 East Park Avenue (1910) (#17), 730 East Park Avenue (1912) (#12) and 750 East Park Avenue (1914) (#16), (probably constructed by a Pichard). All houses are wood frame, with a porch or veranda, and are in the Frame Vernacular style. Besides the Hays and Smith houses, the Pichards built a vernacular Colonial Revival style house for the Collins family in 1914 (#11).<sup>16</sup> This dignified, historical style had been popular in the United States since the 1870s, but found little favor in Magnolia Heights in the early years. During the first two decades only the Eppes House (c. 1905) and the Jackson House (#7) (1916), along with the altered Collins House represented this style in Magnolia Heights. Then in the latter period of the neighborhood's development, three more smaller scale Colonial Revival houses were built.

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The new neighborhood of Magnolia Heights appealed to people for several reasons. Although outside of the town limits, it received city services such as water and electricity far earlier than rural areas. Residents considered the downtown within walking distance and the growing presence of the automobile made the distance even less important. The country atmosphere of a neighborhood so close to town was also an attractive factor for some people. Early views show tree-lined portions of East Park Avenue; this feature became more pronounced as the area developed. Most of the early lots encompassed well over an acre and were tree-shaded. People took advantages of the space to grow vegetables and fruit trees and to raise chickens and ducks; some residents had a stable or shed for larger animals such as cows and horses. Pastures were available for grazing. Enterprising families such as the Collins' sold milk to neighbors.<sup>17</sup> Ernest Moon built a shed in about 1906 for 450 beehives behind his house at 833 East Park Avenue (#21); he and his son sold honey to individuals and businesses for over thirty years.<sup>18</sup> Even an acre of Sea Island cotton was cultivated in the neighborhood in the backyard residence of Mr. A.G. Goodbody (#36) (Photo #13). A local newspaper reported that "notwithstanding a herd of cattle which broke in and consumed a portion of it," Goodbody made \$50 for his efforts.<sup>19</sup>

The sizeable lots also permitted non-agricultural family businesses. At 114 Cadiz Street the circa 1922 shop buildings of tinsmith and roofer Robert Temple still survives, although the shops of tinsmith David Cureton at 125 Cadiz and carpenter Albert Jackson at 701 East Park Avenue have been demolished. A grocery store operated by the Eppes family stood northwest of their home (the area now occupied by Jamestown Apartments at 819 East Park Avenue).

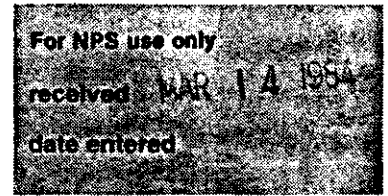
Family ties were another factor in many peoples' choice of the neighborhood. As discussed earlier, the Pichard family occupied a number of area houses. In addition, the Pichards were related by marriage to the Cureton and Moon families. By the 1920s three separate households related to the Hirt family were established on the original Hirt parcel located on Cadiz Street. The families occupied 124 Cadiz Street (#5) (1921), a Frame Vernacular house built by Pichard, 114 Cadiz Street (#3) (c. 1907), a dwelling constructed by David Mickens, a local black carpenter and 712 East Park Avenue, a 1920s bungalow now demolished.<sup>20</sup>

The social cohesiveness of Magnolia Heights is further reflected in neighborhood organizations. Within the Tallahassee Garden Club, founded in 1926, one of the first circles was named Magnolia. Neighborhood boys formed the Magnolia Heights All-Stars Football Team, which practiced in the vacant lots west of 725 East Park Avenue. A mission of the Trinity Methodist Church in Tallahassee existed at 114 Broward Street (still extant) between 1909 and 1913; after this time some Protestant residents held neighborhood prayer meetings in their homes.

As the neighborhood matured some people who grew up in Magnolia Heights chose to remain by building next to their parents' house: Harold and Ethel Hays designed a bungalow at 926 East Park Avenue (1925) (#37), Charles Walker occupied a Frame Vernacular house at 857 East Park Avenue (1937) (#29) and Amelia Goodbody Patterson lived at 905 East Park Avenue (1940) (#33). Two residents built smaller houses next to their original dwellings for occupancy in their later years: Jesse Hays had the bungalow at 910 East Park Avenue (1938) (#35) erected and Ernest Moon built 837 East Park Avenue (#23) a Frame Vernacular House, in 1934.

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With the building of smaller secondary dwellings for sale or as rental units, the neighborhood's low density character began to change. The transplanted Pacific Coast Bungalow style, that was so fashionable in South Florida boom towns, became a dominant style in Tallahassee's new subdivisions during the 1920s and 1930s. In Magnolia Heights the style is best reflected in the house at 826 East Park Avenue (#20) (Photo #20). This three-bay house, with its intersecting gable roof supported by columns and accented by a porte cochere, was built c. 1930 by local contractor Milton E. Parker. The house was later sold to Clarence Greene an accountant in the State Comptroller's Office.

Between 1920 and 1930 thirty-seven new subdivisions began in Tallahassee as the city's population escalated by 89 percent to over 10,000 residents.<sup>21</sup> Although never of the boom proportions that South Florida experienced, Tallahassee's growth continued undaunted even through the Depression as its rise was closely tied with the expansion of state and federal government.

Most of the new subdivisions, including the larger ones such as Sunniland, Lakeview, Los Robles, Clearview Terrace and College Park developments, along with Magnolia Heights were annexed by the city in 1927 as its corporate limits doubled to 2.3 square miles. Although building permits reached a peak during that year (261) there was still a major housing shortage.<sup>22</sup> Similar to South Florida, where one critic claimed that there were "enough lots laid out ... to house half the people of the United States," Tallahassee also had a surplus of vacant parcels.<sup>23</sup> The 1930 Sanborn Insurance Company map shows that medium density development was still concentrated in the Old Tallahassee quarter sections.<sup>24</sup> New subdivisions on the periphery of the two colleges accommodated both students and professors. The fashionable Country Club Estates found favor with Tallahassee's upper-middle class at the close of the decade. In general, however, due to the loan problems during the Depression, subdivisions outside the city limits only began to fully develop after World War II.<sup>25</sup> By that time Magnolia Heights was an aging suburb. The discontinued use of the name Magnolia Heights at this time indicated the fading identity of the neighborhood. As decreasing numbers of long-term residents remained, absentee-ownership increased and houses were converted into apartments.

A new era arrived in the late 1960s with the construction of the first apartment complex, Jamestown Apartments (819 East Park Avenue), which replaced the Eppes Colonial Revival house. In the 1970s five more houses were lost by the erection of Magnolia Villas (#1) (now Villa Versailles) (100 Cadiz Street), Park Place Apartments (#4) (119 Cadiz Street) and Oak Terrace Apartments (830 East Park Avenue). Such destruction and construction may continue because the location is near rapidly developing commercial areas, and the zoning and lot sizes will permit erection of large-scale residential complexes.

Recent efforts at preservation in adapting the smaller residential buildings into professional offices have been successful. The c. 1900 Frame Vernacular house at 738 East Park Avenue (#14) (Photo #23) is now a real estate office. The L-shaped, one story frame house at 850 East Park Avenue (#27) (Photo #24) has also been restored into an office while maintaining its historical fabric and proportions. The Colonial Revival Lee House (#31) built in 1930 is now a law office. In renovating for office spaces, however, some former homes (#37, 38) (Photo #25) have had their porch area enclosed in an insensitive manner with little regard for the architectural integrity of the buildings.

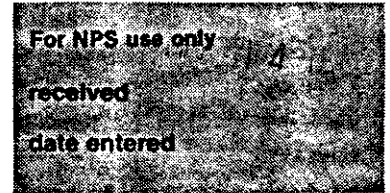
While the Magnolia Heights Historic District has been adversely affected by the development pressures for multiple housing, its older buildings form a visual link to the early suburban movement in Tallahassee. The District represents three decades of



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Continuation sheet Sixteen Item number 8 Page 6

residential construction during a time when Tallahassee was slowly moving from an agricultural community to an urban center. Today, with a population of over 107,000 residents, of which nearly half of its work force is employed by the state, Tallahassee has grown into a forty-six square mile metropolitan city.<sup>26</sup>

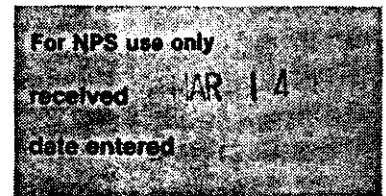
FOOTNOTES

- <sup>1</sup> Venila Lorina Shores, "The Laying out of Tallahassee," Apalachee, 5, (1957-1962), pp. 45-46.
- <sup>2</sup> Norris, Wellge & Co. View of the City of Tallahassee State Capitol of Florida, County Seat of Leon County, 1885.
- <sup>3</sup> U.S. Census Bureau, Twelfth Census, 1900. Population Schedules, Florida, Tallahassee, Vol. 1, p. 441. Also Thirteenth Census, 1910. Vol. 2, p. 311.
- <sup>4</sup> Tallahassee Weekly Democrat, December 11, 1903, p. 1.
- <sup>5</sup> J.H. Reese, ed., The Lands of Leon (Supplement of the Weekly True Democrat, December 15, 1911.
- <sup>6</sup> Tallahassee Weekly Democrat, October 21, 1910.
- <sup>7</sup> Leon County, Deed Records, Book U, p. 1. Book JJ, p. 599.
- <sup>8</sup> Leon County, Proceedings of the County Commission Book Z, pp. 242, 256.
- <sup>9</sup> Leon County Deed Records, Book KK, p. 597, 600.
- <sup>10</sup> Interview with Effie and Elizabeth Cureton, Tallahassee, June 9, 1980.
- <sup>11</sup> Interview with Mary Hays Self, Tallahassee, June 23, 1980.
- <sup>12</sup> Individual Listing of Residential and Vacant Property, Vol. 1 & 2, (Unpublished Computer Printout), Tallahassee-Leon County Planning Department, 1981.
- <sup>13</sup> Tallahassee Weekly Democrat, December 11, 1903, p. 1.
- <sup>14</sup> Fourteenth Census, 1920. Vol. 3, p. 196.
- <sup>15</sup> Reese, The Lands of Leon.
- <sup>16</sup> Information on construction done by the Pichard family was gathered from interviews with: Nellie P. DeMilly, July 15, 1980; John Humphress, May 12, 1980; Claude Pichard, Jr., July 15, 1980 and Marion Pichard, July 14, 1980.
- <sup>17</sup> Interview with Mary Hays Self, Tallahassee, June 23, 1980.

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- 18 Interview with Lester Moon, Tallahassee, May 16, 1980.
- 19 Tallahassee Daily Democrat, August 23, 1926, p. 1.
- 20 Interview with Homer Hirt, Tallahassee, July 15, 1980.
- 21 Fifteenth Census, 1930. Vol. 3, p. 421.
- 22 "Statistics of City of Tallahassee 1920-1936" Tallahassee Development File, Historic Tallahassee Preservation Board.
- 23 Charlton W. Tebeau, A History of Florida (Coral Gables, Fl: University of Miami Press, 1971), p. 386.
- 24 Sanborn Map Company. Insurance Maps of Tallahassee, Florida, 1930.
- 25 Residential and Vacant Land Analysis by Subdivision, (Unpublished Computer Printout), Tallahassee-Leon County Planning Department, 1981.
- 26 "1982 Statistical Digest," (Unpublished Draft Report) Tallahassee-Leon County Planning Department, 1982.

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 23.5

Quadrangle name Tallahassee

Quadrangle scale 1:24000

### UTM References

A	<u>16</u>	<u>762090</u>	<u>3370850</u>
	Zone	Easting	Northing

B	<u>16</u>	<u>762610</u>	<u>3370800</u>
	Zone	Easting	Northing

C	<u>16</u>	<u>762700</u>	<u>3370710</u>
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D	<u>16</u>	<u>762670</u>	<u>3370600</u>
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E	<u>16</u>	<u>762500</u>	<u>3370590</u>
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F	<u>16</u>	<u>761960</u>	<u>3370630</u>
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G			
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H			
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### Verbal boundary description and justification

(See Continuation Sheet)

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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# 11. Form Prepared By

name/title Kevin McGorty/Larry S. Paarlberg, Historic Sites Specialist

organization Florida Division of Archives

date March 2, 1984

street & number The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title George W. Percy, State Historic Preservation Officer

date March 5, 1984

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

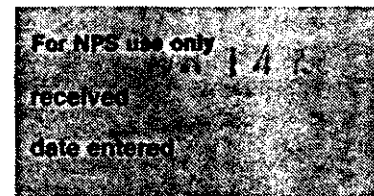
Attest:

date

Chief of Registration

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- 1982 Subdivision Map of Tallahassee. Tallahassee-Leon County Planning Board.



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received

date entered

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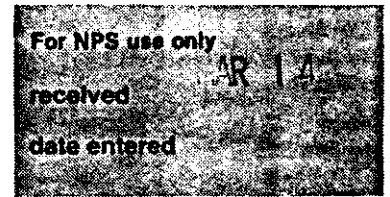
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Interview with Lester Moon, Tallahassee, May 16, 1980; July 3, 1980.

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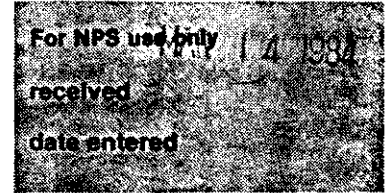
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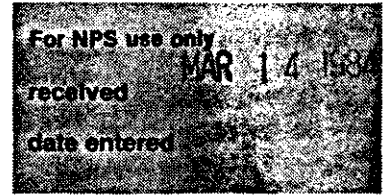
Continuation sheet Twenty Item number 10 Page 1

The boundary of the Magnolia Heights Historic District has been defined as the original neighborhood known as Magnolia Heights, bounded on the west by the railroad cut and on the north, south, and east by the rear and side boundaries of lots fronting on Cadiz and East Park Avenue from the railroad cut to 1005 East Park Avenue. The original public road constructed in 1900 was confined to this area (present-day Cadiz Street and present-day East Park Avenue from 701 to approximately 1005 East Park Avenue). Although some of the surrounding neighborhood structures are similar to those within the District, they are outside of the original neighborhood of Magnolia Heights and are of later construction.

- Beginning at a point (A) at the northeast corner of Tax Parcel #0051 of Lot 5, Block B, Hays Subdivision of the City of Tallahassee, proceed
- Southward along the east property line of said parcel to a point (B) at the southeast corner of said tax parcel, thence
- Eastward along the north side of East Park Avenue to a point (C) at the northwest corner of the intersection of Smith Street and East Park Avenue, thence
- Southward across East Park Avenue to a point (D) at the southwest corner of the intersection of Smith Street and East Park Avenue, thence
- Westward along the south side of East Park Avenue to a point (E) at the northeast corner of Tax Parcel #403 of the City of Tallahassee, following the property line of said tax parcel south and west (including points (F) and (G)), thence
- Southwestward along the east side of Goodbody Lane to a point (H) at the northeast corner of the intersection of East College Avenue and Goodbody Lane, thence
- Westward across Goodbody Lane and along the north side of East College Avenue to a point (I) at the southeast corner of Tax Parcel #409, Houston's Subdivision of the City of Tallahassee, following the property line of said tax parcel (including point (J)) and continuing along the northernmost and westernmost property line of Tax Parcel #407, Houston's Subdivision of the City of Tallahassee (including points (K) and (L)) to a point (M) at the southwest corner of Tax Parcel #435, Houston's Subdivision of the City of Tallahassee, following the property line of said tax parcel excluding that portion which extends from the west property line of said tax parcels into Block One, Eastman's Subdivision of the City of Tallahassee to a point (N) at the northwest corner of said tax parcel, thence

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Page 2

Westward along the south side of East Park Avenue to a point (O) at the northeast corner of Lot 10, Block 2, Eastman's Subdivision of the City of Tallahassee, following the property line of said lot (including point (P)) and continuing along the southernmost property line of Lots 11 and 12, Block 2 of the aforementioned subdivision to a point (Q) at the southwest corner of the latter said lot, thence

Southward following the property line of Tax Parcel #622, Houston's Subdivision of the City of Tallahassee (including point (U)), continuing along the southernmost property line of Tax Parcels #621 and #622 of the aforementioned subdivision and continuing along the northernmost property line of Lot 2, Magnolia Manor of the City of Tallahassee to a point (R) at the northwest corner of said lot, thence

Southward and then Northeastward following the property line of Tax Parcel #619, Houston's Subdivision of the City of Tallahassee (including points (S) and (T)) and continuing in a northeasterly direction along the east side of the Seaboard Coast Line Railroad cut to a point (V) at the southeast corner of the intersection of East Call and Cadiz Streets, thence

Southward along the east side of Cadiz Street to a point (W) at the northwest corner of Tax Parcel #218 of the City of Tallahassee and following the property line of said tax parcel (including point (X)) to a point (Y) at the southeast corner of said tax parcel, thence

Eastward following the northernmost property line of Tax Parcels #219, and #224-228 of the City of Tallahassee to a point (Z) at the northeast corner of the latter said tax parcel, thence

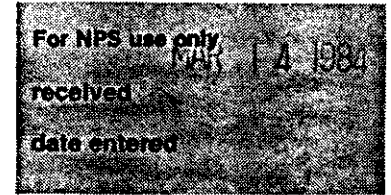
Southward following the property line of Tax Parcel #27 of the City of Tallahassee (including points (AA) and (BB)) to a point (CC) at the northwest corner of Tax Parcel #29 of the City of Tallahassee, thence

Eastward following the northernmost property line of said tax parcel and following the property line of tax parcel #30 of the City of Tallahassee (including point (DD)) to a point (EE) at the northwest corner of Tax Parcel #31 of the City of Tallahassee, following the property line of said tax parcel (including point (FF)) to a point (GG) at the northwest corner of Tax Parcel #35 of the City of Tallahassee, following the

(See Continuation Sheet)

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northernmost property line of said tax parcel and Tax Parcel #36, crossing Oak Street and continuing along the northernmost property line of Lots 0012, 0011, and 0030, Block A, Hays Subdivision of the City of Tallahassee to a point (HH) at the northeast corner of the latter said lot, thence

Southward

following the property line of Lot 0040, Block A, Hays Subdivision of the City of Tallahassee (including point (II)) and then eastward crossing Satsuma Street to a point (JJ) on the east side of Satsuma Street, thence

Northward

along the east side of Satsuma Street to a point (KK) at the northwest corner of Tax Parcel #0051, Lot 5, Block B, Hays Subdivision of the City of Tallahassee, thence

Eastward

along the northernmost property line of said tax parcel to the point of beginning.





# United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

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## HISTORIC PRESERVATION SECTION

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 beginning June 24, 1984 and ending June 30, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

CONNECTICUT, Hartford County, Hartford, Elm Street Historic District, 71-166 Capitol Ave., 55-97 Elm St., and 20-30 Trinity St. (06/28/84)

CONNECTICUT, Hartford County, New Britain, Holmes, Francis H., House, 349 Rocky Hill Ave. (06/28/84)

CONNECTICUT, New Haven County, New Haven, Quinnipiac River Historic District, Roughly bounded by Quinnipiac Ave., Lexington, Chapel, Ferry, Pine, Front, and Lombard Sts. (06/28/84)

FLORIDA, Leon County, Tallahassee, Magnolia Heights Historic District, 701-1005 E. Park Ave., and Cadiz St. (06/29/84)

GEORGIA, Bartow County, Cartersville, Grand Theater, 2 Wall St. (06/28/84)

GEORGIA, Carroll County, Carrollton, South Carrollton Residential Historic District, Roughly bounded by RR tracks, Harmon and West Aves., Bradley, Mill, and Garrett Sts., Tillman and Hill Drs. (06/28/84)

GEORGIA, Clarke County, Athens vicinity, Chestnut Grove School, 610 Epps Bridge Rd. (06/28/84)

GEORGIA, Crisp County, Cordele, United States Post Office, 102-104 6th St. (06/29/84)

GEORGIA, Hancock County, White Plains vicinity, Jackson, John S., Plantation House and Outbuildings, Off GA 16 (06/28/84)

GEORGIA, Lowndes County, Valdosta, Fairview Historic District, W. Central, Floyd, River, Varnedoe, and Wells Sts. (06/28/84)

GEORGIA, Lowndes County, Valdosta, North Patterson Street Historic District, 1003-1111 N. Patterson St. (06/28/84)

GEORGIA, Marion County, Friendship vicinity, Champion-McGarrah Plantation, Off Ga 30 (06/28/84)

GEORGIA, Sumter County, Plains, Plains Historic District, Roughly bounded by Buena Vista Rd., Hospital, Clark, Main, Thomas, Paschal, and Bond Sts. (06/28/84)

GEORGIA, White County, Sautee vicinity, Harshaw-Stovall House, GA 255 (06/28/84)

NEBRASKA, Lancaster County, Lincoln, College View Public Library, 3800 S. 48th St. (06/28/84)

NEW YORK, Delaware County, Andes, Andes Historic District, Delaware Ave., Main and High Sts., and Tremperskill Rd. (06/28/84)

NEW YORK, Orange County, Balmville, Maple Lawn, 24 Downing Ave. (06/28/84)

NORTH CAROLINA, Rockingham County, Dead Timber Ford Sluices (Dan River Navigation System in North Carolina TR), (06/29/84)

OREGON, Multnomah County, Portland, Commodore Hotel, 1609 SW. Morrison St. (06/27/84)

PENNSYLVANIA, Allegheny County, Pittsburgh, Longfellow School (Deniston School), Monroe St. and McClure Ave. (06/28/84)

PENNSYLVANIA, Chester County, West Chester, Sharples Separator Works, N. Franklin and Evans Sts. (06/28/84)

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MAGNOLIA HEIGHTS HISTORIC DISTRICT  
 TALLAHASSEE, FLORIDA  
 UTM REFERENCES:  
 A: 16/762090/3370850  
 B: 16/762610/3370800  
 C: 16/762700/3370710  
 D: 16/762670/3370600  
 E: 16/762500/3370590  
 F: 16/761960/3370630

3372  
 GARDNER 8 MI.  
 MONTICELLO 24 MI.  
 3371  
 T. 1 N.  
 3370  
 (LAFAYETTE)  
 4144 1 NW  
 3370  
 LAFAYETTE 23 MI.  
 PERRY 51 MI.  
 T. 1 S.