

PAULINE KILKER HOUSE
1410 North Lincoln Avenue/3300 West Laurel Street
Tampa
Hillsborough County
Florida

HABS No. FL-479

HABS
FL-479

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY

PAULINE KILKER HOUSE

HABS No. FL-479

Location: 1410 North Lincoln Avenue/3300 West Laurel Street
(Southwest corner of West Laurel Street and North Lincoln Avenue) Tampa, Hillsborough County, Florida

USGS Tampa Quadrangle (7.5')
Universal Transverse Mercator Coordinates: 17.352670.3093200

Present Owner: Florida Department of Transportation
11201 N. McKinley Drive
Tampa, Florida 33612-6456

Present Use: Vacant

This building is scheduled to be demolished by the Florida Department of Transportation, as part of the Tampa Interstate widening. The house was originally planned to be moved to a vacant lot in the neighborhood and rehabilitated but this was later determined to be unfeasible.

Significance: The Pauline Kilker House, constructed circa 1926, is architecturally significant as a good example of a suburban, single-family Mediterranean Revival style residence in the West Tampa neighborhood. The house exhibits many of the typical design features of the style, including the use of rough-textured stucco exterior walls, flat roofs with mission tiles capping the parapets, round-arched windows and doorways, and the balanced asymmetrical placement of doors and windows. The exterior retains its historic appearance. Although many of the original round-arched wood casement windows have been replaced with newer metal single-hung sash windows, the original windows have been stored in the house and will be salvaged for use elsewhere.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The exact date of construction for this house is unknown but it was probably built circa 1926. Since this house was located outside of the City of Tampa city limits, which ended at Lincoln Avenue, it was not shown on any of the Sanborn Maps. It is first listed in the City of Tampa City Directory in 1927 and the tax rolls first identified this parcel as separate from the rest of the block in 1928.

2. Architect: Not known.

3. Original and subsequent owners: The original owner was Mrs. Pauline Kilker, a widow. She purchased lots 21-24 in Block 11 of the MacFarlane Park Subdivision from the MacFarlane Investment Co. on July 8, 1931 (Deed Book 936, p. 488-489). She later purchased lot 4 from Mr. J.G. McCashall (or McCaskill) on April 12, 1932 (Deed Book 950, p. 585). The deeds for lots 1-3, 5, 6, 19, and 20 could not be found when a search was done at the Hillsborough County Courthouse but it appears that she owned at least lots 1-3 by 1927, as indicated in the 1927 City of Tampa City Directory and in the 1928 tax rolls. Almost twenty years later, Mrs. Kilker sold the property, which by then included lots 1-6 and 19-24 of Block 11 in the MacFarlane Park Subdivision.

The subsequent Chain of Title is provided as follows. The deeds were obtained from the Clerk of Records at the Hillsborough County Courthouse, Tampa, Florida.

1946 Deed, December 23, 1946, recorded in Deed Book 1413, p. 134-135. Pauline Kilker to Knute Vika and Harry E. Bolen. Sale included lots 1-6 and 19-24.

1953 Deed, April 8, 1953, recorded in Deed Book 1735, p. 277-279. Knute Vika and Harry E. Bolen to William A. and Idella R. Fisher. Sale included lots 1-6 and 19-24.

1954 Quitclaim deed for the alley between lots 1-6 and lots 19-24 recorded in Deed Book 1735, p. 282-283.

1978 Deed, November 30, 1978, recorded in Deed Book 3463, p. 995-996. Idella R. McFarlen (formerly Idella R. Fisher) and her current husband, William A. McFarlen, to Felipe and Aida Rodriguez. Sale included only lots 1-3 and the north half of the alley.

- 1979 Deed, July 25, 1979, recorded in Deed Book 3542, p. 1431-1432. Felipe and Aida Rodriguez to Christians Anonymous, Inc. (later known as Agape Fellowship, Inc.). Sale included lots 1-3 and the north half of the alley.
- 1993 Deed, April 6, 1993, recorded in Official Record Book 7078, p. 219-221. Agape Fellowship, Inc. to the Church of God at Tampa (also known as the Tampa Bay Church of God). Sale included lots 1-3 and the north half of the alley.
- 1994 Deed, November 1, 1994, recorded in Official Record Book 7576, p. 161-162. Church of God to Andrew Puleo. Sale included lots 1-3 and the north half of the alley.

Andrew Puleo owned the property until December 2002 when the Florida Department of Transportation purchased it for use in widening Interstate 275.

4. Builder, contractor, suppliers: These are unknown.

5. Original plans and construction: Original plans have not been found and this area west of Lincoln Avenue was not included in the historic Sanborn Maps. The earliest available aerial photograph of the area was taken on November 21, 1938. It is difficult to clearly see the house but it appears to have its current configuration with a two-story hip roofed portion on the east side and a one-story L-shaped portion adjoining on the west side. Lots 1-6 and 10-24, are clearly seen as one large parcel. There are large trees flanking Laurel Street in front of these lots and along Lincoln Avenue (from Nassau Street on the south to Spruce Street on the north). At that time, Lincoln Avenue was the western city limit for the City of Tampa. Laurel Street ended two blocks to the west of Lincoln Avenue and there were no other houses on Laurel Street west of this house.

6. Alterations and additions: The most noticeable alteration from the exterior is the change in windows from the original wood casement type to a newer metal single-hung sash type or fixed glass. Not all of the windows have been replaced and most of the original windows have been stored inside the house. A number of changes have been made to wall and floor finishes in the interior, although the room configurations are primarily the same. The southern end of the Living Room appears to have originally been a separate room, possibly a sunroom. This is based only on physical evidence where remains of a partition wall are apparent at the walls and ceiling in the Living Room.

B. Historical Context:

The City of West Tampa was established in 1895 as a community adjacent to, but separate from, the City of Tampa and remained an incorporated city for thirty years. Like Ybor City, West Tampa was originally developed to promote the cigar industry in

Tampa. In 1887, a group of Tampa businessmen, led by Tampa lawyer Hugh C. MacFarlane, began to promote the area west of the Hillsborough River as a possible location for a second cigar manufacturing center. They formed the MacFarlane Investment Company in 1892 to manage their interests and to raise funds to construct a third bridge over the Hillsborough River, at Arch Street. These businessmen were successful, as cigar factories, social clubs, schools, residences, commercial buildings and other public institutions were constructed, primarily focused around Main Street and Howard Avenue. Most of the housing consisted of wood frame vernacular rowhouses and bungalows, generally placed in rows along the streets near cigar factories.

The MacFarlane Park Subdivision was platted by the MacFarlane Investment Company in December 1908. It consisted of fifty-eight blocks, primarily located between Cypress Street on the south, Himes Avenue on the west, Leon (later Beach) Street on the north, and Gomez Avenue on the east (north of Pallock Street) and Roosevelt (later Lisbon) Avenue on the east (south of Pallock Street). This subdivision was located west of the original corporate limits of West Tampa, which ended at Habana Avenue. Additional land was incorporated in the City of West Tampa in 1907. West Tampa was annexed by the City of Tampa in 1925. Lincoln Avenue was the western city limit at the time.

In 1925, the tax rolls indicated that the entire block 11 of the MacFarlane Park Subdivision had an unknown owner. By 1928, the tax rolls showed Lots 1-3 separate from the rest of the block but with an unknown owner. Pauline Kilker is first listed as the owner of Lots 1-3 on the 1930 tax rolls. Lots 4-24 were listed as being owned by the MacFarlane Investment Company in 1930.

Mrs. Pauline Kilker was the widow of John Kilker and appears to have been a musician. Not much information was found about her. In the 1925 Tampa City Directory she is listed as living in the Brunswick Apartments at 824 South Rome Avenue in Hyde Park. She is not listed anywhere in the 1926 Tampa City Directory but in 1927 she is listed as a musician residing at 1099 Lincoln Avenue in West Tampa. Apparently this is the same location at 1410 North Lincoln Avenue since no other houses are shown along Lincoln Avenue, between Cypress and Laurel Streets on the historic 1938 aerial photograph. There were very few Mediterranean Revival Style houses. This house was located just outside of the City of Tampa limits, which provided a rural setting near a thriving community. In 1928, Mrs. Kilker is listed as a vocalist at the same address. Her occupation is never listed again in later years, although she is shown as residing at this address until the early 1940s. Later, in 1955, she is shown as residing at 3316 West Laurel Street.

Interstate 275 was built through West Tampa in the late 1950s to early 1960s, occupying the block immediately north of Laurel Street. Lots 4-6 and 19-24 all had small concrete block houses built on them by 1966, as shown in an aerial photograph. According to the property appraiser's records, they were built in 1961-62. The construction of these surrounding houses and the interstate altered the original historic setting of the house considerably and resulted in a primary view of the interstate from the house.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Pauline Kilker House is as a good example of a suburban, single-family Mediterranean Revival style residence in the West Tampa neighborhood. The house exhibits many of the typical design features of the style, including the use of rough-textured stucco exterior walls, flat roofs with mission tiles capping the parapets, round-arched windows and doorways, and the balanced asymmetrical placement of doors and windows. The exterior retains its historic appearance. Although many of the original round-arched wood casement windows have been replaced with newer single hung sash windows, the original windows have been stored in the house.

The Mediterranean Revival style is the architectural style most intimately linked with the 1920s Florida land boom, although the style did not originate in Florida. This style, along with other historic period revival styles at the time, originated with the Beaux Arts-trained architects' love of historicism. It was also influenced by their desire to create a historic and romantic reference to Florida's Spanish heritage, as well as to create a picturesque and playful setting for the seasonal vacationers and their carefree lifestyle.

The Mediterranean Revival style flourished in Tampa during the 1920s and its domestic buildings are primarily associated with middle and elite class suburban housing developments. The largest collection of Mediterranean Revival style residences is found on Davis Islands, a boom time luxury housing development. Most other single family houses of this style are found scattered around Tampa, mixed in with other period revival styles also popular in the 1920s. Despite the Latin background of early inhabitants of West Tampa, the style was not that popular there. There are only a handful of Mediterranean Revival style single-family residences in West Tampa. This one was actually built outside of the city limits, which ended at Lincoln Avenue.

2. Condition of fabric: This residence is currently in fair condition and in need of repairs. There are a number of cracks in the exterior stucco walls. Those on the two-story portion can be fixed easily; whereas, the cracks on the one-story portion are quite large and would require extensive repairs. There has been extensive damage to the west and south walls of the Utility Room where previous modifications were made to the window and/or door openings.

B. Description of Exterior:

1. Overall dimensions: This irregular shaped building consists of a rectangular two-story hipped roof block, which measures 28'-3" east-west by 34'-7½" north-south. Attached to the west façade, is a one-story L-shaped portion with a flat roof surrounded by a parapet capped with mission tiles. This portion

measures 35'-4½" north-south by 16'-10" east-west in the front (north) and 28'-4" east-west in the rear (south). Although the building is asymmetrical, the front, north, façade is balanced, with a central round-arched entrance door flanked by one wide round-arched window on the left and three narrow round-arched windows on the right. Two pair of simple concrete brackets, which originally supported flower boxes, remain centered under these windows. A stuccoed chimney, with attached decorative concrete fountain, adorns the east side of the house.

2. Foundations: The perimeter foundation is a continuous concrete block wall (8 ½" thick) with occasional vent openings. The interior foundations are concrete block piers. It appears that an additional concrete block foundation wall may have been constructed later under the Dining Room possibly for additional support. A small basement is located at the southwest corner of the house, directly under the Kitchen.

3. Walls: Exterior walls are constructed of concrete block and concrete brick. They are generally 8 ½" thick and are covered with rough textured stucco on the exterior. Canales (roof drains) consisting of 5" diameter clay pipes are located along the south and west walls of the one-story portion and on the north wall of the Utility Room.

4. Structural systems, framing: This house features a concrete block load-bearing structural system at all of the exterior walls and at the eastern wall of the Dining Room and Kitchen on the first floor. This wall supports the western exterior wall of the second floor. All other interior walls are of standard wood frame construction. The floor system consists of oak tongue-and-groove wood flooring supported by wood beams. The hipped roof over the two-story portion is conventionally framed and is sheathed with non-historic composition asphalt shingles. The original hipped roof probably had clay mission tiles. The L-shaped one-story portion contains a flat roof consisting of nominal 2" x 6" wood joists at approximately 2'-0" on center. The flat roof is constructed of built up materials and is surrounded by a parapet wall capped with clay mission tiles.

5. Porches, stoops, balconies, bulkheads: Brick steps lead up from the front sidewalk to the entrance door. There is no entrance porch. Concrete steps lead up to a stoop at the rear service door on the west side. The stoop has a stuccoed balustrade with decorative openings.

6. Chimneys: One stuccoed chimney is located on the exterior east wall. It is decorated with a pointed arch niche at the first floor level, which contains a decorative concrete fountain. Above this are two small pointed arch niches. The second floor level is accentuated with a corbel table consisting of four gothic arches. The top is a half of a cylindrical-shape tower capped with a half conical roof covered with mission tiles. This tower is penetrated with five small rectangular niches.

7. Openings:

a. Doorways and doors: The front doors are a pair of non-historic hollow core wood doors with a small square glass light in each one. The doors are set into a recessed round-arched opening with stucco above the door in the arched space. Simple concrete pilasters adorned with concrete corbelling and a concrete ball at the top, all of which are stuccoed, flank the doorway. Non-historic metal light fixtures are mounted on the front of the pilasters. A non-historic door is located at the rear service entrance, accessing the Utility Room, on the west side of the house.

b. Windows and shutters: The windows are all round-arched on the front (north) and west sides of the house, at both the first and second floors. The round-arched windows are also used in the rear (south) side for the Living Room and Bedroom No. 3 and on the west side for one of the Dining Room windows. A few of these windows have the original wood multi-pane casement sash; others have been replaced with metal six-over-six light single-hung sash with an arched transom above or fixed glass (in the second floor Bedroom No. 3). All of the other windows in the house are rectangular, consisting of double or triple sets of four-over-four or six-over-six light metal single-hung sash. All of the windows have a stuccoed sill and the round-arched windows have a stuccoed arched drip above them.

8. Roof:

a. Shape, covering: The two-story portion of the house has a hip roof covered with composition shingles. The one-story portion has a flat roof with built-up roofing and is surrounded by a stuccoed parapet capped with clay mission tiles.

b. Cornice, eaves: The hipped roof eaves are currently encased with aluminum.

c. Dormers, cupolas, towers: None. The tower shape on the east side is actually the chimney.

C. Description of Interior:

1. Floor plans:

a. Basement: A small basement is located directly under the Kitchen at the southwest corner of the house. This is used for the furnace and for storage. The rest of the area under the first floor is actually a crawl space about 3'-0" high.

b. First floor: The first floor consists of a central Foyer on the north (front) side of the house. The Foyer leads into a central Hall that accesses the Living Room on the east and the Dining Room on the west. Stairs lead up along the west side of the Hall to the second floor. A closet next to the east wall of the stairs currently contains the Heating, Ventilating, and Air Conditioning (HVAC) equipment. The leg of the hall extends south on the east side to access a Bathroom and another small closet. This Bathroom currently does not have any plumbing fixtures in it since the previous owner was in the process of remodeling it. The Living Room occupies the entire eastern third of the house. A brown brick fireplace is located offset on the east exterior wall of the Living Room. The southern third end of the Living Room appears to have originally been a separate room, possibly a sunroom, based on physical evidence where remains of a partition wall are apparent at the walls and ceiling. The Dining Room occupies the front (north) half of the western third of the house. It is primarily a square room with a door and pass-through leading south into the Kitchen, which occupies the rear (south) half of the western third of the house. A small Utility Room is located off the southwest corner of the Kitchen.

c. Second floor: The second floor contains a Bathroom located at the top of the stairs, occupying the southwest corner of the second floor. A small linen closet is located in the north wall of the second floor Stair Hall. A smaller Hall east of the Stair Hall has three doors opening into three bedrooms which occupy the northwest corner (Bedroom No. 1), the northeast corner (Bedroom No. 2), and the southeast corner (Bedroom No. 3) of the house. Each of the bedrooms has a closet.

2. Stairway: An L-shaped stair leads from the first floor to the second floor, consisting of thirteen risers at 8" and thirteen tread at 11" plus 1" risers. There is a landing, where the stairs turn eastward, at the tenth riser.

3. Flooring: All of the rooms, except for the Kitchen, Utility Room, and the first floor Bathroom have carpeting over 2 ¼" wide oak tongue and groove flooring. The Kitchen and the first floor Bathroom have newer plywood flooring. The Stair Hall, second floor Hall, and all three Bedrooms also have carpeting over oak tongue and groove flooring. The second floor Bathroom has a tile floor with small white hexagonal tiles, which appear to be original.

4. Wall and ceiling finish: Most of the walls on both floors have a newer gypsum drywall finish applied over the original plaster walls, although there are a few places in the Foyer and both first floor and second floor Halls that have retained the original plaster walls. The Dining Room and Utility Room have newer wood paneling on most walls.

The ceilings are primarily gypsum board with a plaster finish except the Kitchen has a dropped acoustical tile ceiling and the Utility Room and First Floor Bathroom have no ceiling. The Kitchen has a 9' high ceiling but the Dining Room, Foyer, and Living Room have 8' high ceilings. The front (north) half of the first floor Hall has a 9' - 4" high ceiling while the rear (south) half has a 7' - 10 ½" high ceiling. All of the second floor ceilings are 9' high.

5. Openings:

a. Doorways and doors: Most of the first floor doorways that lead into principal rooms (Living Room, Dining Room, and Kitchen) have a segmental arched top. If there are doors at the openings, they are a pair of narrow wood three panel doors with two larger vertical panels above a very small horizontal panel. Non-historic 2 ¼" wood clamshell type trim has been applied at the sides and sometimes along the top of the doorways, leaving either an open or stuccoed arched space above the top trim. Otherwise there is no trim on the doorways. The second floor doorways are all rectangular with a non-historic wood clamshell type trim. The second floor Bathroom door is a wood one-panel door, which appears to be original. The door leading to the linen closet off the second floor Stair Hall is a wood two-panel door, which also appears to be original. All other doors on the second floor, which lead into the bedrooms, are non-historic flush hollow core wood doors. All of the bedroom closet doors are non-historic louvered bi-fold doors.

b. Windows: There is no trim applied to the window openings. In many of the rooms, a non-historic marble sill has been added.

6. Decorative features and trim: A simple non-historic clamshell type baseboard is used throughout the house. There are no other decorative features on the interior at the first floor. The second floor bathroom appears to have original white hexagonal floor tiles and white rectangular wall tiles with a very narrow black-and-white designed tile trim set just below the top course of tiles. This bathroom also has white porcelain towel bars, bathtub soap holder, and door stop.

7. Hardware: The only original hardware which appears to remain in the house are glass door knobs at the two wood paneled doors on the second floor leading to the Bathroom and linen closet.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation: There are two zones for this house, one for each floor. The first floor zone has an air handler unit in a closet off the first floor Hall and a condenser located outside on the rear (south) side. The second floor zone has both an air handler unit and a

condenser in the attic. An old oil-fueled heater is located in the basement but is no longer used.

b. Lighting: No original light fixtures appear to remain in the house. There are primarily newer ceiling fans with lights throughout the house.

c. Plumbing: There are no plumbing fixtures in the first floor Bathroom since the previous owner was in the process of remodeling this room. The second floor bathroom has a white lavatory, toilet and bathtub. The bathtub may be the original but the lavatory and toilet appear to be newer, with a newer lavatory faucet. The bathtub faucets have white porcelain bases with chrome X-shaped handles, which might be original.

9. Original furnishings: No original furnishings remained in the house.

D. Site:

1. General setting and orientation: The house occupies three lots on the southwest corner of Laurel Street and Lincoln Avenue, which gives it two prominent facades. The main entrance is located on the front (north) façade, which faces Laurel Street and Interstate 275. The second prominent façade faces Lincoln Avenue on the east. Lincoln Avenue has retained its original brick paving but Laurel Street has been covered with asphalt paving; both have granite curbs.

The house is situated on a slight rise of land, approximately 2'-10" about the street. A rusticated concrete block retaining wall surrounds the property on the north and east sides. The retaining wall is 1'-0" thick by approximately 2'-10" high with 20" square posts about 3'-6" high. A concrete sidewalk is adjacent to the retaining wall on the north side only. Two sets of concrete steps punctuate the retaining wall along the north side, although they do not line up with the front entrance door. The north, front, side of the house is very close (8'-7") to the retaining wall but is further away (34'-4") on the east side. A driveway is located off the west side of the house. A chain link fence encloses the south and west sides of the property. There is an enclosed fenced area at the southeast corner of the property, which was used as a playground when this building was used as a church. Nothing remains from the playground now.

2. Historic landscape design: The historic landscape design could not be determined from the existing landscaping. One historic aerial, dating from November 21, 1938, clearly shows Lots 1-6 and 10-24 as one large parcel. There are large trees flanking Laurel Street in front of these lots and along Lincoln Avenue (from Nassau Street on the south to Spruce Street on the north). At that time, Lincoln Avenue was the western city limit for the City of Tampa. Laurel Street ended two blocks to the west of Lincoln Avenue and there were no other houses on Laurel Street west of this house.

Two large oak trees are located in the grassy area between the sidewalk and Laurel Street on the north. Three large oaks are located in the grassy area and Lincoln Street on the east. There were no large oak trees on the property itself. One large queen palm tree remains next to the south, rear, side of the house. Most of the shrubs that surrounded the perimeter of the house were cherry laurels saplings. A large orange tree is located in the southwest portion of the parcel and a large oak tree occupies the southwest corner of the parcel.

3. Outbuildings: There was a non-historic metal carport located near the west side of the house that was removed soon after the property was acquired by the Florida Department of Transportation.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: No original drawings were available.

B. Historic Views: A search of historic photographs at the City of Tampa library did not reveal any historic views of this house. A November 21, 1938, aerial photograph located at the office of the Environmental Protection Commission of Hillsborough County, in Tampa, Florida, shows this property, including the house.

C. Interviews: No interviews were conducted.

D. Bibliography:

1. Primary and unpublished sources:

Hillsborough County Deed Records
Located at the Hillsborough County Courthouse, Clerk of the Records
Office, Tampa, Florida.

Hillsborough County Plat Books
1908 Map of MacFarlane Park Subdivision. Plat Book 2 Page 82.
December 9, 1908.

Hillsborough County Tax Rolls
Located at the Hillsborough County Courthouse, Clerk of the Records
Office, Tampa, Florida (1925 – 1941).

2. Secondary and published sources:

R.L. Polk & Co., Publishers
1920 The Tampa City Directory. Tampa, Florida: R.L. Polk & Co.
Publishers. 1920 – 1955.

Sanborn Map Company

1950 Sanborn Insurance Maps of Tampa. New York, New York:
Sanborn Map Company. 1931 base map with 1950 corrections.

West Tampa Historic District National Register of Historic Places
Registration Form, 1983.

E. Likely Sources Not Yet Investigated: None, all known sources have been investigated.

F. Supplemental Material: None.

PART IV. PROJECT INFORMATION

The project was undertaken by the Florida Department of Transportation under the auspices of the Federal Highway Administration. This building is scheduled to be demolished by the Florida Department of Transportation as part of the Tampa Interstate widening. The resource was photographed in September 2002 and January 2003 by Penny Rogo Bailes under the direction of Rebecca Spain Schwarz, historic preservation architect and cultural resource coordinator at PBS&J. Historical research was conducted by Rebecca Spain Schwarz. Measured drawings were prepared by Luigi Seta and Paul Cumming, architects at PBS&J.

Prepared by: Rebecca Spain Schwarz, AIA
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Affiliation: PBS&J
Date: May 2004