

# THE COLLEGE PARK NEIGHBORHOOD ASSOCIATION THROUGH ITS HISTORICAL COMMITTEE

## DUBSDREAD AREA HISTORIC HOUSE TOUR

November 3, 1991

The Dubsdread area got its start in 1923 with the founding of the White Stag Golf Course, later known as Dubsdread allegedly because golfers dreaded to dub (miss) a shot on this difficult course.

Prominent Orlando real estate man Hanford Carl Dann was a leader in founding the course, and in developing the land around it. The subdivision plat for Golfview, filed in 1923 by Dann, W. Davis Rogers, and other incorporators of the Orlando Golfers Association, shows the course lying north and south of Par and surrounded by several hundred lots. In 1924 the Association made a small addition to Golfview. Later in 1924 Dann subdivided Dubsdread Heights and Dann's Addition to Golfview and, in early 1925, Dubsdread Addition.

South of Par, the original Golfview extended east only as far as Greens and in early 1924 other developers filed the Anderson Park subdivision, which included the land from Greens to the east side of Oberlin, and the Bonita Park subdivision, east to Formosa. From 1926 to 1938, seven houses were built along Par between Greens and Harrison. An Orlandoan who grew up in the Dubsdread area in the 1930s remembers this section as "Evanston Row", all but one of the residents having moved from that Chicago suburb.

Dann's Ranch where the Dann House stands today is a 1935 replat of part of the Anderson Park subdivision.

In all of these subdivisions, people would buy one lot or many, on which houses might be built at once or years later. And in recent years several large houses on multi-lot properties have been demolished for redevelopment thus the Dubsdread area contains houses from the 1920s to the 1990s. (GH)

1. **3312 Eagle Boulevard** The FOLSOM/JOHNSON HOUSE was built in 1926 for Dr. Spencer Folsom of the Orange Clinic. By 1935 Dr. Folsom had moved to Spring Lake Drive. The house had at least three owners before it was purchased in the mid 1940s by Clarence A. (Johnny) and Helen Johnson, who owned it until 1988.

The Johnsons -- he was a syndicated cartoonist, she, a music teacher -- added the back room and bath as an efficiency for Mrs. Johnson's ailing mother. After she passed away, the room was rented out, off and on, for a number of years. When the Johnsons' health began to decline, their daughter sold the house to Laura Phelps. She undertook massive renovations, including installation of central heat and air, conversion of the efficiency into a master suite, expansion of the kitchen, and addition of a deck-porch above it; addition of the porte cochere and new, round-top windows and a front door (possibly in a former sunroom) which changed the address from 550 Par to 3312 Eagle. Phelps also restuccoed the house and installed new awnings and barrel tiles.

Current owners Bill and Charline Ritinski added bench seating and tile to the kitchen and whitewashed the oak and maple floors downstairs. (CR)

The stuccoed facades topped with tile parapets reveal the Mediterranean influence of this house. (JR)

2. **3001 Eagle Boulevard** THE PRICE/GREENLEE HOUSE was built in 1938 by Morgan Price for his son Hobart. The architect was Harold Hair, and the builder, McCree, with W.A. McCree, Jr. as project manager. According to former owner Nancy Greenlee, cypress wood was used extensively in the original house, which has random width pine floors. The house was originally next door to the Morgan Price House, with a probable address of 532 Par, where manufacturer Samuel Winston is listed from 1949-58, and Philip M. Berger is listed in the early 1960s. In the mid 1960s the house was moved out of the way of a golf course expansion by Chester Tomlin. The back of the house now faces the street because turning it would have cost more and the owners believed Eagle would loop around as originally planned.

The house was bought in 1967 by Billy A. Puryear, who sold to William and Nancy Greenlee in 1968. The Greenlees, owners until 1991, believe that the room with the small bay window was a breezeway or porte-cochere and that it was filled in and an adjacent garage added after the move. The Greenlees converted that garage to a family room and had a new garage built behind it. They also made the screened porch on the south end of the house into a library. And they made a new front entrance, adding a porch, columns, and a front door with side lights. The former front entrance is now at the rear. (GH)

This Colonial Revival house has typical multi-paned windows, doors with sidelights and a one-story porch supported by simple fluted columns. (JR)

3. 510 West Par Street The PRICE/DANN HOUSE, formerly designated as 530 W. Par, was built in 1938 for retired industrialist Morgan W. Price. The architect was Harold J. ("Rabbit") Hair of Winter Park; the builder, McCree, with W.A. McCree, Jr. as project manager.

In 1944, Carl Morris Dann, son of H. Carl Dann, and known as Carl Dann, Jr., bought this house, where he and his family lived until 1968. Carl, Jr., a well known golfer even in his teens, succeeded his father as owner of Dubsdread Golf Course, where he was a highly popular host.

From 1970 to 1978 Lorne Smart lived in this house. It was then purchased by John Moore who reportedly planned a condominium conversion but found the requirements too stringent. He sold to the present owners in 1985. (GH)

This Colonial Revival style house is somewhat atypical of the style because of its asymmetrical massing. It appears that several additions may have been made. The house has the colonial windows common to the style and a curved molding piece in each gable. Synthetic siding was added later. (JR)

4. 3206 North Greens Avenue The DANN HOUSE was built about 1935 for Hanford Carl Dann and his wife, Louise Giles Dann. Carl Dann (1885-1940), an Orlando native, was a founder of Dubsdread Golf Club and developer of the surrounding area. One of the best-known and most colorful of the men who developed Orlando and a skilled promoter, Dann advertised himself "as the man who was born without a dollar in his pocket..in fact, he had no pocket."

Dann also promoted his friend and associate Sam Stoltz, "the artist builder". According to Dr. Carl Dann, III, Stoltz designed and built the Danns' house on Greens (and probably the family's former home at Hillcrest and Cathcart). The wood siding and rough stone appear identical to those in the rustic fireplace room at the Dubsdread Club House, for which Dr. Dann says Stoltz was also responsible. This addition was built after the 1934 fire at the Club House. It was probably then, too, that Stoltz adorned the Club House walls with the bird frescoes (photo displayed at 770 Greens) recently uncovered after years hidden behind panelling. Look for other examples of Stoltz's art at the Dann House, including fish motifs in metal and tile.

The original house - 2 bedrooms, bath, living room, and kitchen - is totally intact, Dr. Dann says. In the early 1940's a bedroom and bath were added; people were encouraged to add a room for a serviceman to rent. About 1960 a two-story addition - master bedroom and exercise room - was constructed across the back of the house. Another change was the enclosure of the port-cochere and back porch. The garage burned in 1939 with two Packard roadsters inside; it was rebuilt in a year or two.

Louise Dann remained in the house after her husband's death and her marriage to R. V. Hardeman. When her health failed about 1963, her grandson, Dr. Dann, moved there and has made it his home ever since. The hunting trophies reflect one of his favorite hobbies. (CD, SD, GH)

This frame vernacular house is one of the most unusual in the area. The rustic wood siding, wood shake shingles and coquina foundation and chimney are found in only a few buildings in the City. (JR)

5. 16 East Par Street The JUNE HOUSE was built in 1952 for Reginald H. and Ruth Lang, a Northern couple, on lot 9 of the Bonita Park Subdivision. After Lang planned and furnished the house, his wife didn't like it and they never lived there.

Thus the house included four rooms of Scandinavian modern furniture when it was sold, for \$12,500, to Sam A. and Mabel June in June, 1955. Their son, Sam June, Jr., now lives in the house where he grew up.

The original house - 2 bedrooms, bath, living room, kitchen, and Florida room - is intact. A backyard patio with barbecue pit was added in 1957. An in-ground pool, added in 1960, was buried in 1964 because of a near drowning. From 1989-91, Sam June, Jr. renovated the house inside and out. Using family photos as a guide, he duplicated the original exterior colors. (SJ)

This early ranch-style house is typical of the 1950s. Features include plain and decorative concrete block, horizontal massing, low pitched gable roof, and carport. (JR)

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6. **303 Dubsdread Circle** The CRAIG/SERLETIS HOUSE was built about 1936, using Kissam concrete block. According to neighbor Edna Saunders, the architect was Hayward Shacklett. A Minnesota native, Shacklett worked in Orlando for several years before leaving about 1940 to design locks for the Panama Canal. He is known to have designed the houses at 1024 Nottingham and 1306 Sherwood; the 1938 American Legion building and the house at 307 Dubsdread Cir. are also credited to him. Six houses, in different styles, in the Golfview subdivision were built about 1936; one other may be by Schacklett.

The first people to reside in the house for any length of time were Carl C. and Bernice Craig, who ran The Family Loan Company. The house may have been built as their home. After their tenure -- c. 1938-1947 -- two other families owned the house before it was purchased by Frederick A. and Bette H. Preller in 1954. The next purchasers, in 1968, were Nicholas and Mitzi Serletis, who sold the house to current owner Bob Jones in 1984. The back porch was glassed in earlier; he isn't aware of other major changes. (BJ)

This house has Art Deco massing and detailing in the garage and front door, but the arched window and low pitched hip roofs aren't usually associated with this style. (JR)

7. **3600 Midiron Drive** The ROBINSON/FLETCHER HOUSE was built in 1926, according to tax records. The first likely City Directory listing is in 1928, as the home of Ryan S. Robinson, R.R. #2. No occupation was entered for Mr. Robinson in early years, but by 1940 he was listed as the manager of Graybar Electric. (GH)

About 1942 the house was bought by Walter K. and Sybil M. Fletcher. Mr. Fletcher was a citrus grower and was also employed in the family auto business. After owning the house for 40 years, the Fletchers sold to a young man whose incorrect repairs left a major replastering job for the present owners. Rick and Anne Hovarter, parents of four young children, bought the house about 6 years ago. They renovated and modernized the kitchen and bathroom, refinished most of the wood floors, and installed a picket fence. Their redecorating includes stenciling by Mrs. Hovarter. (AH)

This American Foursquare is typical of the style with its hip roof, dormer, full width front porch and grouped windows. The tapered columns and 3 over 1 windows are details typical of the Craftsman style. The asbestos siding was added later, probably about 1950. (JR)

8. **375 Niblick Avenue** The small KIEHL HOUSE, on its large lot, was built about 1940 by Howard C. Kiehl of Kiehl and (Raymond C.) Stevens Design/Construction, reportedly for a "love nest". In 1943, Kiehl's wife Dorothy got the house as part of their divorce settlement. She raised their two sons in this one-bedroom house, continuing to live there until 1988. Bob Jones, who bought the house then, says its original features, including herringbone wood floors, remain. (BJ)

This concrete block house with its flat roof has Art Deco detailing and massing. The round window in the flush front door, steel casement windows and zig-zag at the roof line are all deco elements. (JR)

9. **701 Driver Avenue** The WARLOW/TRACY HOUSE was built about 1926 for Thomas Picton Warlow, Sr., who came to Orlando in 1884, was admitted to the bar in 1888 and became a judge in 1912. He is also remembered as a banker, investor, publisher, author of memoirs, and the man who, in 1884, introduced the use of azaleas for Orlando gardens at his home on America Street.

By 1916, Judge Warlow was vice-president of the Carl Dann Development Co. and in 1923 he was an incorporator of the Orlando Golfers Association that filed the Golfview subdivision, so that it's not surprising that he moved to Dubsdread Heights, "to live in the country." The name of his architect has not yet been found, but the living room is said to be a copy of one Sir Christopher Wren designed in England. About 1932, after suffering his wife's death and losses from the Depression, Judge Warlow moved back to America St.; he died in 1945.

The person who gave the house its present character, Clara M. Tracy, says she purchased it in 1953 from a Mr. (possibly Cyrus J.) Wilson. A nurse, Ms. Tracy established the Endau-Win nursing home in the house, adding wings in 1955. In 1968 she and James Gillies originated the Share-a-Home concept, in which unrelated seniors who don't require nursing care live together as family groups. The founders devoted 701 Driver and nearby houses to this use. Its success led Mr. Gillies to establish Share-a-Homes elsewhere in the U.S. The current manager of the Winter Park facility is Rosalee Garnsey. Ms. Tracy, now retired from this work, continues her interest in writing poetry. She has published one volume and is preparing another. (GH)

This stuccoed Mediterranean Revival House is unusual for its glazed green tile roof and projecting angled wings. Other features include a porte-cochere, steel casement windows and a highly decorated chimney. (JR)

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- 10. 766 Greens Avenue The MALLORY/VOORHEES HOUSE in Dubsdread Heights, built about 1925, was the residence of Dr. L. Meredith Mallory and his wife Mary from 1926 until the early 1950s. About 1954 it was briefly occupied by the Rev. Oswald Littleford, Dean of St. Luke's Cathedral, and his family. Until about 1985, the owners were the Bertram S. and Ada M. Voorhees family. Mr. Voorhees opened a Gulf service station on Edgewater Drive in 1952 and was a prominent local businessman for more than a quarter century.

The house was bought in 1987 by Joe Boyd, a decorating company sales director, whose sideline is the restoration of old houses. He enlarged the front porch (the second story porch had previously been enclosed), renovated the c.1930 accessory building and redecorated, retaining noteworthy original features. Boyd's recent transfer to New Orleans has left the house vacant, show-casing its architectural elements AND PHOTO DISPLAYS SHOWING THE PROGRESS OF THE DUBSDREAD CLUB HOUSE RECONSTRUCTION PROJECT, THE SAM STOLTZ WALL PAINTINGS DISCOVERED AT THE CLUB HOUSE, AND THE "HOUSE ON THE POINT" (3547 Pinetree Rd.) JUST BEFORE IT WAS DEMOLISHED. (GH)

This simple Craftsman house has a large front porch supported by massive squared brick columns. The main roof has a wide overhang to protect the grouped windows from sun. The synthetic siding was added later, probably in the 1970s. (JR)

- 11. 770 Greens Avenue The MATHERS/CONE HOUSE in Dubsdread Heights was built before 1925 by Dr. Mallory's father, Albert Douglas Mallory of Illinois, who had wintered in Orlando for a number of years before moving here about 1920. He sold the adjacent property to his son. After A.D. Mallory's death in 1930, Dr. Mallory rented the house to winter residents until, in 1941, he sold it to his new associate, Dr. W. Fred Mathers, a Texas native. Except for a time during World War II when Cyrus J. Wilson apparently lived here, the house was the Mathers residence until 1974. Since then it has been the home of the Dennis M. Cone family. Dennis Cone is the great-great grandson of the man who owned the farm where Princeton School is now located. (GH)

This Colonial Revival house is unusual in that it is clad with wood shingles. The small pedimented porch over the front door is supported by Doric columns. The side wings are typical for the style. (JR)

- 12. 3405 Pinetree Road According to tax records, the LEEDY/WARLOW HOUSE was built in 1922. It is first listed in the 1925 City Directory as the home of Loomis C. Leedy on Golfview, Dubsdread Addition. Leedy, a well-known investment banker and State Senator, and his wife, Ruth, lived in the house until the mid-1940s, when they traded for a house in Winter Park.

According to the present owner, this house is located on the site of an old farmhouse. The Leedys gradually expanded their house, adding wings on the north, the south, and finally, just before World War II, the east, where they built a master bedroom and new kitchen.

After the Leedys left, the house remained empty until 1950, when it was purchased by family friends, Thomas Picton Warlow, Jr. and his wife Mary. (GH)

This Frame Vernacular house has a wrap around porch and porte-cochere. The porch is supported by tapered square columns on brick piers. Aluminum siding and many new windows have been added. (JR)



